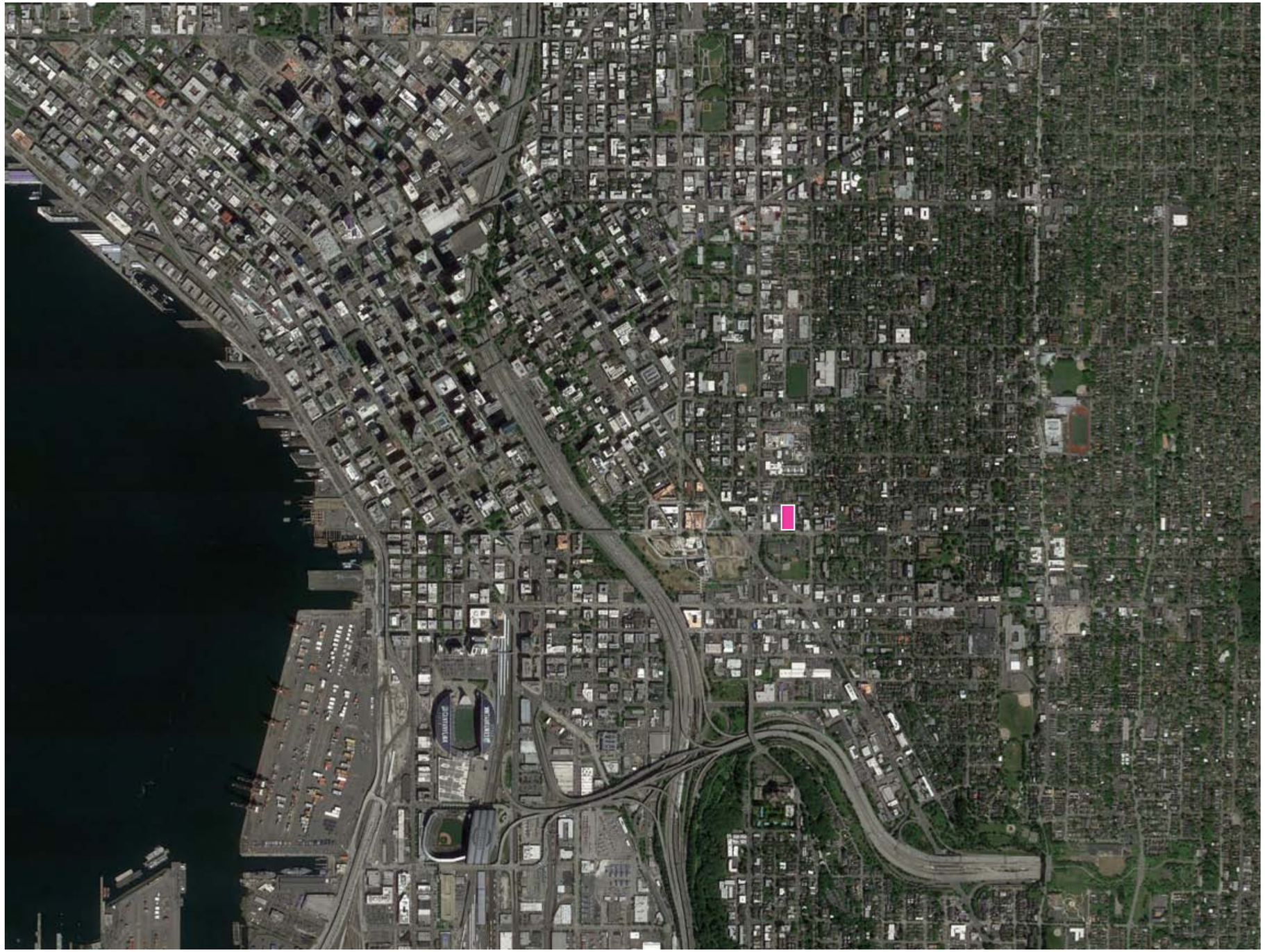
Yesler Family Housing

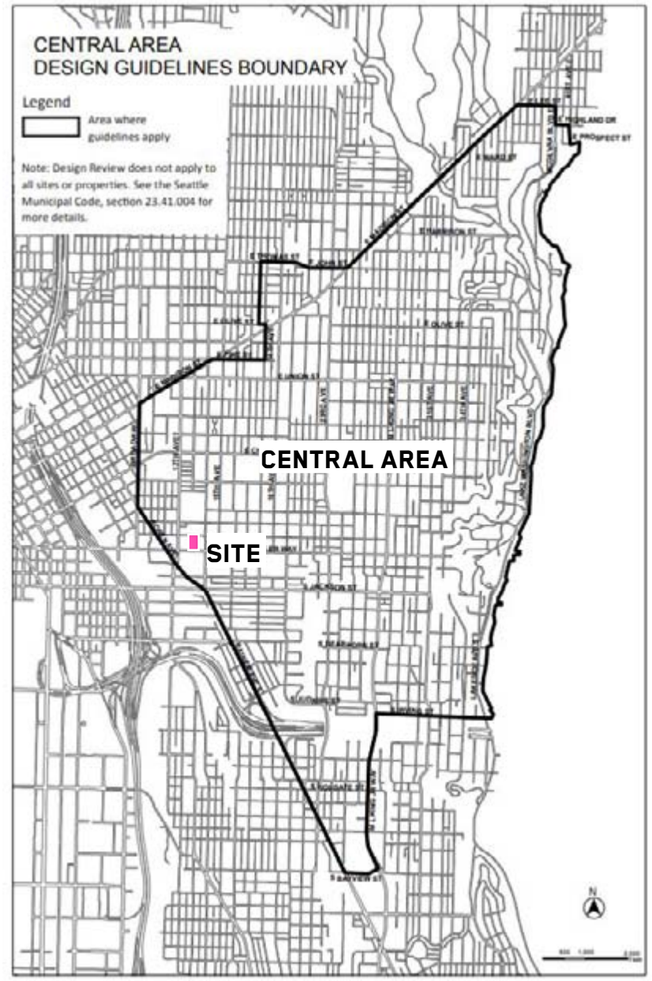
Address
1215 East Fir Street
Seattle, WA 98122

Project Number
3034455-EG

Applicant Team
Developer : SCIDpda
Capitol Hill Housing
Architect / LA: Mithun

CONTENTS





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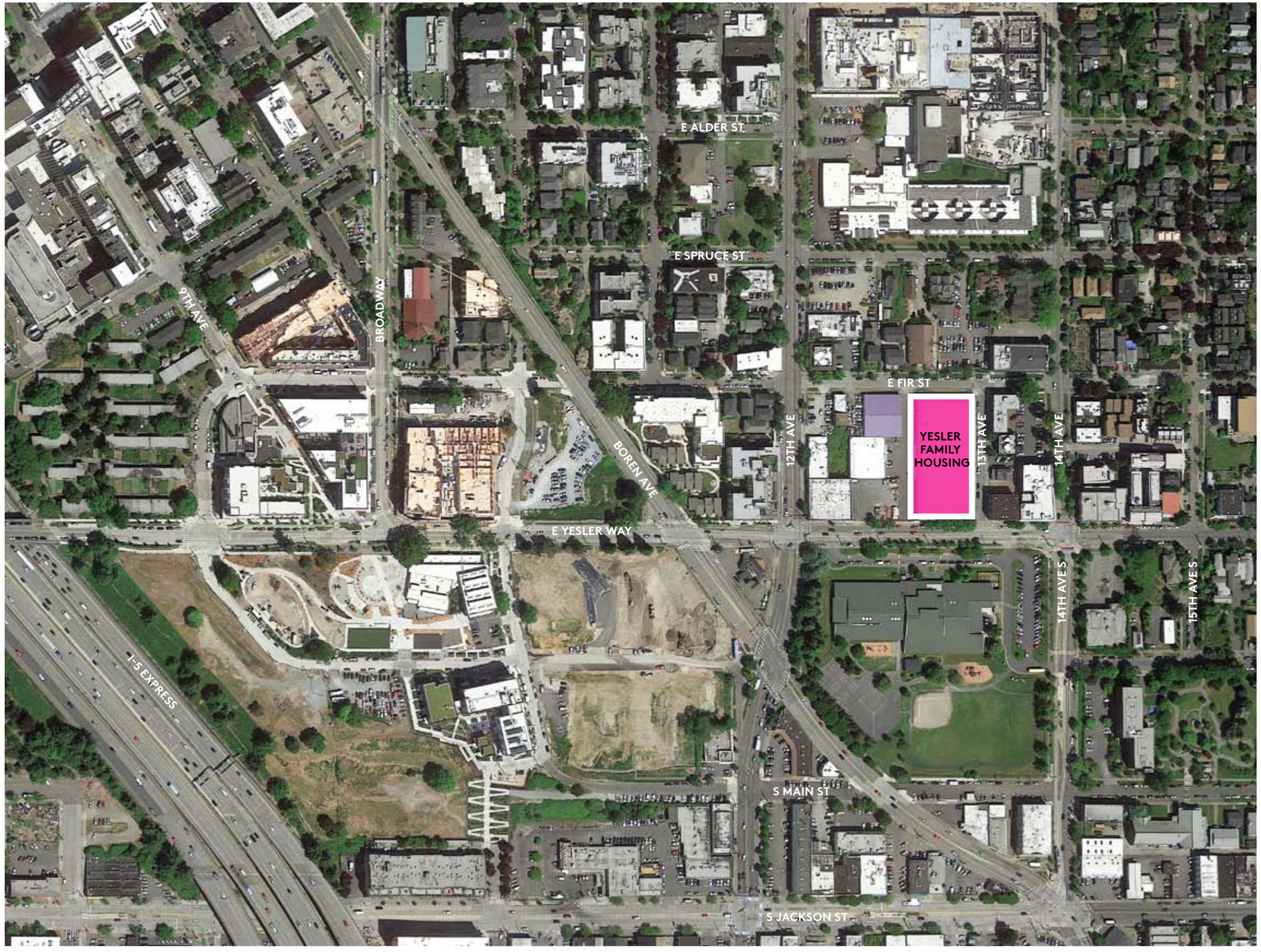
PROJECT INFORMATION



Address:	1215 E Fir Street
Developer:	Seattle Chinatown International District Preservation and Development Authority / Capitol Hill Housing
Architect & Landscape Architect:	Mithun

The proposed project is part of Yesler Terrace Redevelopment Master Plan. It is a joint venture between Seattle Housing Authority (SHA), Seattle Chinatown International District Preservation and Development Authority(SCIDpda) and Capitol Hill Housing (CHH). It is a 100% affordable housing project with 125 units as replacement units for Yesler Terrace.

The proposed project will be a seven story mixed use building with six stories of residential floors above a one-story podium. The building will be 75 feet in height and approximately 223,000 GSF in total building area. The building will provide appproximately 192 affordable housing units (a mix of studio, one, two, three and four bedroom units) residential lobby and interior ammenity spaces, an outdoor landscaped courtyard at the roof of the podium level, on-site building manager offices, approximately 1,770 GSF of street level commercial space, a 8,950 GSF child care center and street level parking garage accomodating approximately 39 vehicles.

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DEVELOPMENT OBJECTIVES

SUPPORT SCIDPDA, CHH & SHA'S MISSION TO PROVIDE FAMILY HOUSING AND LIVABLE AMENITIES FOR LARGE FAMILIES

CREATE A STRONG ACTIVATED URBAN STREET EXPERIENCE

ENHANCE THE PEDESTRIAN EXPERIENCE ALONG E YESLER WAY, 13TH AVENUE & E FIR STREET

MAXIMIZE AMOUNT AND QUALITY OF AFFORDABLE HOUSING

MEET EVERGREEN SUSTAINABLE DEVELOPMENT STANDARD

SUMMARY OF COMMENTS FROM COMMUNITY OUTREACH

GROUND FLOOR AFFORDABLE COMMERCIAL SPACES

MAINTAIN EXISTING STREET PARKING

APPLICATION PROCESS FOR UNIT LEASING

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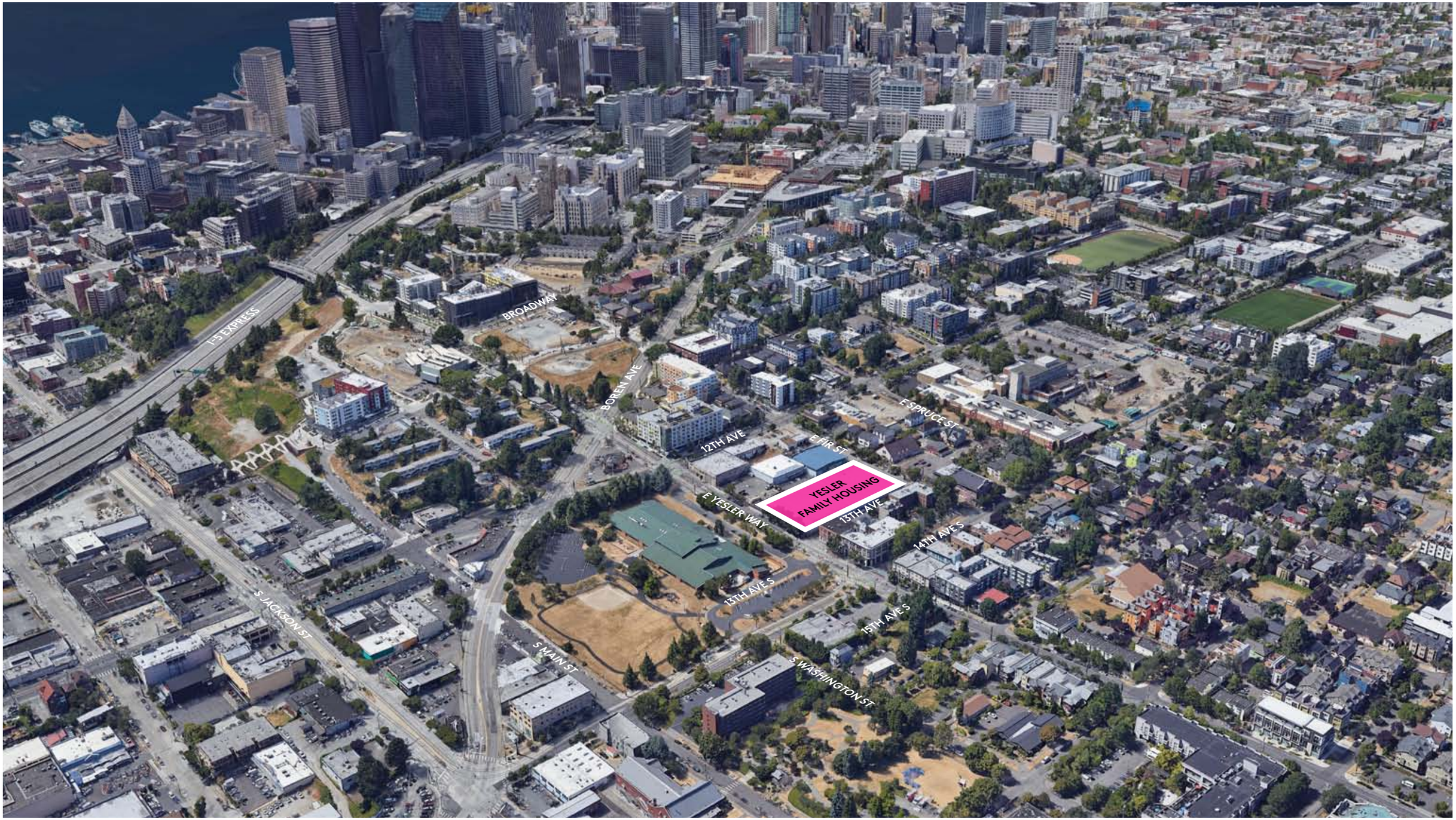
URBAN ANALYSIS - AXONOMETRIC



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URBAN ANALYSIS - URBAN CONTEXT

LEGEND

X.X	Site Number
- - - -	The Green Loop
• • • •	The Hillclimb

BUILDING KEY

- (A) Yesler Community Center
- (B) Epstein Opportunity Center
- (C) Batik
- (D) Raven Terrace
- (E) Future Mixed Use
- (F) Modera First Hill
- (G) Hoa Mai Gardens
- (H) Red Cedar
- (I) Kebero Court
- (J) Anthem
- (K) Baldwin Apartments

The proposed project is part of Yesler Terrace Redevelopment Master Plan. It is a joint venture between Seattle Housing Authority (SHA), Seattle Chinatown International District Preservation and Development Authority(SCIDpda) and Capitol Hill Housing (CHH). 125 units are replacement units for Yesler Terrace.

Yesler Terrace Redevelopment Master Plan Boundary

YESLER TERRACE REDEVELOPMENT
May 2017

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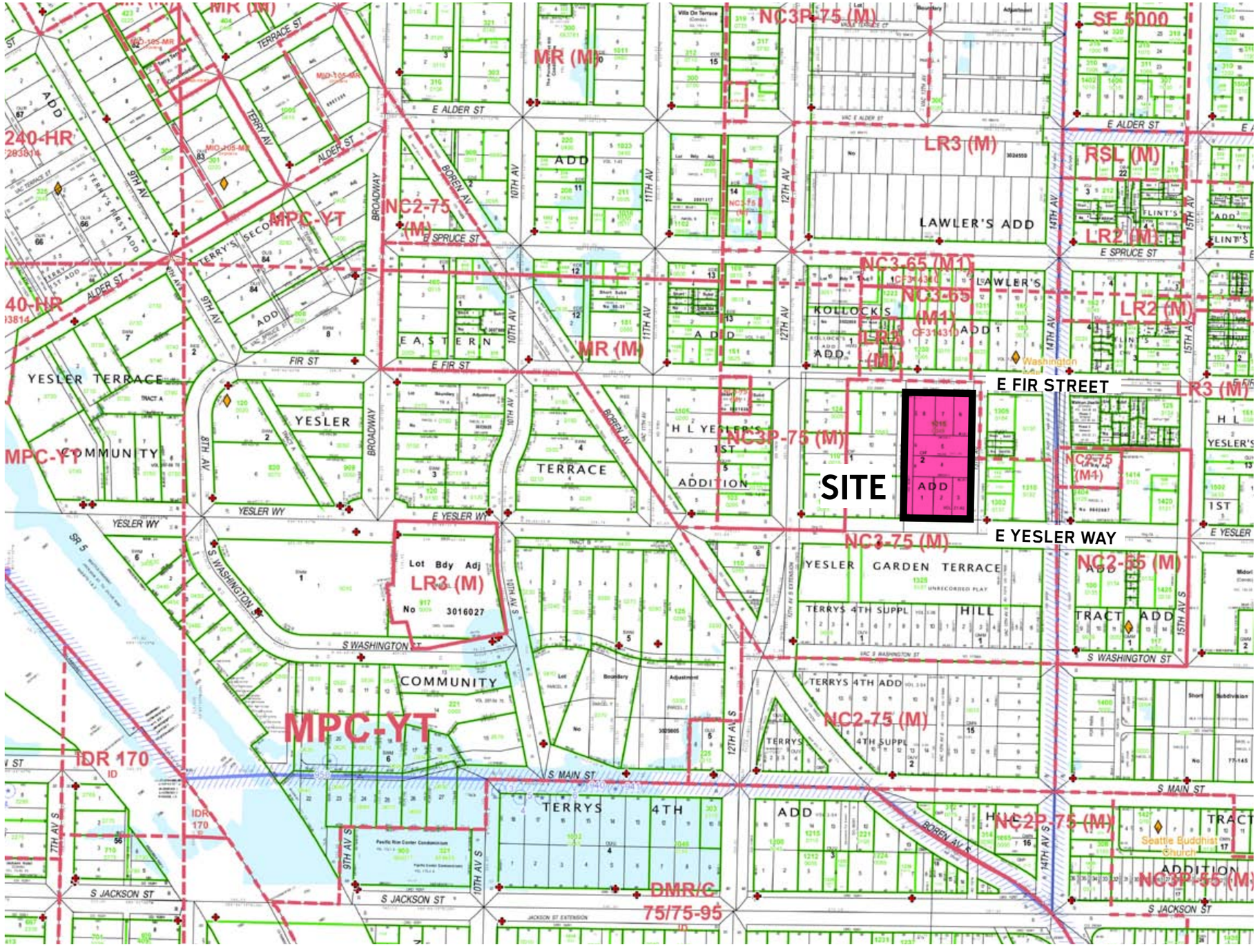
URBAN ANALYSIS - ZONING



Address: 1215 E Fir Street
Seattle, WA 98122

Site Zone: NC3-75 (M)

Adjacent Zones:

South: NC2-75 (M)

East: NC2-55 (M)

North: NC3-65 (M1)

West: NC3P-75 (M)

LEGEND

SITE

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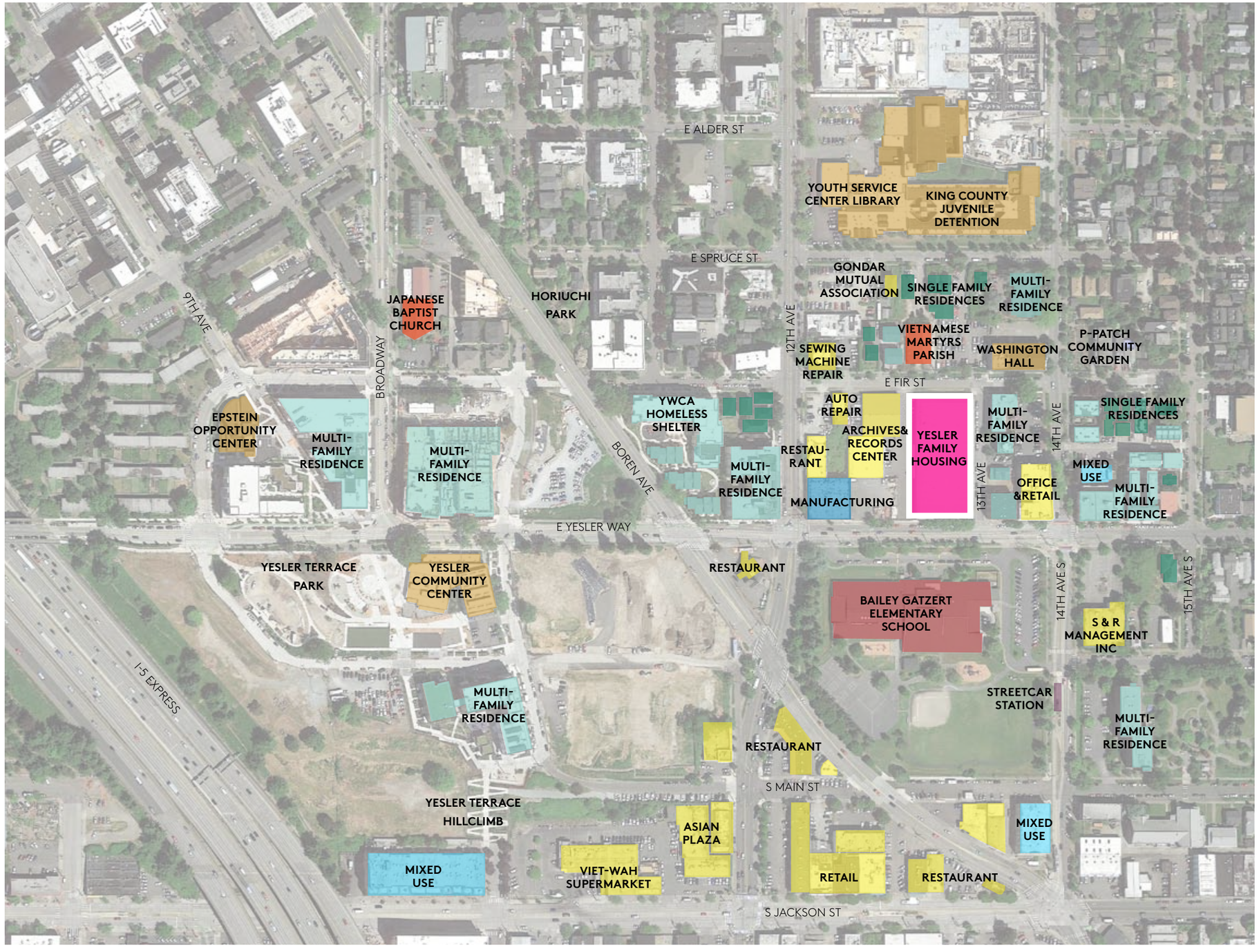
URBAN ANALYSIS - SURROUNDING USES



LEGEND

- SITE
- COMMERCIAL
- SINGLE FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL
- MIXED USE
- EDUCATIONAL
- COMMUNITY FACILITIES
- MANUFACTURING
- RELIGIOUS
- STREETCAR STATION

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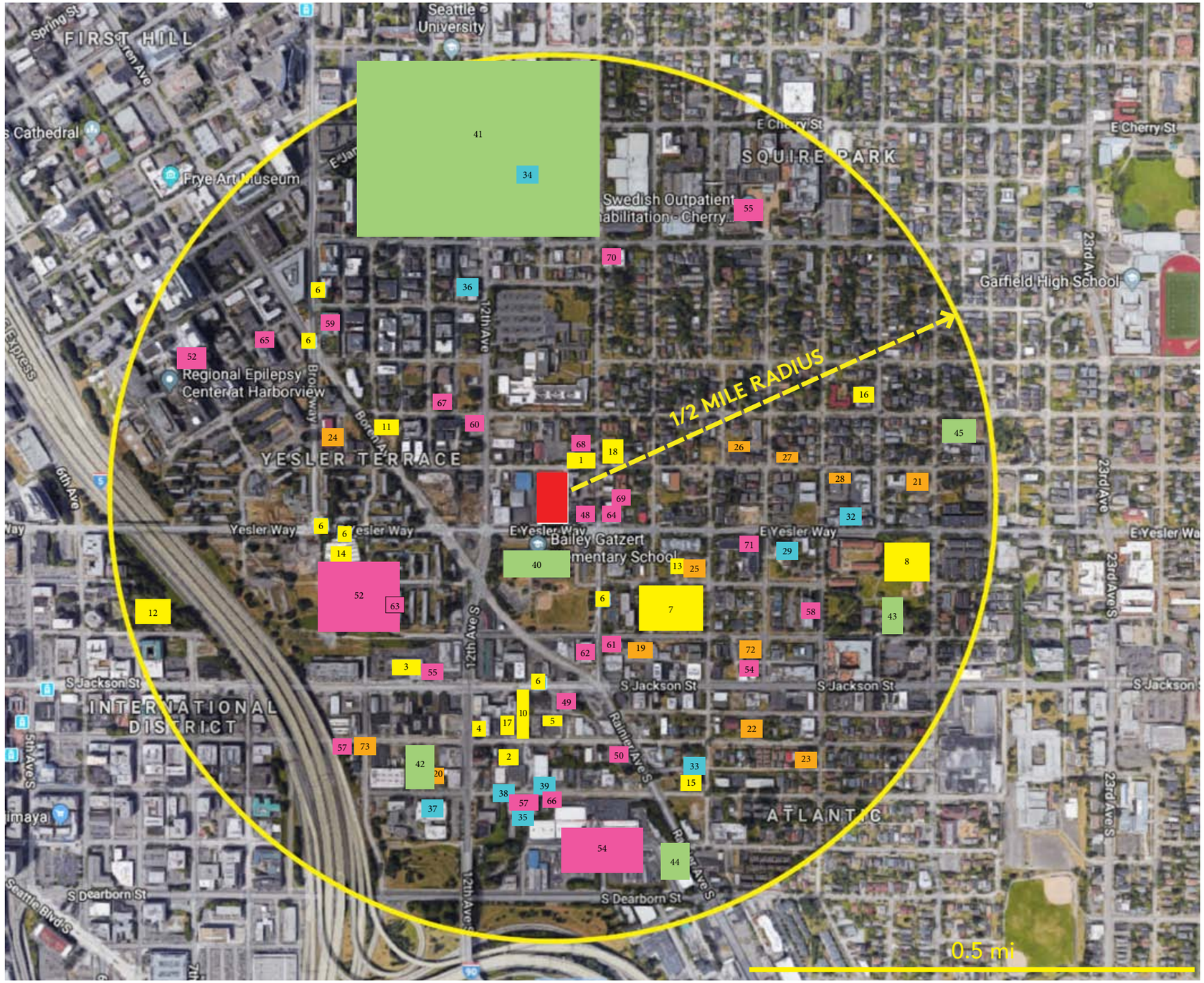
URBAN ANALYSIS - COMMUNITY ASSET



AMENITIES

1 - WASHINGTON HALL
2 - LAM'S SEAFOOD
3 - VIET-WAH
4 - HAU HAU
5 - THANH SON TOFU
6 - SEATTLE STREETCAR
7 - WISTERIA PARK
8 - PRATT PARK
9 - LANGSTON HUGHES PERFORMING ARTS CENTER
10 - LITTLE SAIGON PARK
11 - HORIUCHI PARK
12 - KOBE TERRACE PARK
13 - SEATTLE JUDO DOJO
14 - YESLER COMMUNITY CENTER
15 - JAPANESE COMMUNITY CULTURAL CENTER
16 - ROTARY BOYS AND GIRLS CLUB
17 - NISSEI VETS HALL
18 - SQUIRE PARK P-PATCH

RELIGIOUS

19 - SEATTLE BUDDHIST TEMPLE
20 - NICHIREN BUDDHIST CHURCH
21 - TOLLIVER TEMPLE CHURCH OF GOD
22 - ST. PETERS EPISCOPAL CHURCH
23 - VIETNAMESE BUDDHIST ASSOCIATION
24 - JAPANESE BAPTIST CHURCH
25 - SEATTLE KOYASAN BUDDHIST TEMPLE
26 - GOD'S PENTACOSTAL TEMPLE
27 - CHURCH JESUS CHRIST APOSTOLIC
28 - FAITH BIBLE CHURCH
72 - JAPANESE CONGREGATIONAL CHURCH
73 - CHINESE SOUTHERN BAPTIST CHURCH

RESOURCES

29 - CENTRAL DISTRICT ARTS FORUM
30 - FRIENDS OF LITTLE SAIGON (FLS)
31 - FIRST HILL NEIGHBORS ALLIANCE
32 - SEATTLE NEIGHBORHOOD GROUP
33 - APACE
34 - LABORER'S LOCAL 440 SEATTLE
35 - CHILD CARE RESOURCES
36 - ALLIANCE OF PEOPLE WITH DISABILITIES
37 - SEATTLE INDIAN HEALTH BOARD
38 - SOUND CHILDCARE SOLUTIONS
39 - TEAMCHILD

SCHOOLS

40 - BAILEY GAZERT ELEMENTARY SCHOOL
41 - SEATTLE UNIVERSITY
42 - SUMMIT SIERRA
43 - PRATT FINE ARTS CENTER
44 - GOODWILL JOB TRAINING CENTER
45 - FIRST PLACE SCHOOL

SERVICES

46 - HELPING LINK
47 - SEATTLE YOUTH VIOLENCE PREVENTION INITIATIVE
48 - URBAN LEAGUE OF METROPOLITAN SEATTLE
49 - LIHI
50 - PLYMOUTH
51 - YESLER TERRACE
52 - HARBORVIEW MEDICAL CENTER
53 - GOODWILL
54 - CASA LATINA SEATTLE
55 - SWEDISH MEDICAL CENTER
56 - ONE AMERICA
57 - ACRS FOOD BANK
58 - KAWABE MEMORIAL HOUSE
59 - CHILDHAVEN
60 - ST. FRANCIS HOUSE
61 - OPERATION NIGHTWATCH
62 - COALITION FOR REFUGEES FROM BURMA
63 - GREATER SEATTLE BUREAU OF FEARLESS IDEAS
64 - GIRLS ON THE RUN OF PUGET SOUND
65 - HILLTOP HOUSE
66 - NEIGHBORHOOD HOUSE
67 - SPRUCE ST INN
68 - 206 ZULU
69 - ZENO MATH
70 - KING COUNTY DEPENDENCY CASA
71 - KEIRO NORTHWEST

LEGEND

- SITE
- AMENITIES
- RELIGIOUS
- RESOURCES
- SCHOOLS
- SERVICES

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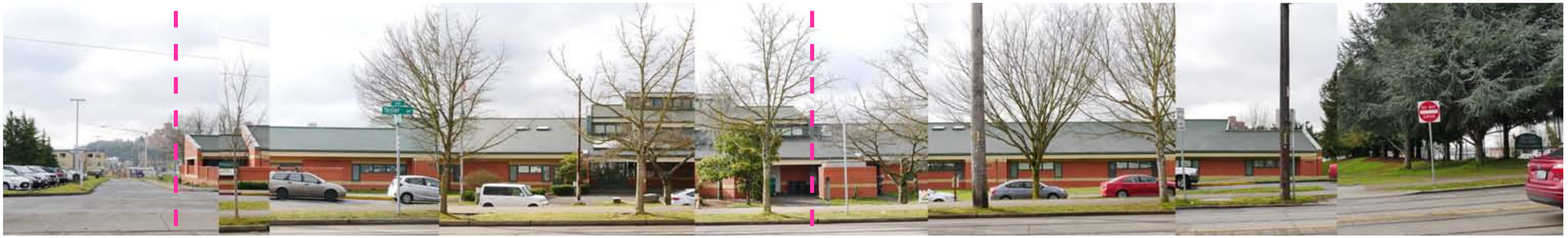
URBAN ANALYSIS - STREETSCAPE

1

PROJECT SITE



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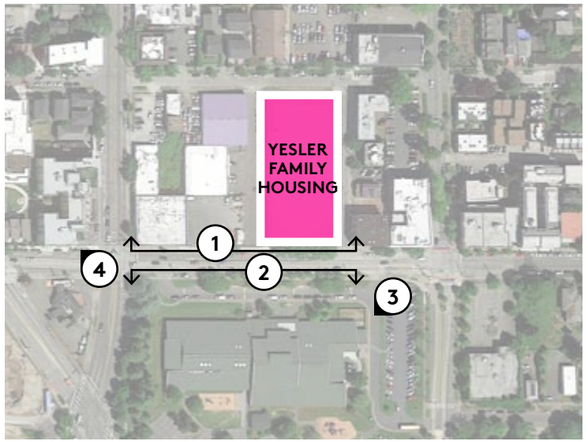
OPPOSITE PROJECT SITE



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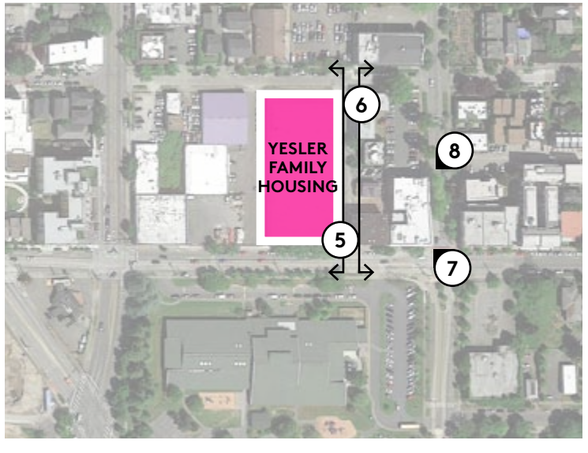
URBAN ANALYSIS - STREETSCAPE

5

PROJECT SITE

6

OPPOSITE PROJECT SITE



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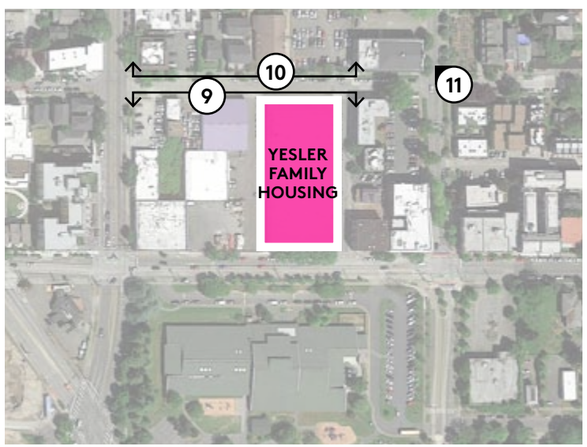
URBAN ANALYSIS / STREETSCAPE

9

PROJECT SITE

10

OPPOSITE PROJECT SITE



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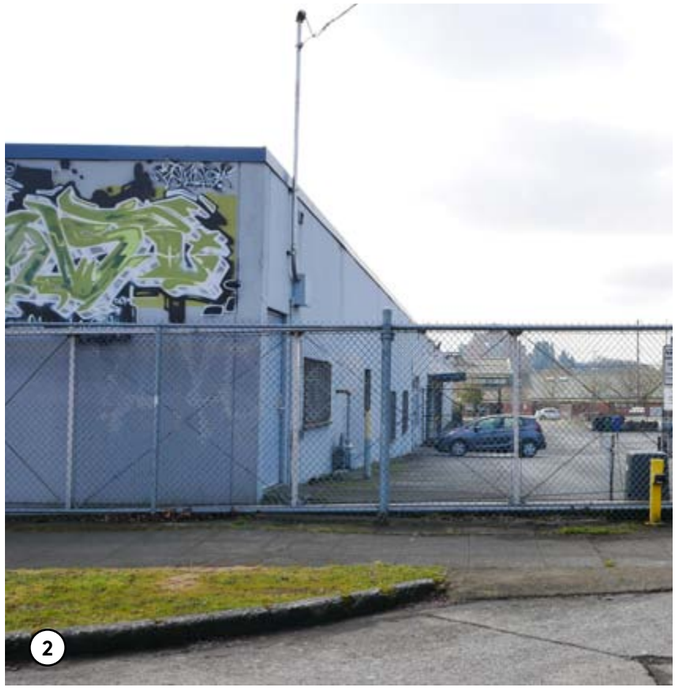
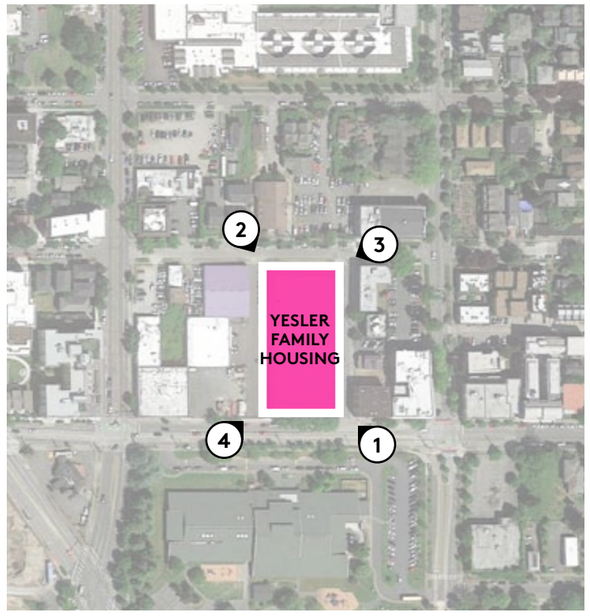
URBAN ANALYSIS - SITE PHOTOS





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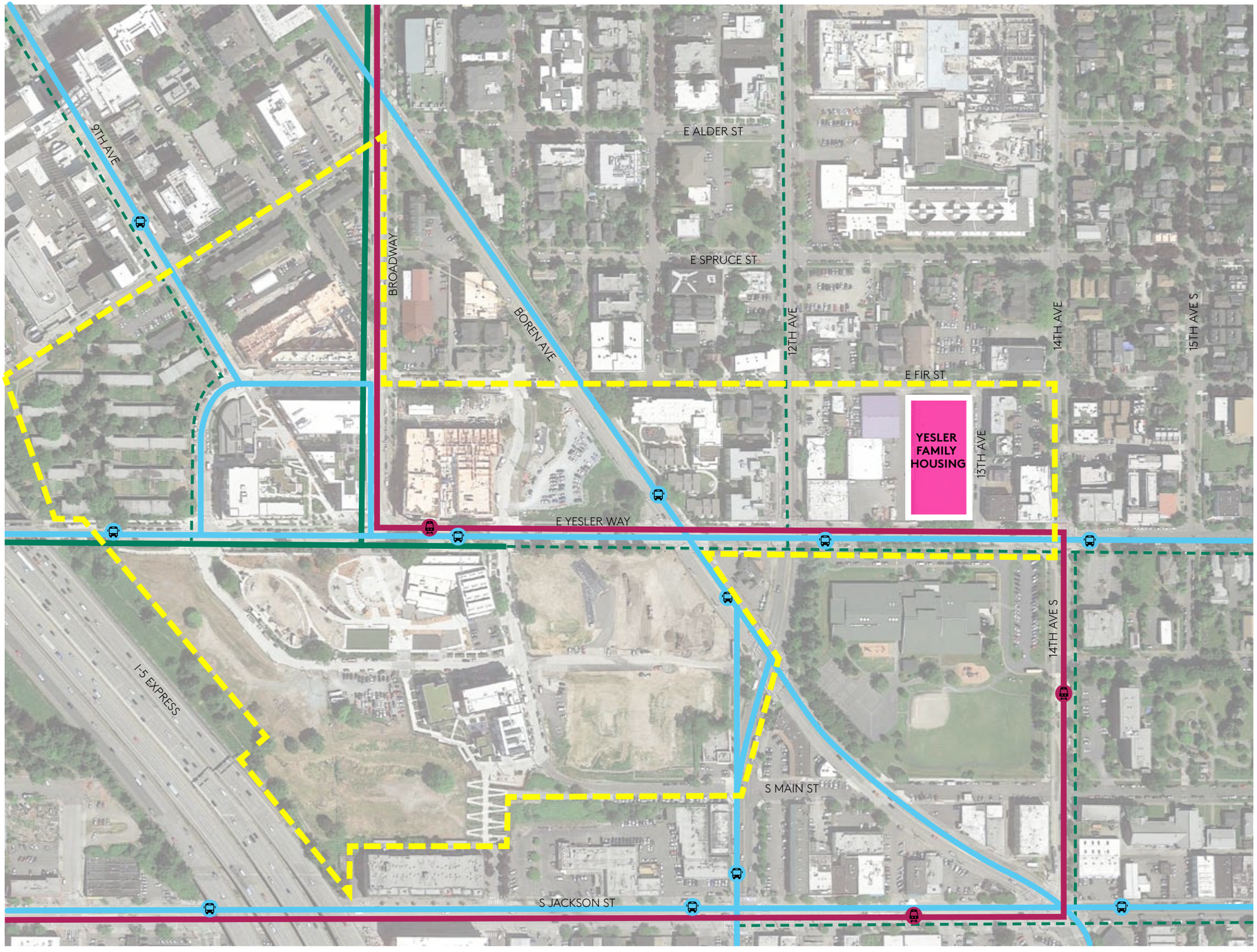
URBAN ANALYSIS - TRANSPORTATION ACCESS



LEGEND

- SITE
- BUS ROUTE
- STREETCAR ROUTE
- BUS STOP
- STREETCAR STOP
- PROTECTED BIKE LANE
- BIKE LANE / CLIMBING LANE
- YESLER TERRACE REDEVELOPMENT

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URBAN ANALYSIS - SITE CONTEXT AND PROPOSED ACCESS

LEGEND

- SITE
- BUS ROUTE
- BUS STOP
- COMMERCIAL ENTRY
- RESIDENTIAL ENTRY
- VEHICULAR / PARKING GARAGE ENTRY
- STREETCAR ROUTE
- STREETCAR STOP

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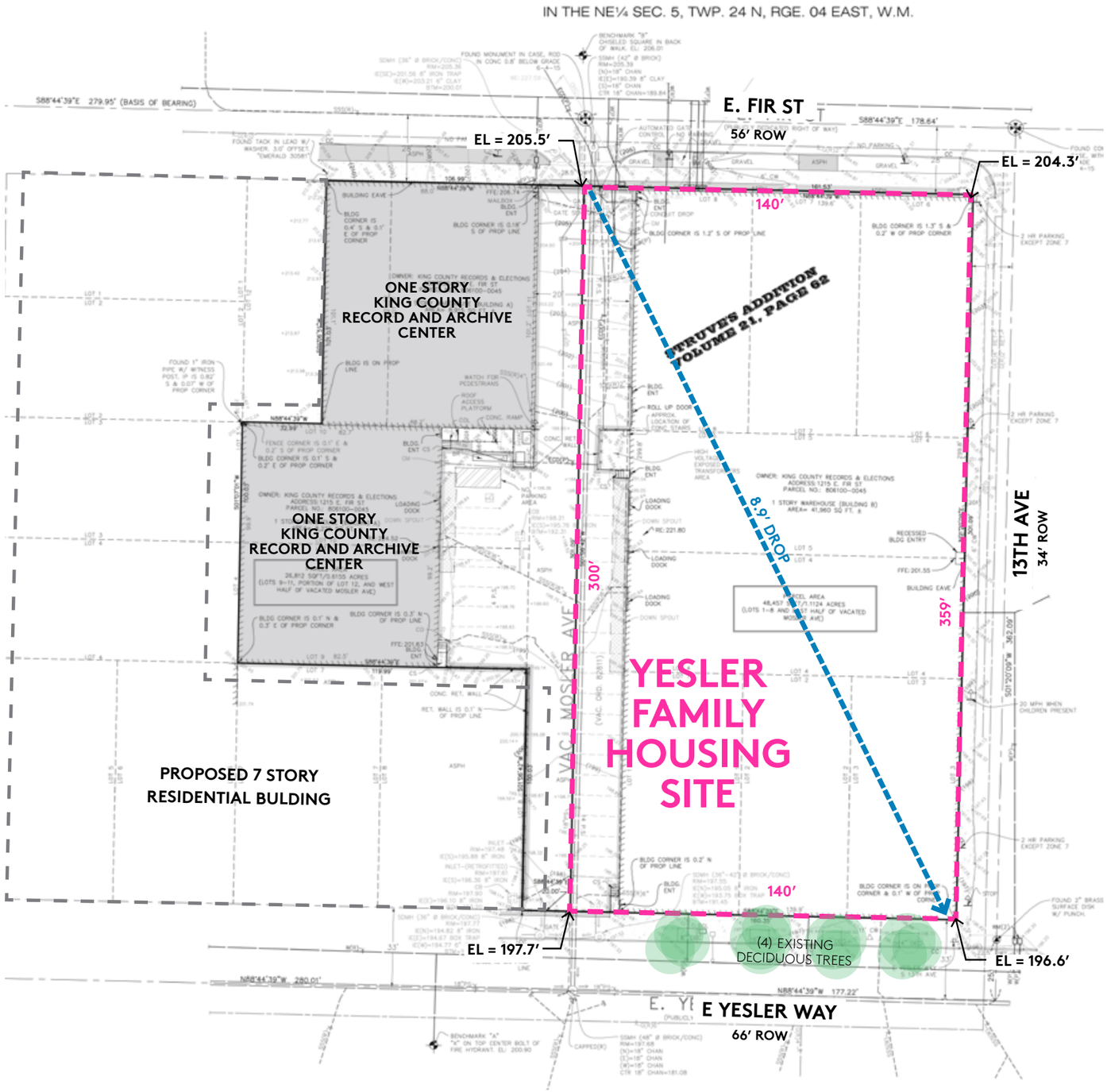
URBAN ANALYSIS - SITE CONDITION



LOCATION

The site is bounded north and south by E Fir Street and E Yesler Way and east and west by 13th Avenue and vacated Mosler Avenue.

PARCEL SIZE

48,457 SF (1.1124 Acres)(Lots 1-8 and East half of Vacated Mosler

LEGAL DESCRIPTION

All of Block 2 of Struves Addition, according to the plat recorded in Volume 21 of Plats at Page 62, in King County, Washington; Together with that portion of Mosler Avenue which attached per operation of law as vacated by city of Seattle Ordinance No. 82811.

EXISTING USES AND STRUCTURES

An existing 1 Story warehouse building of approximately 41,960 SF currently occupies the site.

TOPOGRAPHY

A gently down sloping down north-to-south from the northwest corner to the southeast is approximately 8.9FT elevation difference over 300 FT.

EXISTING TREES

There are 4 existing deciduous trees on the site, located in the ROW on E Yesler Way. An arborist report by Urban Forest Services conducted a Level 2 Tree Risk Assessment. In summary; 2 of these high risk of failure and 2 are of poor-quality and should be considered for removal and replacement.

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ZONING SUMMARY

SEATTLE - TITLE 23 LAND USE CODE			
REFERENCE	SECTION	REQUIREMENT	PROPOSED
	PARCEL NUMBER	806100-0045 (LOTS 1-8)	
	SITE AREA	48,457SF / 1.1124 ACRES	
ZONING			
APPLICABLE CODE		SEATTLE MUNICIPAL CODE - TITLE 23	
ZONING/LAND USE CLASSIFICATION		NC3-75(M) - NEIGHBORHOOD COMMERCIAL 3	
SPECIAL REVIEW DISTRIC		NONE	
23.47A.005	STREET-LEVEL USES		
		NONE	
23.47A.008	STREET-LEVEL DEVELOPMENT STANDARDS		
	BLANK FACADES	BLANK SEGMENTS OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK MAY NOT EXCEED 20 FEET IN WIDTH.	APPLY TO FACADES ALONG E.YESLER WAY, 13TH AVENUE & E. FIR STREET.
		THE TOTAL OF ALL BLANK FACADE SEGMENTS MAY NOT EXCEED 40 PERCENT OF THE WIDTH OF THE FACADE OF THE STRUCTURE ALONG THE STREET.	APPLY TO FACADES ALONG E.YESLER WAY, 13TH AVENUE & E. FIR STREET.
		STREET-LEVEL STREET-FACING FACADES SHALL BE LOCATED WITHIN 10 FEET OF THE STREET LOT LINE, UNLESS WIDER SIDEWALKS, PLAZAS, OR OTHER APPROVED LANDSCAPED OR OPEN SPACES ARE PROVIDED.	APPLY TO FACADES ALONG E.YESLER WAY, 13TH AVENUE & E. FIR STREET.
	TRANSPARENCY	SIXTY PERCENT OF THE STREET-FACING FACADE BETWEEN 2 FEET AND 8 FEET ABOVE THE SIDEWALK SHALL BE TRANSPARENT. FOR PURPOSES OF CALCULATING THE 60 PERCENT OF A STRUCTURE'S STREET-FACING FACADE, THE WIDTH OF A DRIVEWAY AT STREET LEVEL, NOT TO EXCEED 22 FEET, MAY BE SUBTRACTED FROM THE WIDTH OF THE STREET-FACING FACADE IF THE ACCESS CANNOT BE PROVIDED FROM AN ALLEY OR FROM A STREET THAT IS NOT A DESIGNATED PRINCIPAL PEDESTRIAN STREET.	APPLY TO FACADES ALONG E.YESLER WAY, 13TH AVENUE & E. FIR STREET.
		NON-RESIDENTIALUSES SHALL EXTEND AN AVERAGE DEPTH OF AT LEAST 30 FEET AND A MINIMUM DEPTH OF 15 FEETFROM THE STREET-LEVEL STREET-FACING FACADE.	
		NON-RESIDENTIALUSES AT STREET LEVEL SHALL HAVE A FLOOR-TO-FLOOR HEIGHT OF AT LEAST 13 FEET.	

23.47A.012	STRUCTURE HEIGHT		
	BUILDING HEIGHT LIMIT	75FT	
		+4' FOR OPEN RAILINGS, PLANTERS, SKYLIGHTS, CLERESTORIES, GREENHOUSES, SOLARIUMS, PARAPETS,AND FIREWALLS	
		+7' ALLOWED FOR SOLAR COLLECTORS WITH UNLIMITED COVERAGE	
		+15' ALLOWED FOR SOLAR COLLECTORS, MECHANICAL, PLAY EQUIPMENT, MINOR COMMUNICATION FACILITIES UP TO 20 PERCENT OF THE ROOF AREA, OR 25 PERCENT OF THE ROOF AREA IF THE TOTAL INCLUDESSTAIR OR ELEVATOR PENTHOUSES OR SCREENED MECHANICAL EQUIPMENT.	
		+16' ALLOWED FOR STAIR AND ELEVATOR PENTHOUSES	
23.47A.016	LANDSCAPING AND SCREENING STANDARDS		
		GREEN FACTOR SCORE OF 0.30 OR GREATER REQUIRED.	
		STREET TREES REQUIRED.	
23.47A.013	FLOOR AREA RATIO		
	TABLE A:	HEIGHT LIMIT (FEET): 75	
		MAXIMUM FAR FOR ANY SINGLE USE ON A LOT: 5.5	
		MAXIMUM FAR FOR ALL PERMITTED USES ON A LOT: 5.5	
23.47A.024	AMENITY AREA		
		5% OF THE TOTAL GROSS FLOOR AREA IN RESIDENTIAL USE IS REQUIRED AS COMMON AMENITY AREA, EXCLUDES AREAS USED FOR MECHANICAL EQUIPMENT AND ACCESSORY PARKING. BIORETENTION FACILITIES QUALIFY AS AMENITY AREAS.	
		AMENITY AREAS SHALL NOT BE ENCLOSED.	NONE PROPOSED
		COMMON AMENITY AREAS SHALL HAVE A MINIMUM HORIZONTAL DIMENSION OF 10 FEET, AND NOCOMMON AMENITY AREA SHALL BE LESS THAN 250 SQUARE FEET IN SIZE.	
23.47A.032	PARKING LOCATION AND ACCESS		
		PARKING ACCESS: PERMITTED ACROSS ONE OF THE SIDE STREET LOT LINES.	
		LOCATION OF PARKING: WITHIN A STRUCTURE, STREET-LEVEL PARKING SHALL BE SEPARATED FROM STREET-LEVEL, STREET-FACING FACADES BY ANOTHER PERMITTED USE.	
DEPARTURE REQUEST	23.54.015 REQUIRED PARKING AND MAXIMUM PARKING LIMITS	**REQUIREMENT:** 1 LOADING AND UNLOADING SPACE FOR EACH 20 CHILDREN. **DEPARTURE REQUEST:** 1 LOADING AND UNLOADING SPACE FOR EACH 20 CHILDREN **LOCATED IN THE ROW ON 13TH AVENUE.**	

ZONING SUMMARY

BICYCLE PARKING - TABLE D					
PER SMC 23.54.015.K - TABLE D					
	BIKE PARKING REQUIREMENTS		PROVIDED		
USE	LONG-TERM	SHORT-TERM	USE AREA/UNITS	LONG-TERM	SHORT-TERM
GENERAL PUBLIC USES AND INSTITUTIONS					
CHILD CARE CENTERS	1 PER 4,000 SF	1 PER 20 CHILDREN, 2 SPACE MINIMUM	8,900 SF	3	5
RESIDENTIAL USES (3)					
MULTI-FAMILY STRUCTURES	1 PER DWELLING UNIT	1 PER 20 DWELLING UNITS	192 UNITS	157	10
COMMERCIAL USES					
EATING AND DRINKING ESTABLISHMENTS	1 PER 5,000 SF	1 PER 1,000 SF	1,600 SF	1	2
			SUBTOTAL	161	17
TOTAL					**178**

VEHICLE PARKING			
PER SMC23.54.015			
		REQUIRED	PROVIDED
TABLE A - NON RESIDENTIAL USE (D)			
	COMMUNITY COMMERCIAL SPACE (1,000 SF)	NO MINIMUM REQUIRED	NONE
TABLE B - RESIDENTIAL USE			
	L. ALL RESIDENTIAL USES WITHIN URBAN CENTERS OR WITHIN THE STATION AREA OVERLAY DISTRICT	NO MINIMUM REQUIRED	24 SPACES TOTAL; (15) 60% MEDIUM (8X16) (9) 30% SMALL (7.5X15); 22FT AISLE
TABLE C - INSTITUTIONAL USE			
	CHILD CARE CENTER(1,2,3)	MINIMUM PARKING REQUIRED: 1 SPACE FOR EACH 10 CHILDREN OR 1 SPACE FOR EACH STAFF MEMBER, WHICHEVER IS GREATER; PLUS 1 LOADING AND UNLOADING FOR EACH 20 CHILDREN	90 CHILDREN, 15 STAFF, 15 SPACES; (10) 65% LARGE (8.5X19) (5) 35% SMALL (7.5X15); 24FT AISLE 5 LOADING SPACES/AT CURB
TOTAL PARKING SPACES			**39**

DESIGN GUIDELINES

LIST OF PRIORITY DESIGN GUIDELINES

Priority applicable design guidelines have been identified based on both Central Area Neighborhood Design Guidelines and the citywide Seattle Design Guidelines.

CS2 Urban Pattern and Form

CS2-A. Location in the City and Neighborhood
CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.
CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.
CS2-B. Height, Bulk, and Scale
CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.
CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.
CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with designated site planning to minimize disrupting the privacy of residents in adjacent buildings.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

1. Transition and Delineation of Zones
c. The use of appropriately scaled residential elements, such as by windows and balconies, on larger building next to single-family zones are encouraged to better relate to the human scale. This is especially important for buildings four stories and lower.

PROPOSED DESIGN:

The North half of the block acrossed 13th Avenue from the proposed project site is zoned as LR3 with 50' allwable building height, which is a lower density zone than the proposed site(NC3 with 75' allwable building height). The proposed design creates two vertical deep recessed gaskets at all levels to break the building down to three forms along 13th Avenue, to respond to the lower density zone across street to the East. 4-story tall projected bay windows further break down 13th Avenue facade, create dynamic pattern and respond to the multi-family rediential scale of the adjacent existing buildings.

CS3 Architectural Context and Character

CS3-A Emphasizing Positive Neighborhood Attributes
CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulating, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.
CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

1. Neighborhood Context
a. Retain and encourage the extension of existing positive attributes of the surrounding neighborhood character.

PROPOSED DESIGN:

Located in the neighborhoods where architectural character is evolving, the proposed project strives to set a precedent for future development and establish a positive and desirable context for others to build upon in the future. The proposed design establishes a high standard of design quality through the organization of the constituent uses, the application of quality materials, and proven architectural design strategies. Yesler Family Housing situates transparent commercial facades prominently at grade, with a clearly identifiable residential entry along 13th Avenue clearly identifiable from the sidewalk and street. Landscape improvements in the right-of-way enhance the sidewalk pedestrian experience and provide public benefit, expanding and reinforcing the neighborhood network of public green ways. Fundamentally, the Yesler Family Housing is a solid urban contributor, a building that anticipates the aggregation of the development fabric, exhibiting a positive standard for increased density in Seattle's transit oriented centers, and serves a catalyst for community vitality in an evolving neighborhood.

PLI Connectivity

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered...

PROPOSED DESIGN:

The cotinuous 3' setback at the street-level facade along E Yesler Way provide opportunity to continue the wider sidewalk pattern from the proposed adjacent project design to the West, enhance the pedestrian experience, and provide a convinent pedetrian connection to the public amenities(open space & Community Center)in the Yesler Terrace for the residents in Yesler Family Housing. Site improvements include commercial seating areas at grade, overhead weather protection, lighting, street trees, benches, bicycle racks, and planting areas occupied by noninvasive all native plant species.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

3. Livability for Families and Elderly
a. Provide safe areas for children to play where they can be seen. Incorporate seating areas nearby for parents, guardians, and other community members to congregate.
b. Consider utilizing building rooftopos as an oppotunity for family gathering and gardening.
d. Provide multi-generational community gathering spaces for young and old to recreate and converse together.

PROPOSED DESIGN:

At Yesler Family Housing, 120 out of 192 units, 62.5% of units are family-sized units, including 2 bedroom, 3 bedroom & 4 bedroom units. The proposed design is focused on providing high quality family-sized and family-friendly housing as well as livable amenities for large families. A large courtyard space on the roof of the concrete podium is designed particularly for all residents, families and children, young and old, with community gathering space, kid's play area, community garden and landscape elements. Resident Lounge, a light-filled space next to the elevator with visual connection to the courtyard space, is provided at every residential floor for gathering and indoor kid's play. Wider corridors are designed throughout the whole building to be more kids friendly, and 10' wide corridors are provided next the Resident Lounge and elevator areas to allow kids to circle around while riding on their cute tricycles.

PL2 Walkability

PL2-A Accessibility
PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.
PL2-B Safety and Security
PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.
PL2-B-2. Lighting for safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.
PL2-B-3. Street-Leel Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.
PL2-D Wayfinding
PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

DESIGN GUIDELINES

LIST OF PRIORITY DESIGN GUIDELINES

PL3 Street-Level Interaction

PL3-A Entries
PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.
PL3-A-2. Common Entries: Multi=story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.
PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.
PL3-B Residential Edges
PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

1. Frontage
a. Encourage color, material, and signage variation in storefront design.
b. Design ground floor frontage in commercial and mixed-use areas that emulate or improve upon the surrounding pedestrian-oriented context, while acknowledging the pedestrian patterns that exist.
c. Promote transparency and "eyes on the street".
d. Avoid grade separations at retail. Storefronts should step along with the grade (ex: 30' max length of any floor level on a sloping frontage) with a focus on accessbility.
g. At residential projects, provide coupled entries where possible to foster a sense of community and visual interest in building entryways. Provide generous porches at these entries to encourage sitting and watching the street.

PROPOSED DESIGN:

The residential entry along 13th Avenue opens on to the sidewalk with a generous 9'x28' entry court with outdoor seating, planting elements and overhead canopy to provide a welcoming experience for residents.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

2. Streetscape Treatment
b. Provide recessed business entries to encourage a slower pedestrian pace where people have sheltered space to stop and gather.
c. To protect pedestrians along the sidewalk, provide awnings or overhead weather protection at all non-residential frontages, neighborhood nodes, and on west-facing facades with a minimum depth of 6'.

PROPOSED DESIGN:

The commercial space entries along E. Yesler Way, and the Childcare Center entry at the corner of E Fir Street and 13th Avenue are clearly defined with a collection of coordinated elements including overhead canopy, signage, lighting, landscaping and ground surface.

DC1 Project Uses and Activities

DC1-A Arrangement of Interior Uses
DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.
DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC2 Architectural Concept

DC2-A Massing
DC2-A-1. Site Characteristics and Uses: arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.
DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.
DC2-B Architectural and Facade Composition
DC2-B-1. Facade Composition: Design all bundling facades- including alleys and visible roofs- considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.
DC2-C Secondary Architectural Features
DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the facade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).
DC2-C-3. Fit with neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.
DC2-D Scale and Texture
DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept.
DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or "texture," particularly at the street level and other areas where pedestrians predominate.
DC2-E Form and Function
DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

1. Building Layout and Massing

c.Smaller and varied building forms are encouraged. Larger building forms should divide their mass up so that it does not appear as one, monolithic building. These breaks in massing and differentiation should take cues from the surrounding fabric.

f. Consider how each facade may respond to climate conditions such as solar shading and prevailing winds.

PROPOSED DESIGN:

The proposed design creates two vertical deep recessed gaskets at all levels to break the building down to three forms along 13th Avenue, to respond to the lower density zone across street to the East. 4-story tall projected bay windows further break down 13th Avenue facade, create dynamic pattern and respond to the multi-family rediential scale of the adjacent existing buildings. Solar shades are incoporated to South and West facing facades to provide needed shading to those units.

DC-3 Open Space Concept

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

DC3-B Open Space Uses and Activities

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project

DC4 Exterior Elements and finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up

DESIGN GUIDELINES

LIST OF PRIORITY DESIGN GUIDELINES

close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

DC4-C Lighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-D Trees, landscape, and Hardscape Materials

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

CENTRAL AREA NEIGHBORHOOD SUPPLEMENTAL GUIDANCE

2. Building Materials

a. Consider vibrant and bold uses of color, materials, texture, and light to reinforce local cultural references.

b. Encourage variation in building materials and employ high quality materials.

3. Building Details and Elements

a. Incorporate building materials and details that reflect human scale and the craftsmanship of the building process (ex: use of brick or wood for exterior cladding).

c. Incorporate elements such as bay windows, columns, and deep awnings which add human scale and facade texture.

d. Facades should exhibit a rhythm of fenestration, and transparency of the inside program out to the public realm.

PROPOSED DESIGN:

4-story tall projected bay windows further break down 13th Avenue and E Fir Street facade, create dynamic pattern and respond to the multi-family rediential scale of the adjacent existing buildings.

MASSING CONCEPTS - COMPARISON OF MASSING OPTIONS

OPTION 01

Proposed massing is six residential levels over a single story podium. Occupied podium roof areas are oriented east and west forming an 'S' configuration. Residential entrance and lobby are located on 13th Avenue. Commercial ground floor uses anchor the north corner of 13th Avenue and the south corner of Mosler Avenue (adjacent to the proposed conmmercial development to the west.) The parking garage entrance is located off vacated Mosler Avenue.

Unit Count:	192 Units
Parking Stalls:	39 Stalls
Commercial area:	10,720 SF

PROS

A break in the builiding mass along 13th Ave occurs above the podium level.

Podium roof level courtyards are separate for residents and commercial tenant.

CONS

The podium roof areas/outdoor amenity are not both oriented west to provide maxium daylight exposure for most occupants.

The east facing occupied podium roof area may be less private facing 13th Avenue.

Elevator lobby access from the north end of building (E Fir Street) requires residents to travel west then east across the width of the building.

POTENTIAL DEPARTURES

Departure #1 - Provide the required loading/unloading parking spaces in the ROW on 13th Avenue.

OPTION 02

Proposed massing is six residential levels over a single story podium. Occupied podium roof level is oriented inward forming an '0' configuration. Residential entrance and lobby is located on 13th Avenue. Commercial ground floor uses anchor the north corner of 13th Avenue and the south corner of Mosler Avenue (adjacent to the proposed commercial development to the west.) The parking garage entrance is located off vacated Mosler Avenue.

Unit Count:	192 Units
Parking Stalls:	39 Stalls
Commercial area:	10,720 SF

PROS

The continuous podium courtyard is efficient for operations/maintenance.

A circular floor plan has no dead-end corridors.

CONS

There is a lack of daylight and views out of the residential units facing the enclosed courtyard.

Elevator lobby access from the west side of the building (Mosler) requires residents to travel north then south across the length of the building.

The space plan is less efficient (costly) with single side corridors along the east and west sides of the block at 80% plan efficiency.

POTENTIAL DEPARTURES

None Proposed/Requested

OPTION 03

Proposed massing is six residential levels over a single story podium. Occupied podium roof levels are oriented west forming an 'E' configuration. Residential entrance and lobby is located on 13th Avenue. Commercial ground floor uses anchor the north corner of 13th Avenue and the south corner of Mosler Avenue (adjacent to the proposed commercial development to the west.) The parking garage entrance is located off vacated Mosler Avenue.

Unit Count:	192 Units
Parking Stalls:	39 Stalls
Commercial area:	10,720 SF

PROS

Apartment unit layout is efficient and provides good access to light and air.

The three double loaded corridors off main corridor provide better access to elevator lobbies.

Podium roof level courtyards oriented to the west make best use of daylight hours.

Efficient unit to circulation ratio at 85% at typical floor.

CONS

None, this is a great option.

POTENTIAL DEPARTURES

Departure #1 - Provide the required loading/unloading parking spaces in the ROW on 13th Avenue.

MASSING CONCEPT - MASSING OPTION 1

SUMMARY

Proposed massing is six residential levels over a single story podium. Occupied podium roof areas are oriented east and west forming an 'S' configuration. Residential entrance and lobby are located on 13th Avenue. Commercial ground floor uses anchor the north corner of 13th Avenue and the south corner of Mosler Avenue (adjacent to the proposed commercial development to the west.) The parking garage entrance is located off vacated Mosler Avenue

Unit Count:	192 Units
Parking Stalls:	39 Stalls
Commercial area:	10,720 SF

PROS

A break in the building mass along 13th Ave occurs above the podium level.

Podium roof level courtyards are separate for residents and commercial tenant.

The efficiency factor (units to floor area ratio) at the typical residential floors is 85%.

CONS

The podium roof areas/outdoor amenity are not both oriented west to provide maximum daylight exposure for most occupants.

The east facing occupied podium roof area may be less private facing 13th Avenue.

Elevator lobby access from the north end of building (E Fir Street) requires residents to travel west then east across the width of the building.

POTENTIAL DEPARTURES

Departure #1 - Provide the required loading/unloading parking spaces in the ROW on 13th Avenue.

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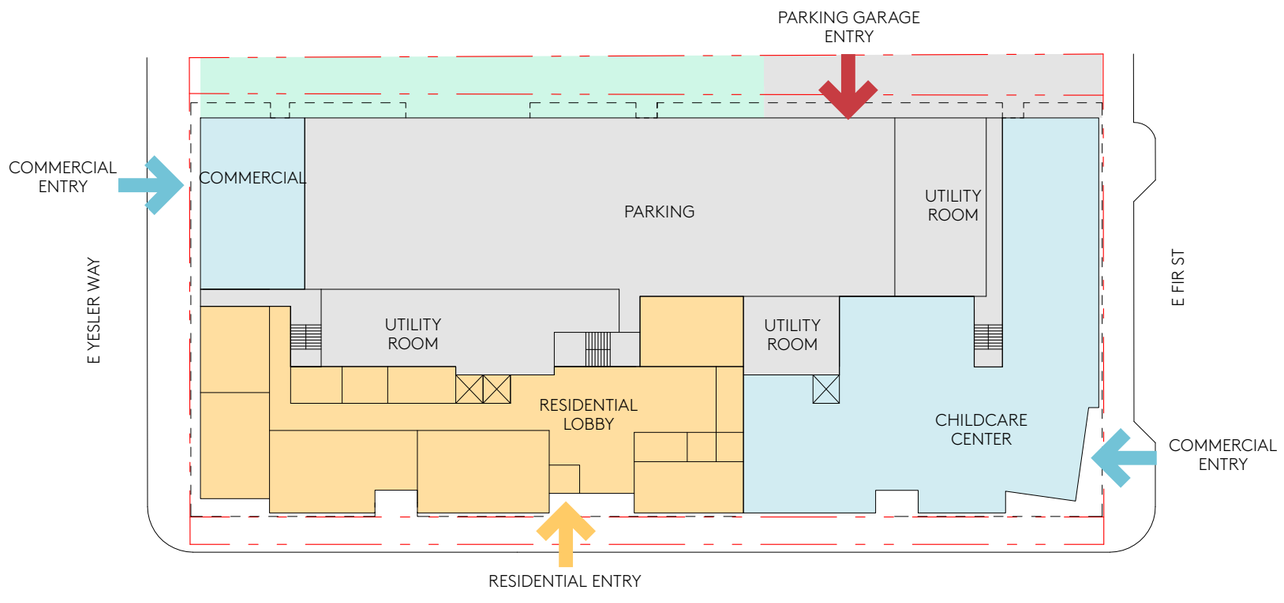
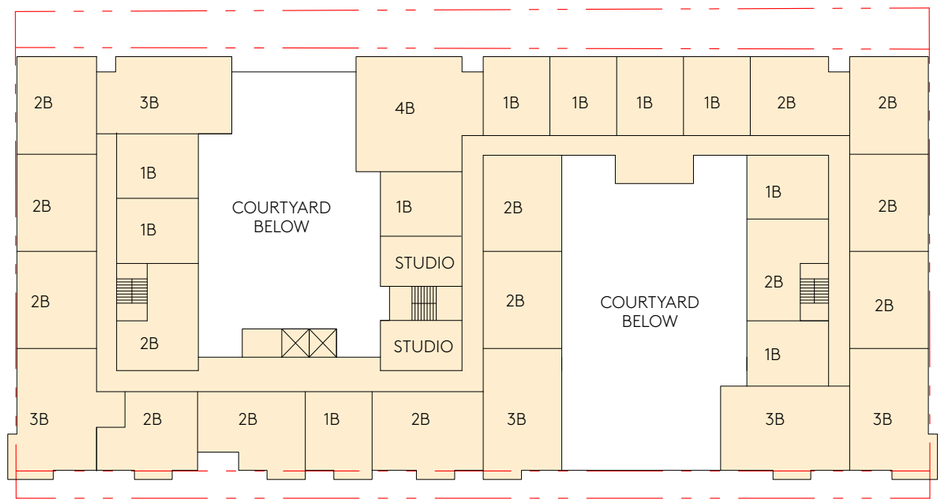
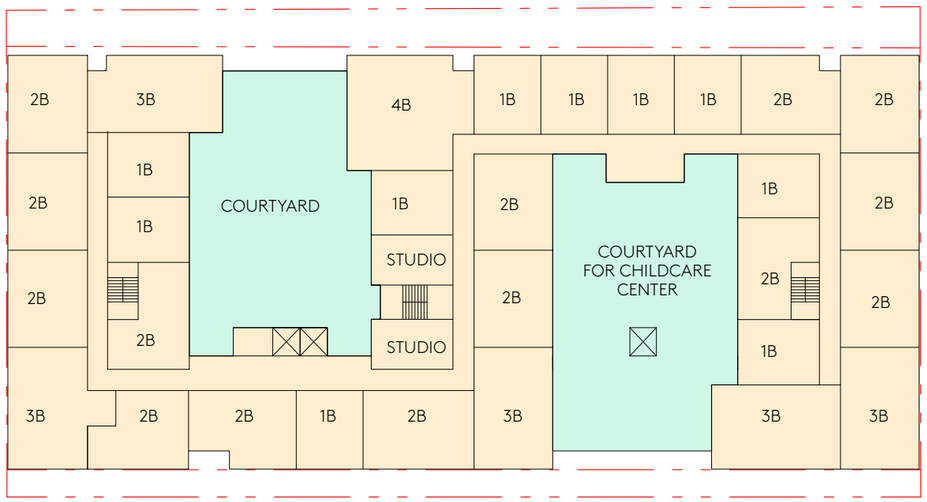
MASSING CONCEPT - MASSING OPTION 1



STREET LEVEL PLAN DIAGRAM



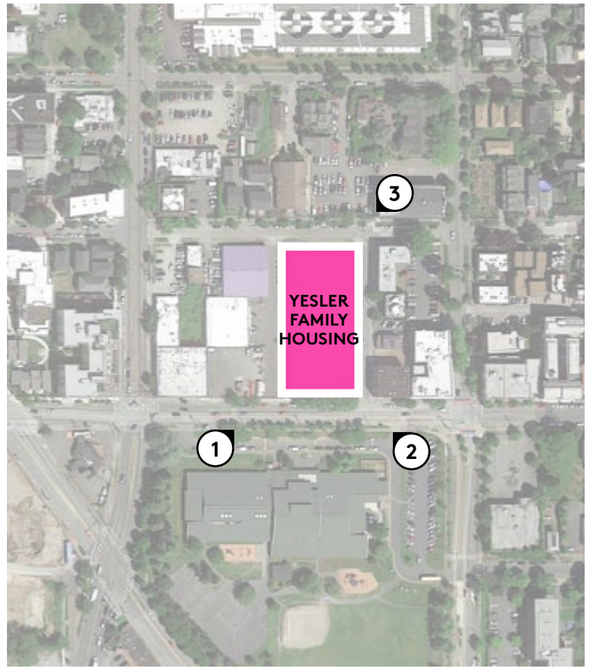
TYPICAL LEVEL PLAN DIAGRAM



LEVEL 2 PLAN DIAGRAM

N 0 25 50

MASSING CONCEPT - MASSING OPTION 1



MASSING CONCEPT - MASSING OPTION 2

SUMMARY

Option 2 proposed massing is six residential levels over a single story podium. Occupied podium roof level is oriented inward forming an '0' configuration. Residential entrance and lobby is located on 13th Avenue. Commercial ground floor uses anchor the north corner of 13th Avenue and the south corner of Mosler Avenue (adjacent to the proposed commercial development to the west.) The parking garage entrance is located off vacated Mosler Avenue.

Unit Count:	192 Units
Parking Stalls:	39 Stalls
Commercial area:	10,720 SF

PROS

The continuous podium courtyard is efficient for operations/ maintenance.

A circular floor plan has no dead-end corridors.

CONS

There is a lack of daylight and views out of the residential units facing the enclosed courtyard.

Elevator lobby access from the west side of the building (Mosler) requires residents to travel north then south across the length of the building.

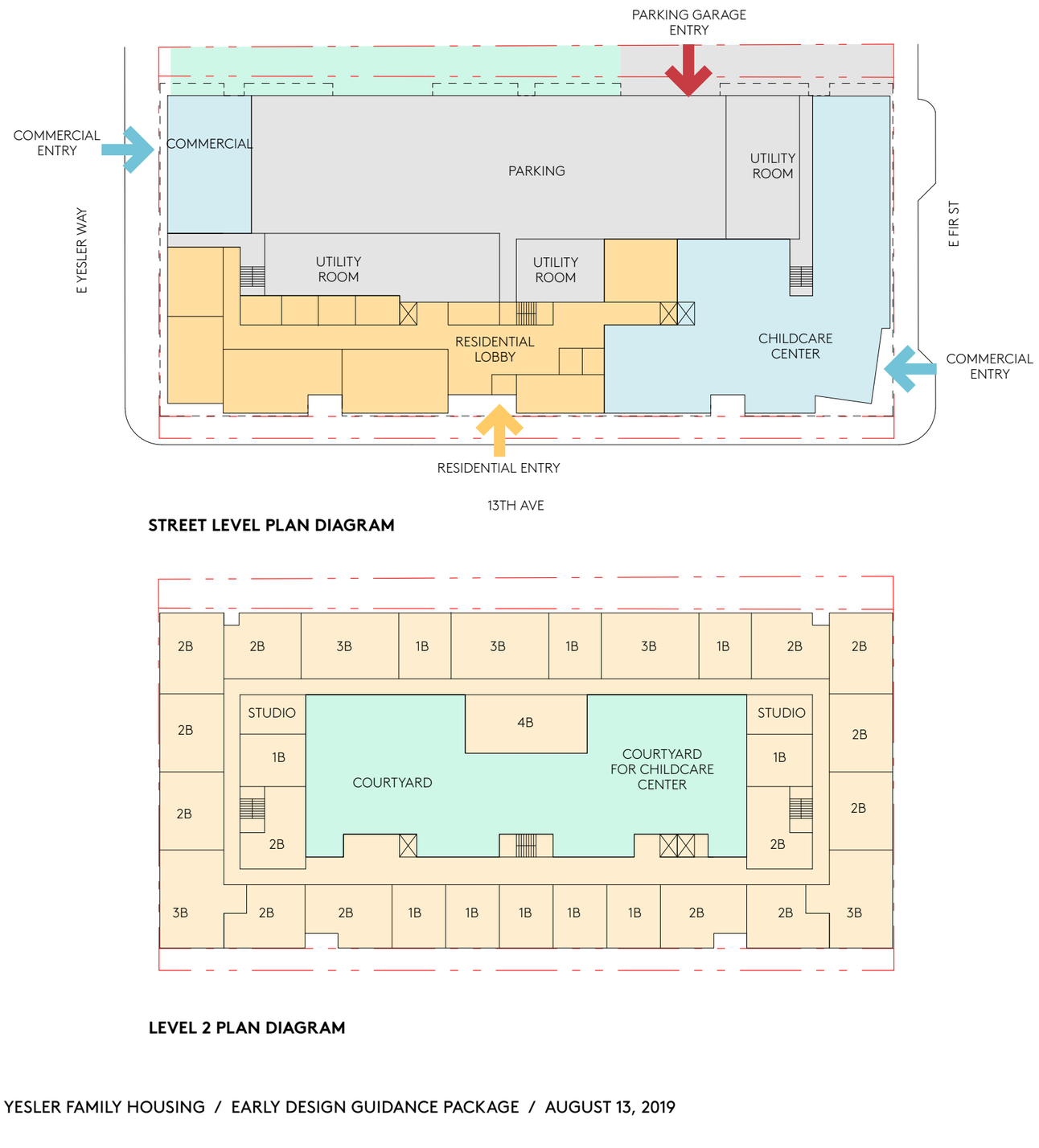
The space plan is less efficient (costly) with single side corridors along the east and west sides of the block.

The efficiency factor (units to floor area ratio) at the typical residential floors is 80%.

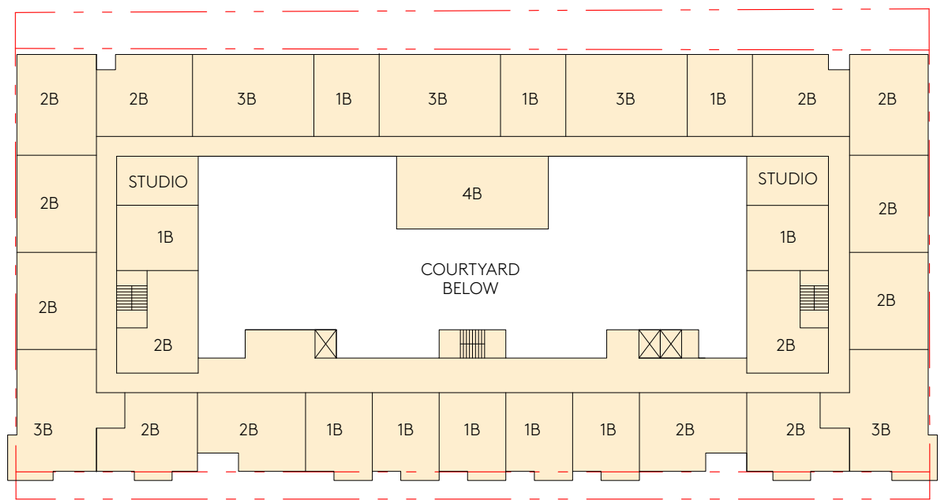
POTENTIAL DEPARTURES

None Proposed/Requested

MASSING CONCEPT - MASSING OPTION 2



STREET LEVEL PLAN DIAGRAM

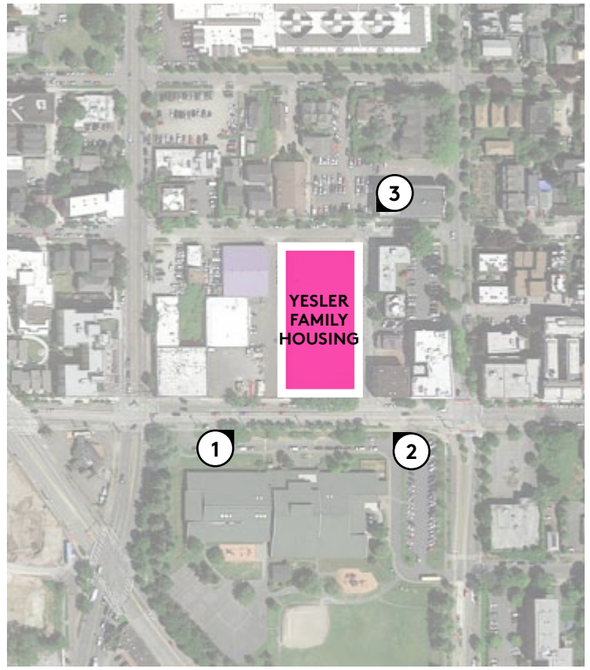


TYPICAL LEVEL PLAN DIAGRAM

LEVEL 2 PLAN DIAGRAM

N 0 25 50

MASSING CONCEPT - MASSING OPTION 2



MASSING CONCEPT - MASSING OPTION 3 - PREFERRED OPTION

SUMMARY

Option 3 proposed massing is six residential levels over a single story podium. Occupied podium roof levels are oriented west forming an 'E' configuration. Residential entrance and lobby is located on 13th Avenue. Commercial ground floor uses anchor the north corner of 13th Avenue and the south corner of Mosler Avenue (adjacent to the proposed commercial development to the west.) The parking garage entrance is located off vacated Mosler Avenue.

Unit Count:	192 Units
Parking Stalls:	39 Stalls
Commercial area:	10,720 SF

PROS

Apartment unit layout is efficient and provides good access to light and air.

The three double loaded corridors off main corridor provide better access to elevator lobbies.

Podium roof level courtyards oriented to the west make best use of daylight hours.

The efficiency factor (units to floor area ratio) at the typical residential floors is 85%.

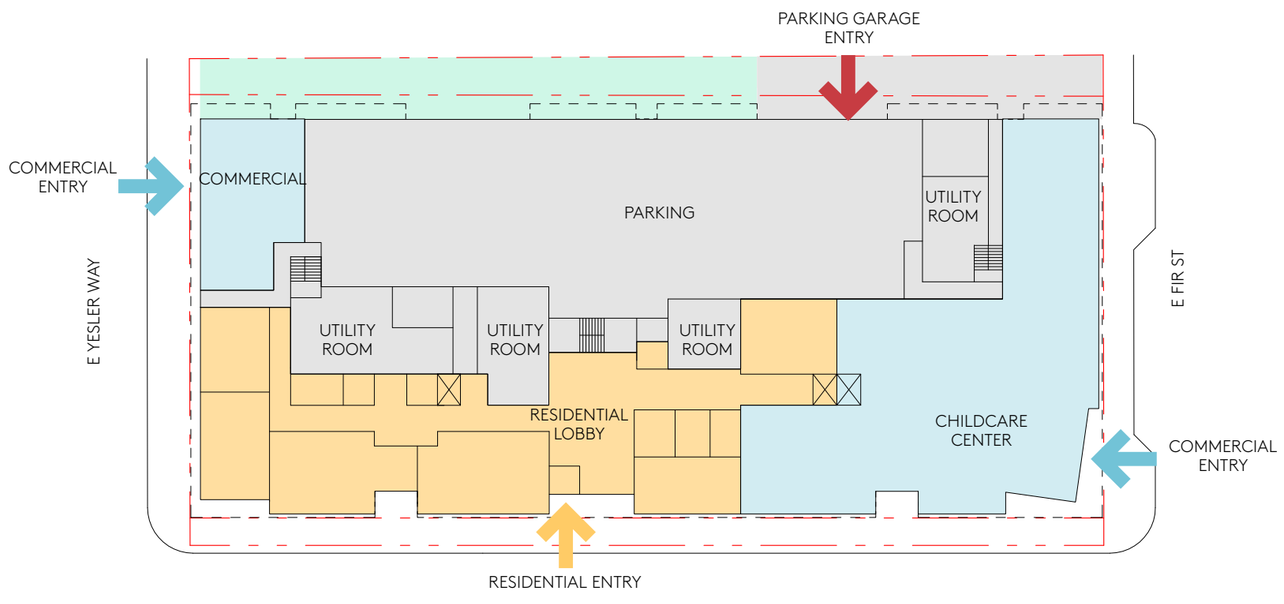
CONS

None, this is a great option.

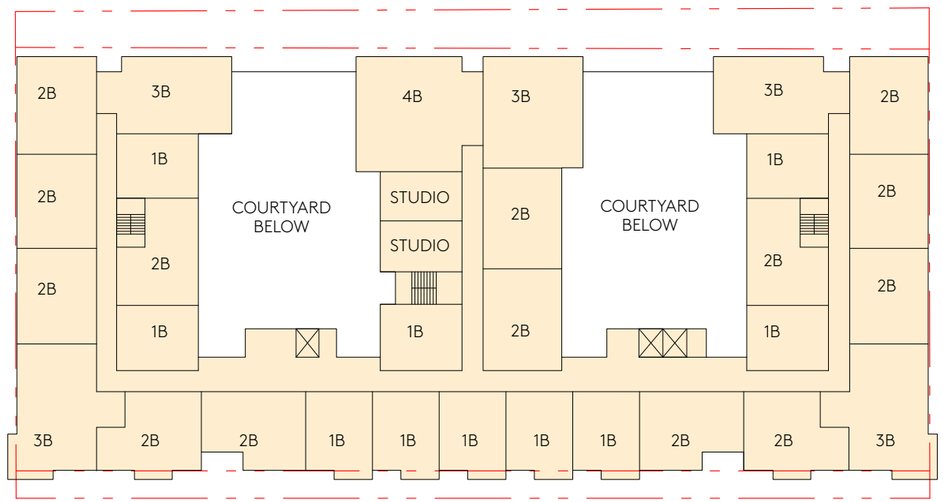
POTENTIAL DEPARTURES

Departure #1 - Provide the required loading/unloading parking spaces in the ROW on 13th Avenue.

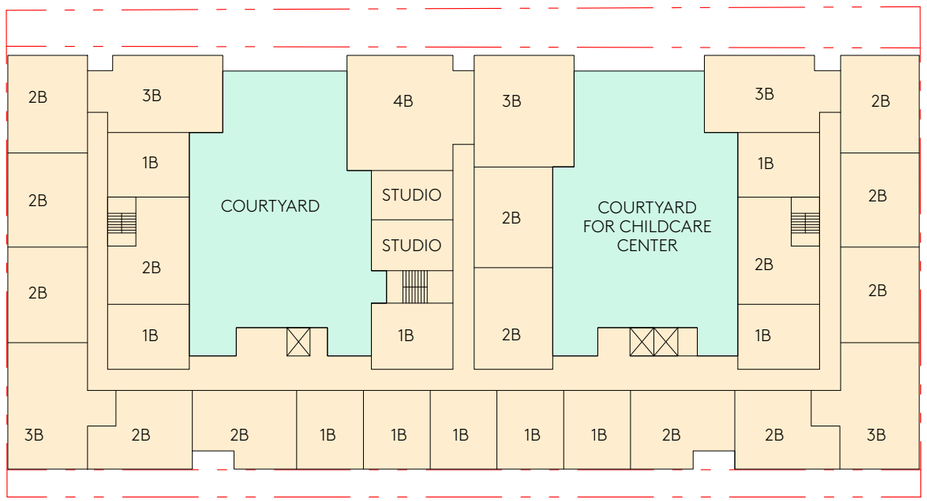
MASSING CONCEPT - MASSING OPTION 3 - PREFERRED OPTION



STREET LEVEL PLAN DIAGRAM



TYPICAL LEVEL PLAN DIAGRAM



LEVEL 2 PLAN DIAGRAM

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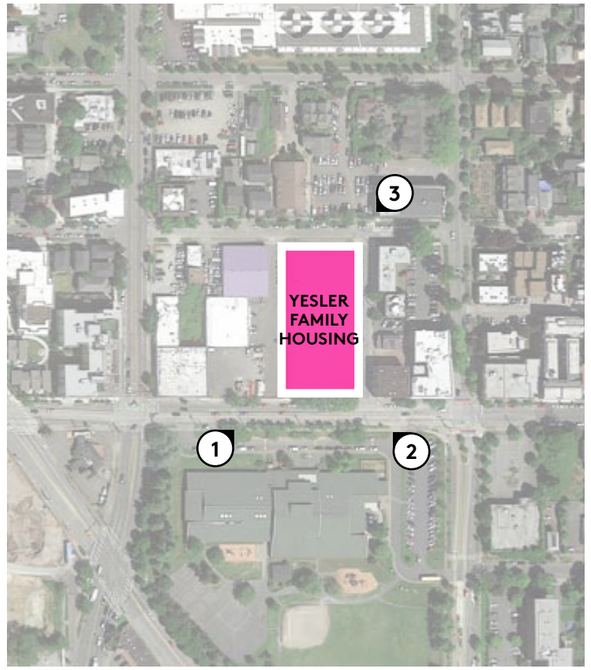
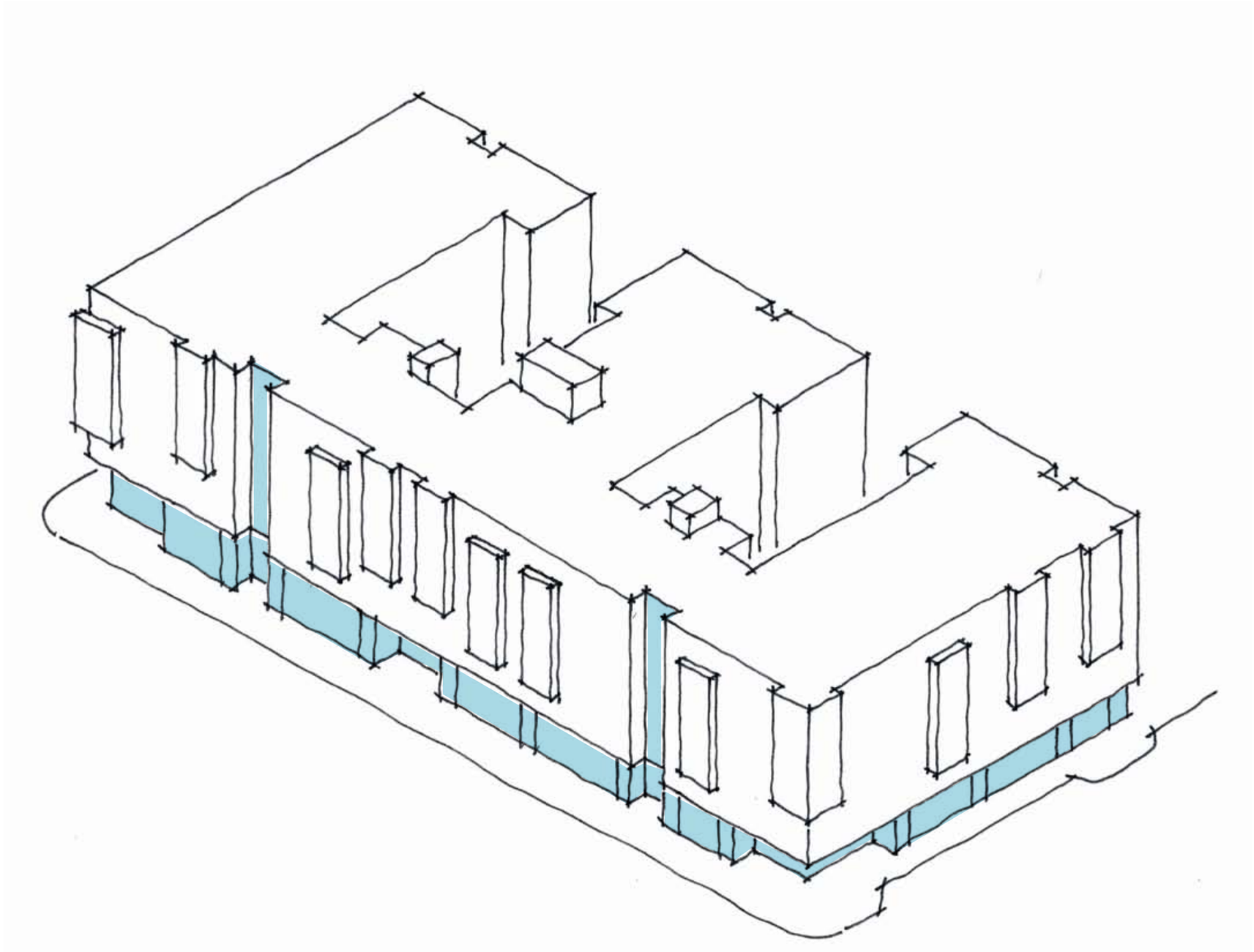
MASSING CONCEPT - MASSING OPTION 3 - PREFERRED OPTION



MASSING CONCEPT - PREFERRED OPTION - MASSING STRATEGIES



MASSING STRATEGIES

—Building's courtyard form creates a strong, continuous edge along each street front that responds to urban contexts

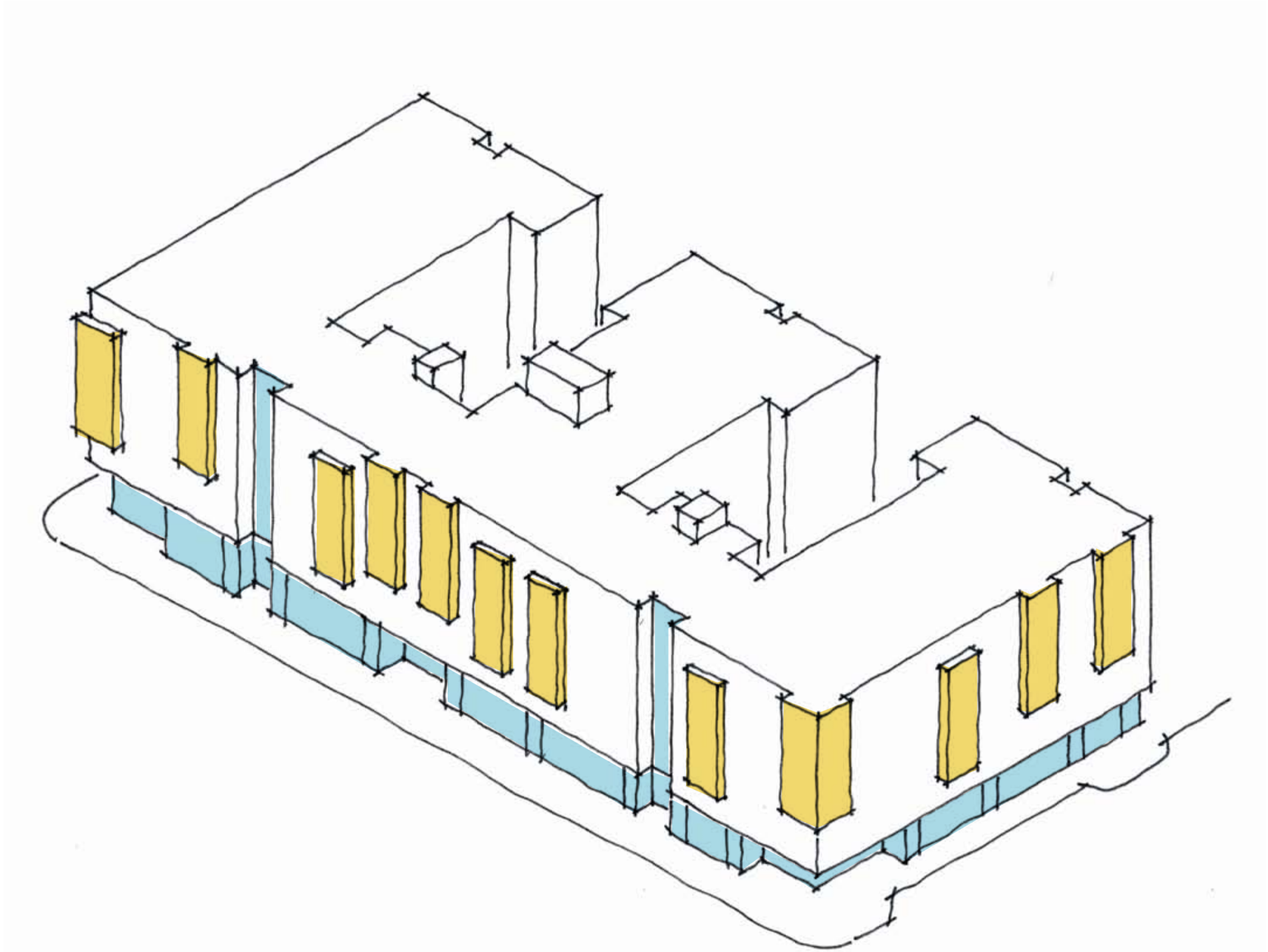
—E-shape form to bring light and air to 192 residential units

—Express 6 upper residential levels over a one-level transparent base

—3' setback at street level along E Yesler Way to be consistent to the proposed project to West and provide a strong pedetrian connection for residents to Yesler Terrace neighborhood

—Vertical recessed gaskets organizes upper level into 3 forms along street-facing facades to respond to each street

MASSING CONCEPT - PREFERRED OPTION - MASSING STRATEGIES



MASSING STRATEGIES

—Projected bay windows at East street-facing facades along 13th Avenue & North street-facing facade along E. Fir Street

—4-story tall projected bay windows to break down East & North facades and create dynamic pattern

—Projected bay windowa at two street intersection corners to anchor the building corners

—3' deep projected bay windows to extend the whole width of living spaces

—Contrasting color & texture at bay window

—Sun shades for South & West facing windows

—2'-6" deep projected sun shades along South street-facing facade to provide dynamic pattern, rhythm, shadow & color and respond to E Yesler Way as a major transit street

MASSING CONCEPT - DESIGN CUES

Streetscape along E Yesler Way - pedestrian oriented streets

Art and vivid colors

Use of brick - North & East of the proposed project

Welcoming and identifiable building entry

Art and vivid colors

Use of brick - South of the proposed project

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MASSING CONCEPT - NEIGHBORHOOD PRECEDENT

10th and S Washington

12th and Yesler

15th and E Fir

Broadway and Yesler

17th and Yesler

12th and Spruce

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MASSING CONCEPT - NEIGHBORHOOD PRECEDENT

12th and Spruce

11th and Alder

8th and Yesler

11th and E Fir

11th and Alder

12th and E Fir

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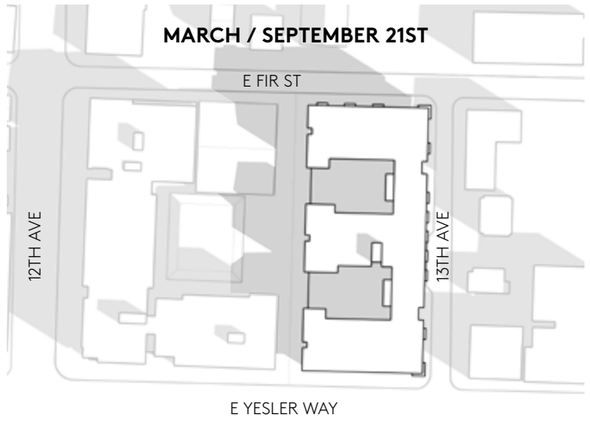
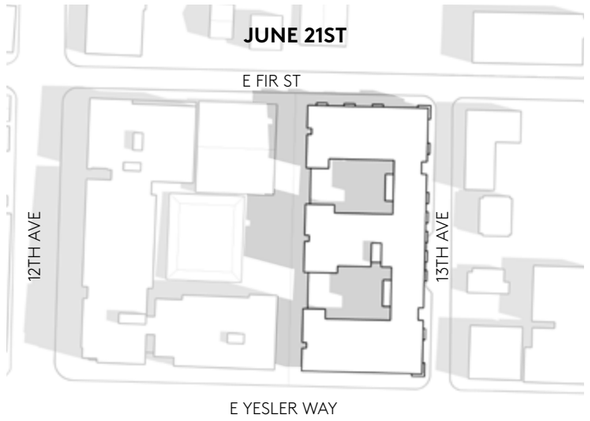
MASSING CONCEPT - PREFERRED MASSING OPTION SUN STUDIES

MARCH / SEPTEMBER 21ST



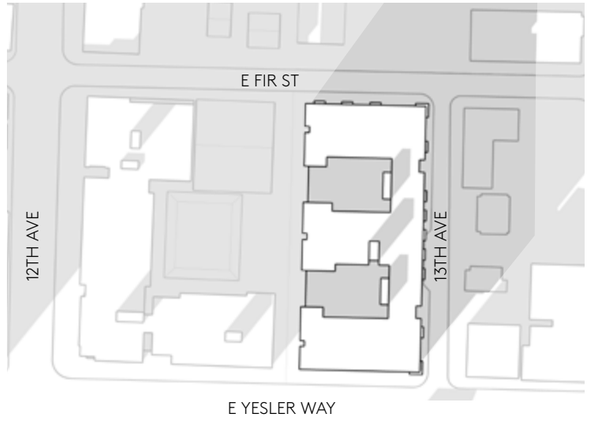
JUNE 21ST



DECEMBER 21ST

9:00 AM

12:00 PM



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POTENTIAL DEVELOPMENT DEPARTURES

DEPARTURE 1

CHILD CARE CENTER - LOADING/UNLOADING PARKING

CODE STANDARD

23.54.015 Required parking and maximum parking limits

A. Required parking. Table C for institutional uses; Child Care Centers.

Requirement: 1 Loading and unloading space for each 20 children.

DEPARTURE REQUEST

1. Loading and unloading space for each 20 children **located in the ROW on 13th Avenue.**

2 The proposed load/unload zone would be signed by SDOT and the curb would be painted. No other physical differences proposed with this departure.

DEPARTURE RATIONALE

1. The proposed Child Care Center tenant entrance will be located on the corner of E Fir Street and 13th Avenue. Required loading/unloading parking should be adjacent to the entrace for safety and visual connection between waiting and pickup/drop off areas.

2. The Child Care Center use is a proposed tenant in a residential multifamily building, not an independent facilty. Using the proposed indoor parking garage for this tenant creates security and access control conflicts with residential tenants, frequent garage door operation and requires a second entry into the Child Care Center tenant space.

3. SDOT has suggested that on street parking will not be permited along E Fir Street or E Yesler Way as part of the Street Improvement Plan, however, they would support