

# 1601 E YESLER WAY MIXED-USE BUILDING





## PROJECT INFORMATION

### PROPERTY ADDRESS

1601 E Yesler Way  
Seattle, Washington 98122

### OWNER

Yesler QOZB, LLC  
c/o Shelter Holdings, LLC  
T (425) 559-2340

### ARCHITECT

Weinstein A+U LLC  
T (206) 443-8606

### LANDSCAPE

Karen Kiest | Landscape Architects  
T (206) 323-6032

## TABLE OF CONTENTS

Project Overview & Development Objectives	5	Architectural Massing: Concepts Summary	29
Community Outreach	6	Architectural Massing: Concept 1	30
Urban Design Analysis	8	Architectural Massing: Concept 2	34
Existing Site Plan	12	Architectural Massing: Concept 3 (Preferred)	38
Neighborhood Context	13	Sun/Shadow Analysis	42
Land Use Code Summary	25	Potential Development Standard Departures	46
Priority Design Guidelines	26	Conceptual Landscape Plans	50
Proposed Site Plan	28	Representative Projects	52

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## Project Location

The project site is comprised of one block, totaling 60,737-sf or approximately 1.39-acres. The site is zoned Neighborhood Commercial 1 with a 55-foot height limit and an “M” Mandatory Housing Affordability suffix—NC1-55 (M). It is located in the Central Area on the south side of E Yesler Way between 16<sup>th</sup> Avenue S and 17<sup>th</sup> Avenue S and bounded by S Washington Street to the south. The site is surrounded by a variety of uses including the Midori condominiums and Koyasan Buddhist temple to the east, townhouses and live/work townhouses to the north, the Langston Hughes Performing Arts Institute to the east, and single-family houses, a medical office and Wisteria Park to the south.

## Project Overview

The proposed project will be a single, five-to-seven-story, mixed-use building with below-grade parking and site work. The building will be mainly residential with apartments located above a single story of commercial located along E Yesler Way and ground-related residential units lining the frontages on 16th Avenue S, S Washington Street, and 17th Avenue S. The residential levels will have approximately 285 apartments comprised of a mix of two-bedroom, one-bedroom, open one-bedroom, and studio flats, with street-level townhouses and flats. On-site leasing and management offices, and associated building support spaces will be located at street level or below-grade. Residential amenities will be located throughout the building and will include shared and private exterior space. Warm shell commercial spaces are proposed along E Yesler Way. Parking is not required as the site is located within a Residential Urban Village and on a parcel identified as within a Frequent Transit Service Area, but approximately 170 parking spaces will be provided in the below-grade parking garage with access anticipated from S Washington Street.

## Development Objectives

- Provide high-quality housing for a variety of resident types and family sizes
- Develop a thoughtfully-designed, new building composed of quality materials
- Reinforce the current use patterns in the neighborhood by extending the existing commercial fabric of E Yesler Way in front of the site and preserving the residential nature of the side streets
- Retain the arboreal character of the existing site by maintain or replacing street trees, as well as replacing a layer of trees inside the property line
- Incorporate and preserve existing landscape materials within publicly accessible corner open space areas
- Sensitively address the building’s height and bulk to increase usable open space adjacent to the right-of-way and contribute to an activated streetscape through increased setbacks and extensive landscaping

# COMMUNITY OUTREACH

## SUMMARY OF OUTREACH METHODS

OUTREACH METHOD	MEDIA	ACTION
Printed Outreach	Posters (High Impact)	Posters were hung in 14 locations according to and exceeding requirements. Completed January 14, 2020
Electronic / Digital Outreach	Project Hotline (High Impact)	Voicemail line and script established. Publicized hotline number via poster. Checked daily for messages. No comments were received via the project hotline. Completed January 14, 2020.
In-Person Outreach	Community Meeting (High Impact)	Held a community meeting event at Washington Hall, open to the public, publicized through posters and DON calendar. Completed January 28th, 2020.
Equity Outreach	Translate hotline voicemail into Cantonese and Mandarin	Hotline voicemail message translated into Cantonese and Mandarin. Completed January 14, 2020
	Invite community groups on the Judkins Park snapshot and ask them to spread the word	Community groups invited to the Judkins Park neighborhood snapshot and ask them to spread the word. Completed January 14, 2020.
	Provide translated information (Cantonese and Mandarin) on the project poster directing to the translated hotline	Project poster included translated information to the translated hotline. Completed January 14, 2020.

## COMMUNITY COMMENTS / QUESTIONS

DESIGN-RELATED COMMENTS	COMMENTS / QUESTIONS	RESPONSE
Landscaping	One person asked about existing and future trees.	The site has a fairly consistent line of street trees on all frontages except Yesler Way. The existing building is set back from the property lines, allowing a secondary layer of trees and vegetation between it and the public ROW. However, the abrupt changes in grade around the site will necessitate the removal of the secondary layer of trees and vegetation. The proposed project intends to reintroduce this secondary layer while also providing better connection and interaction with each streets it fronts. Trees located within the site are being evaluated for the possibility of transplant.
NON DESIGN-RELATED COMMENTS	COMMENTS / QUESTIONS	RESPONSE
Building Height	One person asked about the height of the building.	The project site is zoned with a height limit of 55-feet as measured from the average grade plane. Using a single average grade plane across the site results in a building that is approximately four stories in height at the northeast corner and about seven stories in height at the southwest corner. The preferred option proposes a stepped building massing that responds to the site's topography. The stepped massing is achieved by determining an average grade plane for a subdivided site and results in a building that is slightly higher on E Yesler Way and 17th Avenue S (about six stories), but slightly lower on S Washington Street and 16th Avenue S (approximately five stories). The heights and massing of the preferred option better fit the context of the site with larger commercial and institutional uses located to the north and east of the project, while a park and smaller scale townhouses uses are located to the south and east of the site.
Parking	Two attendees shared experiences/observations of daytime parking in the area in that vehicles are parked overnight and sometimes over several days.	Seattle's land use code does not require parking for residential or commercial uses, but our proposed project will voluntarily provide structured underground parking for residents at a ratio of approximately 0.6 spaces per unit.
Traffic Study	Two participants asked about traffic analysis for the project and if other development's traffic volumes play into this project. Both expressed concern about increased traffic with this project and its impacts to current traffic issues on E Yesler and S Jackson. One stated she had initiated a residential parking zone request with the city.	A brief overview of the transportation analysis that is typically completed as part of a project like this was provided. It was also noted and confirmed that background traffic of pending projects is included in the analysis. Existing level of service was noted and that the future transportation analysis will follow as the project works through the design review process.

MISCELLANEOUS COMMENTS	COMMENTS / QUESTIONS	RESPONSE
Neighborhood Outreach	One attendee inquired about outreach to the African American community and encouraged more involvement.	Acknowledged. The following community groups were contacted in connection with the outreach efforts: 23rd Ave Action Community Team, Central Area Collaborative, Central Area Neighborhood District Council, Jackson Place Community Council, Judkins Park Community Council, Judkins P-Patch, Lighthouse for the Blind, Urban League of Metropolitan Seattle, Yesler Community Collaborative, Central Area Chamber of Commerce, Ethnic Business Coalition, Squire Park Community Council, SCIDpda, and Langston Hughes Performing Arts Institute.
	One participant asked about working with the arts center.	The preferred option includes commercial and publicly accessible open space at its northeast corner to promote interaction with the neighboring Langston Hughes Center. The project team reached out to the Langston Hughes Performing Arts Institute leadership and intends to meet with the Langston Hughes Performing Arts Institute once clarity of the design approach is provided through Early Design Guidance.
Market Rate vs Affordable	One question was asked if the project would include affordable housing units.	The team heard community preference for inclusion of affordable housing within the project as opposed to a fee in lieu option, as provided for within code. The team has provided affordable housing units in its other projects and is considering do the same here.
Next Public Meeting	One person asked how to be informed of upcoming meetings associated with the project; another asked about estimated project timeline.	A contact list of neighbors was generated through the community meetings held as part of the Community Outreach process. Attendees were provided with the file number of the application and encouraged to follow the process through the City's website. In addition, contact information was provided to all interested parties and attendees were encouraged to contact the City and project team to stay abreast of the project and provide any further input.



**Above and right:** Images from Community Meeting held on January 28th at Washington Hall



**Far right:** Image of poster providing project details and the location of public meeting

PUBLIC  
EVENT

## JOIN US

**TUE  
JAN 28**

**PROJECT HOTLINE:  
206-316-2638**

Join Us for a Community Meeting to Provide Input on the **1601 E Yesler Way Project.**

The project proposes the demolition of a vacant three-story building and the construction of a new six-story apartment building. The new mixed-use multi-family apartment building will consist of approximately 3,600 sf of commercial space, 235 residential units, amenity space, and parking for 170 vehicles located below-grade. The project site is zoned neighborhood commercial.

**What:** Let us know what you think! Join the project team and their architects to discuss the vision and approach for this new project in the neighborhood. Coffee and cookies will be provided. All are welcome. No RSVP needed.

**Time:** Event begins promptly at 6pm and will end around 7pm

**Date:** Tuesday, January 28, 2020

**Where:** Washington Hall, 153 14th Avenue, Seattle WA 98122

**Project Address:** 1601 E Yesler Way, Seattle WA 98122

**Consult:** Ninkley Clark

**Applicant:** Yesler 0028 LLC/Weinstein AU

**Additional Project Information on Seattle Services Portal to the Project Address:** 1601 E Yesler Way

**Project Website & Email:** 206-316-2638

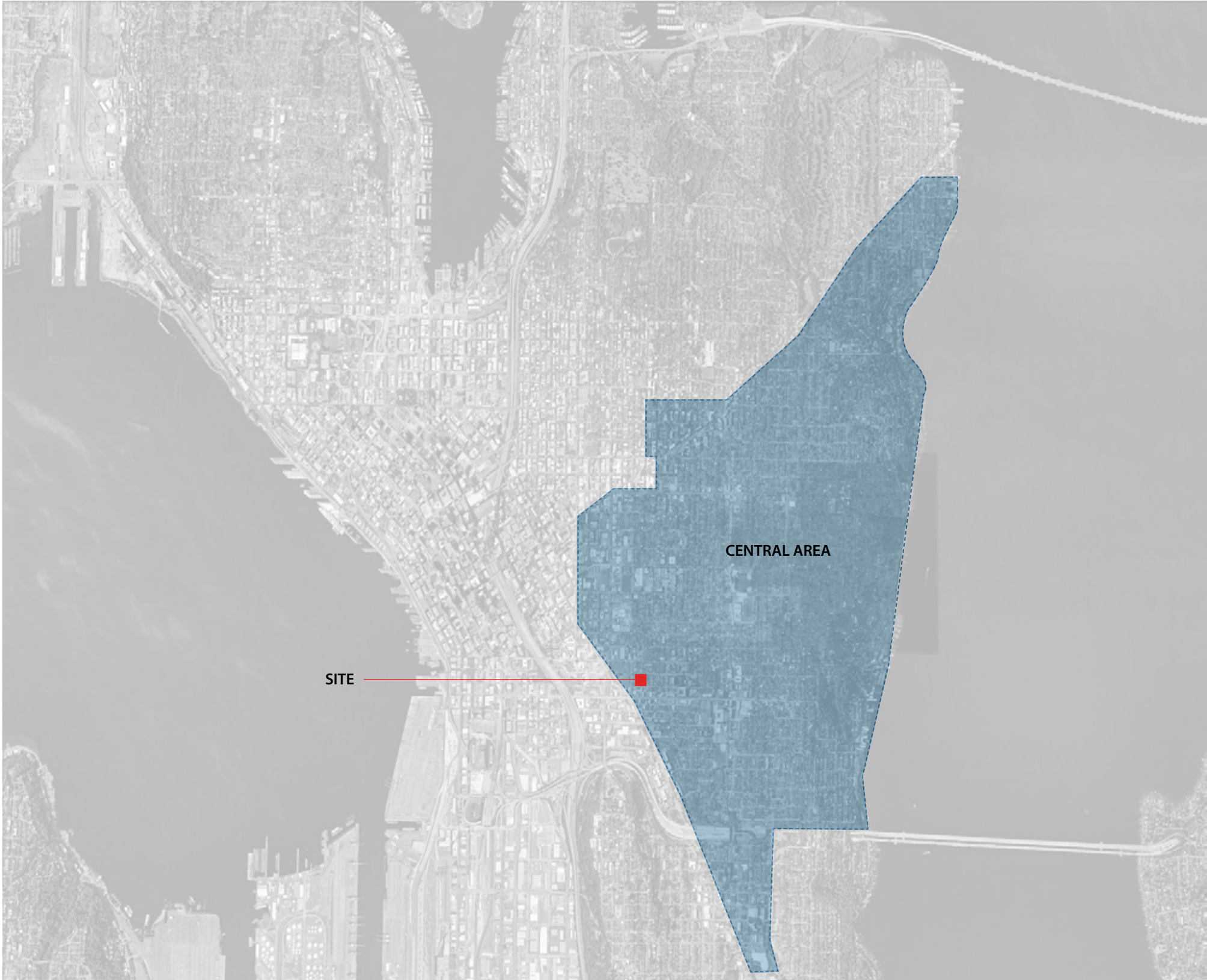
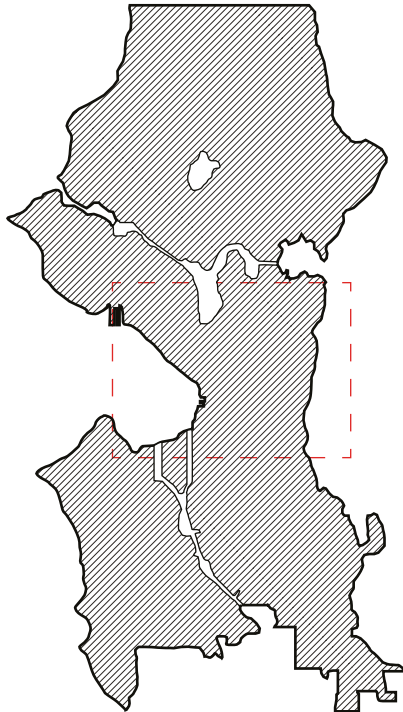
**Map:** 1601 E Yesler Way, Seattle WA 98122

**Map:** Call and search on map with 1601 E Yesler Way, Seattle WA 98122

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# URBAN DESIGN ANALYSIS: CITY CONTEXT





# URBAN DESIGN ANALYSIS: CENTRAL AREA CONTEXT



## LEGEND

- Neighborhood Outline [dashed blue line]
- Principal Arterial [solid red line]
- Bus Routes [solid blue line]
- First Hill Streetcar Route [solid orange line]
- Edge of Downtown and Central Area [dashed red line]
- Site [solid red box]





# URBAN DESIGN ANALYSIS: NEIGHBORHOOD CONTEXT



## NEIGHBORHOOD CONTEXT

1. Midori Condominium
2. Seattle Koyasan Buddhist Temple
3. Seattle Judo Dojo
4. Wisteria Park [Private]
5. Seattle Betsuin Buddhist Temple
6. Washington Medical Clinic
7. Kawabe House - Retirement apartments
8. Bryant Manor Apartments
9. Lead Pencil Studio
10. Langston Hughes Performing Arts Institute
11. Washington Community Action Network
12. Soulful Dishes
13. Tiny Home Community
14. Faith Bible Church
15. El Nor Apartments - Low income housing
16. Live/Work Units
17. Goodwill Baptist Church
18. Goodwill Development Association







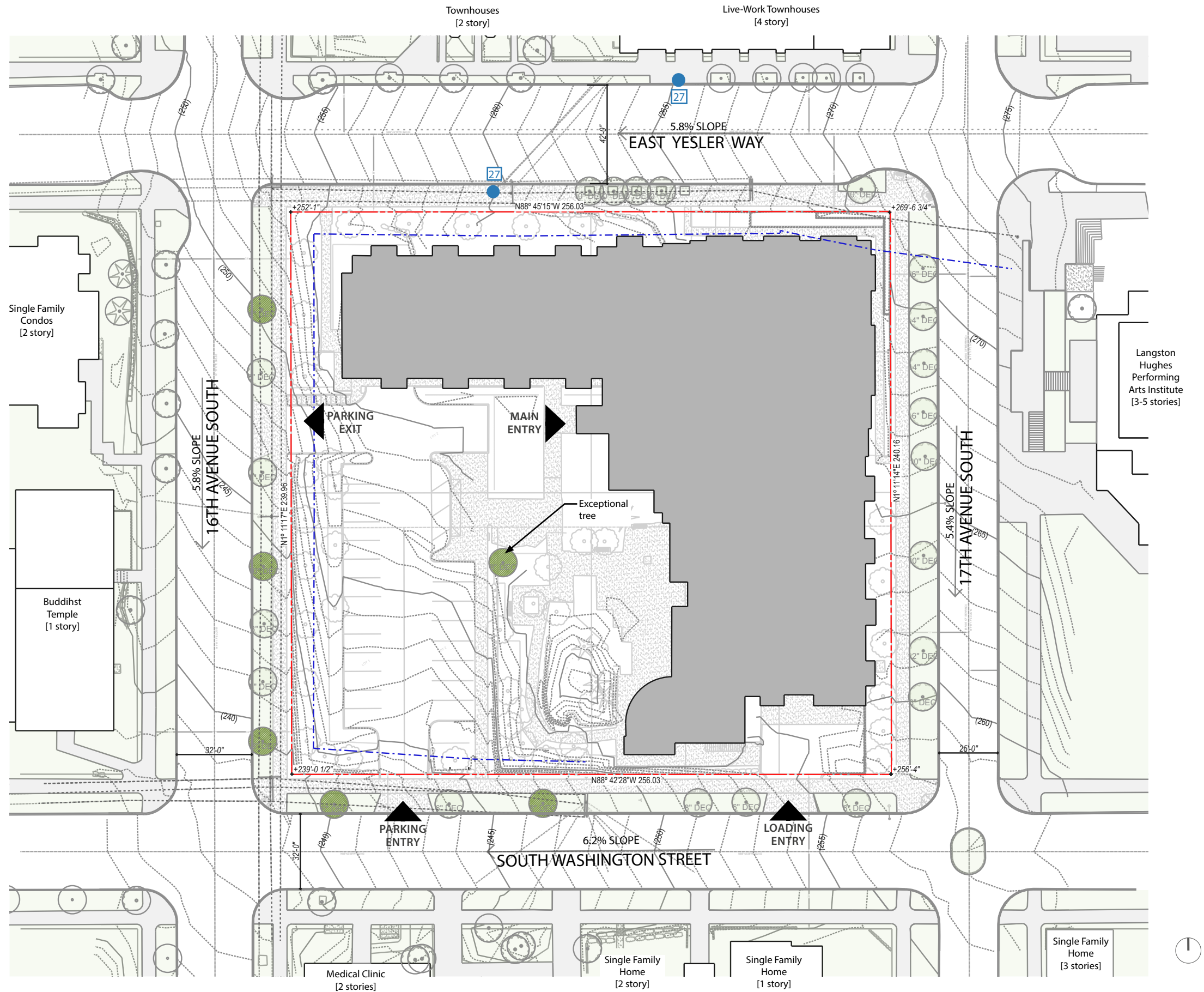
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# EXISTING SITE PLAN

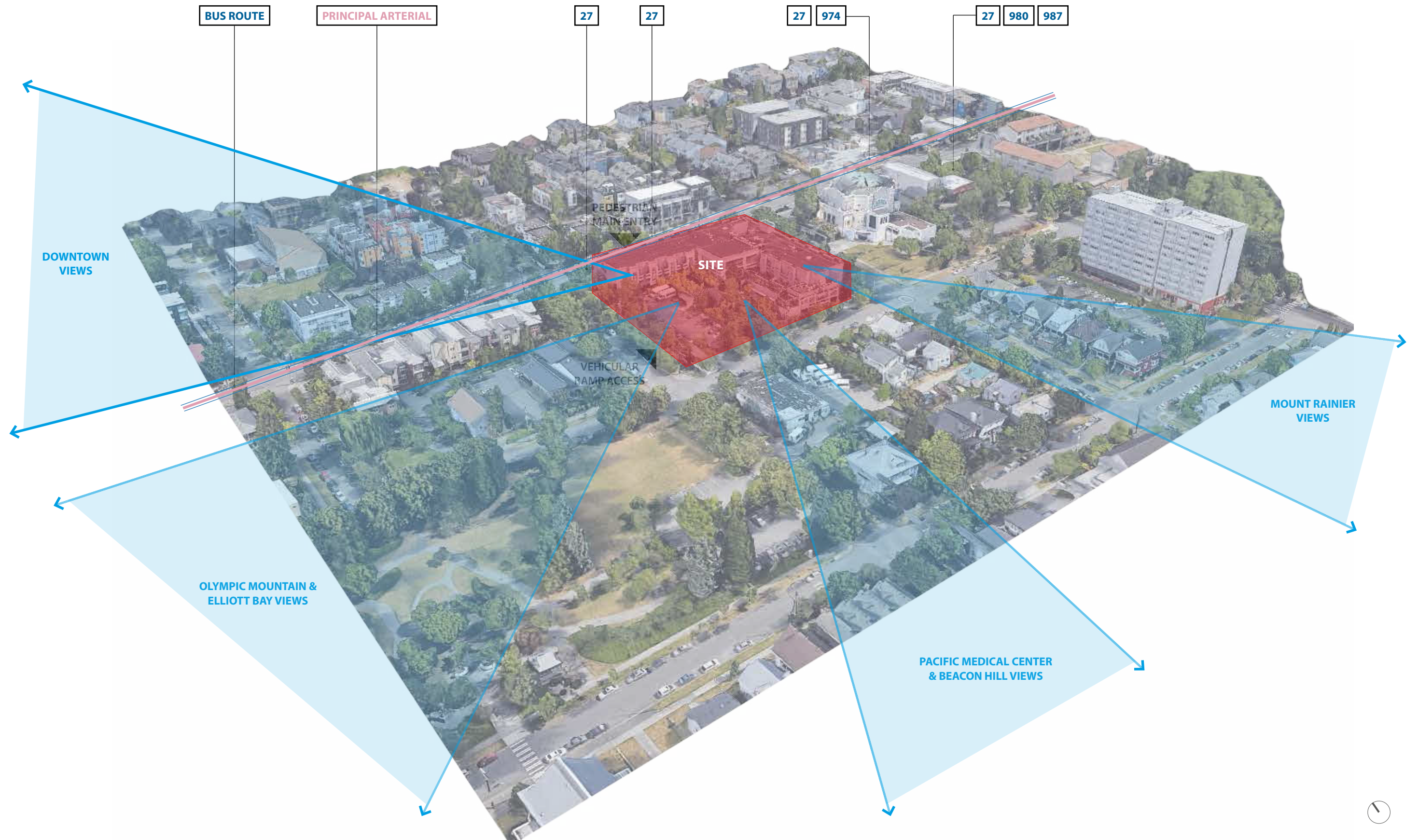


## LEGEND

- Property Line
- Primary Entry
- Secondary Entry
- 10 ft Contour Line
- 2 ft Contour Line
- Power Pole
- Existing Trees to Remain
- Bus Stop



# EXISTING SITE CONTEXT





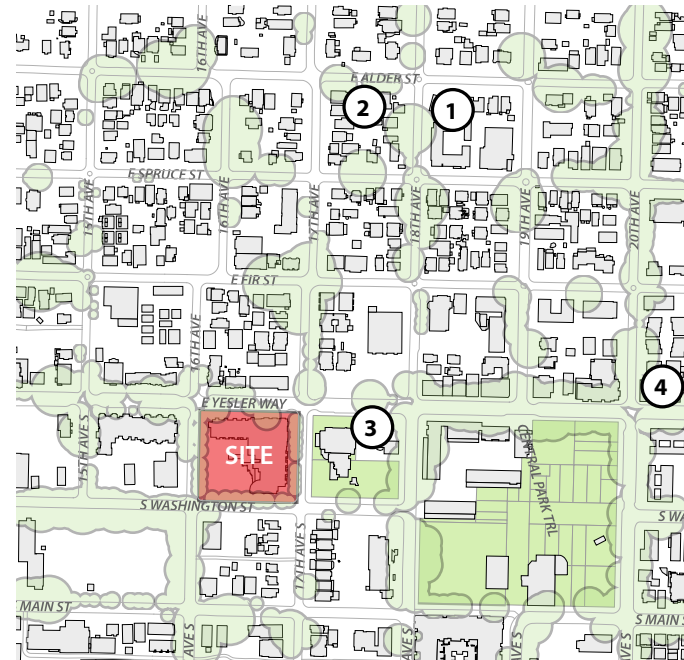
# URBAN DESIGN ANALYSIS: NEIGHBORHOOD CHARACTER

The proposed project is located in the northern portion of the Atlantic neighborhood - one of six neighborhoods that make up the Central Area of Seattle (1). The Central Area is a wedge-shaped area located east of Downtown Seattle bound by Capitol Hill to its north and South Seattle to its south.

The project's immediate vicinity is characterized by a mix of single-family houses and mid and high rise block developments punctuated by schools, places of worship parks and recreational facilities. These buildings and open spaces represent varying eras of development and their associated scale, construction and architecture that span the nineteenth and twentieth centuries.

(1) The six neighborhoods that make up the Central Area are: Atlantic, Harrison / Denny-Blaine, Leschi, Madrona, Mann and Minor neighborhoods.

<http://clerk.seattle.gov/~public/nmaps/html/NN-12805.htm>



① AMERICAN FOUR-SQUARE HOUSES (LESS ECCLECTIC)



② VICTORIAN / EDWARDIAN (MORE ECCLECTIC)



③ EARLY COMMERCIAL BUILDING (EARLY 20TH C.)



④ VICTORIAN / EDWARDIAN APARTMENT BUILDINGS



# URBAN DESIGN ANALYSIS: NEIGHBORHOOD CHARACTER



1 STAND-ALONE BUILDINGS (THIS EXAMPLE IS A PLACE OF WORSHIP)



2 BLOCK DEVELOPMENT (MODERN)



3 MODERN MULTI-FAMILY DEVELOPMENT








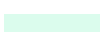
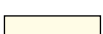




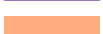
4 COMMERCIAL (HISTORIC)

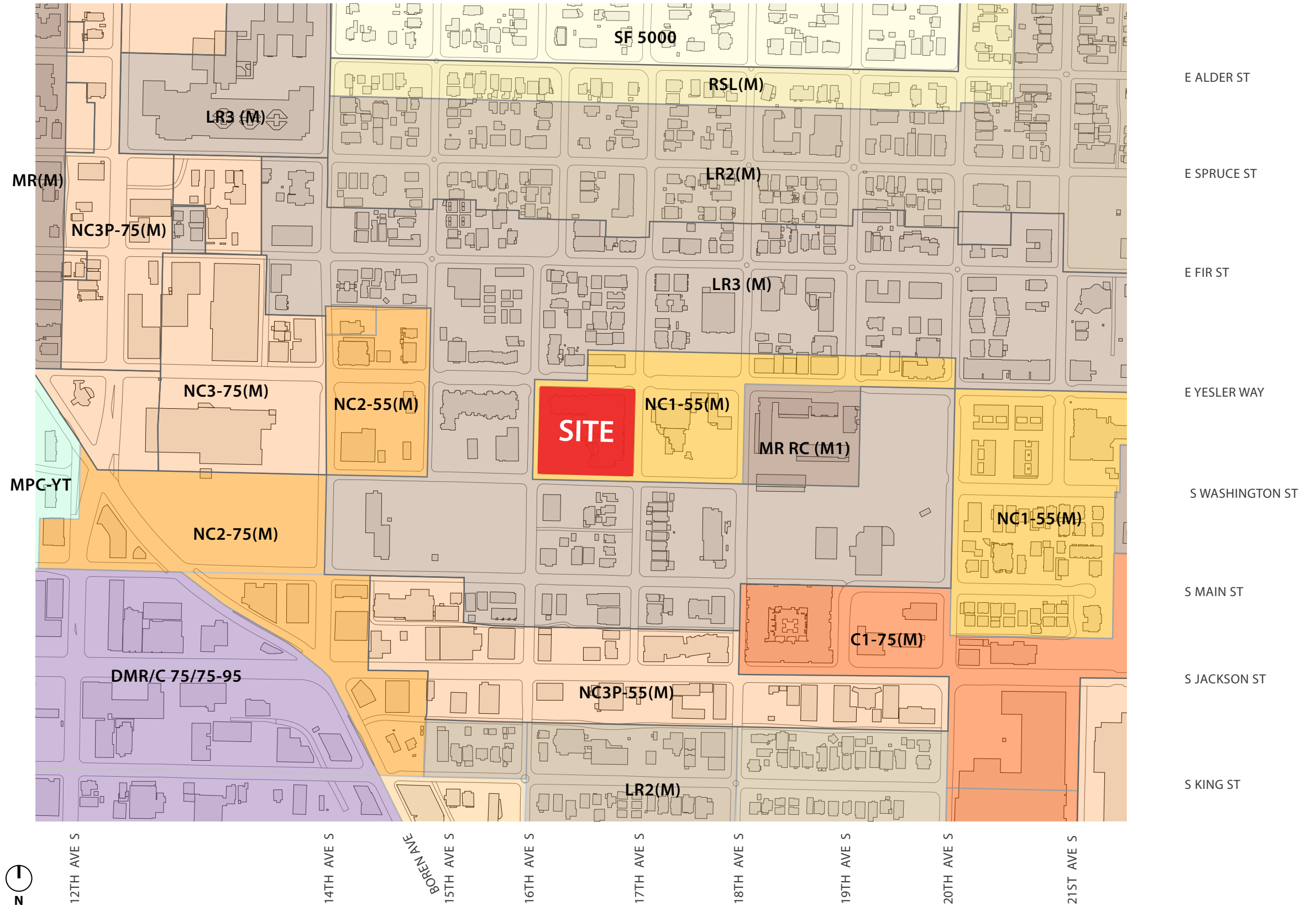




# URBAN DESIGN ANALYSIS: EXISTING ZONING

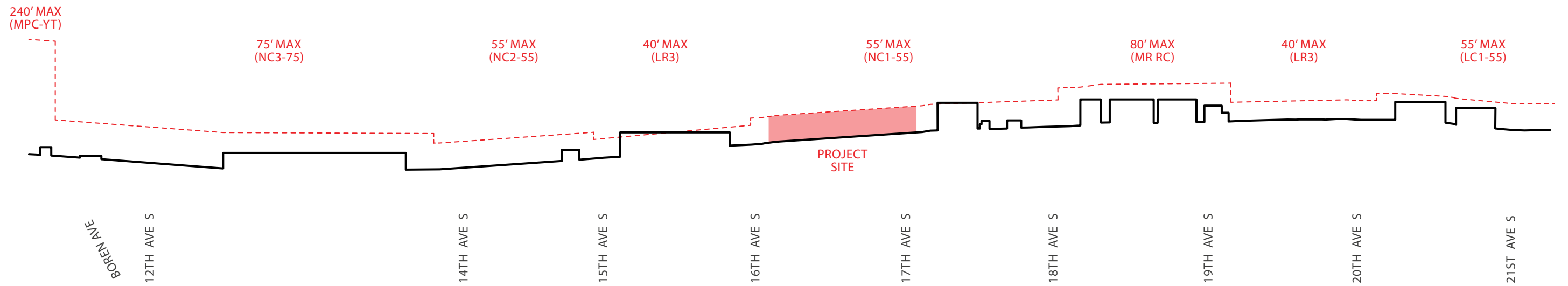
## LEGEND

Residential Small Lot (RSL)	
Neighborhood Commercial 1 (NC1)	
Neighborhood Commercial 2 (NC2)	
Neighborhood Commercial 3 (NC3)	
Residential, Multifamily, Midrise (MR)	
Master Planned Community (MPC)	
Residential, Single Family (SF)	
Residential, Multifamily, Lowrise 1 (LR1)	
Residential, Multifamily, Lowrise 2 (LR2)	
Residential, Multifamily, Lowrise 3 (LR3)	
Downtown Mixed Residential (DMR)	
Commercial 1 (C1)	

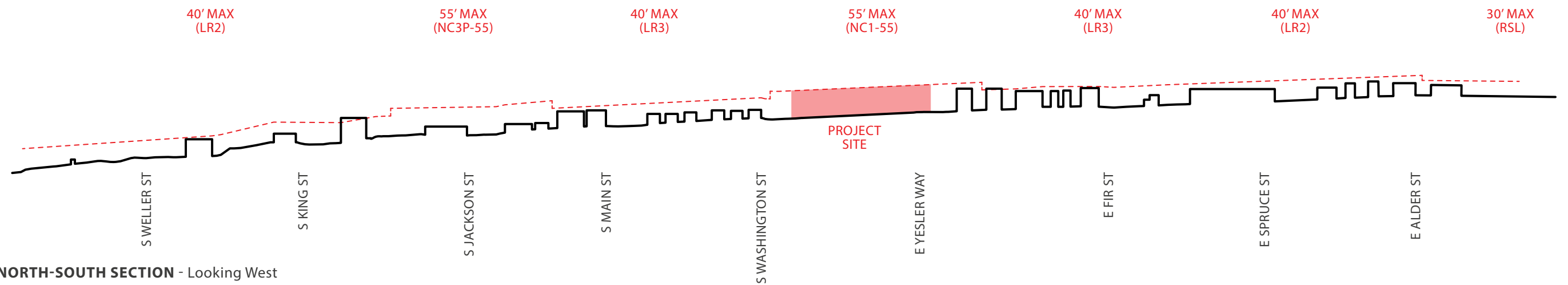




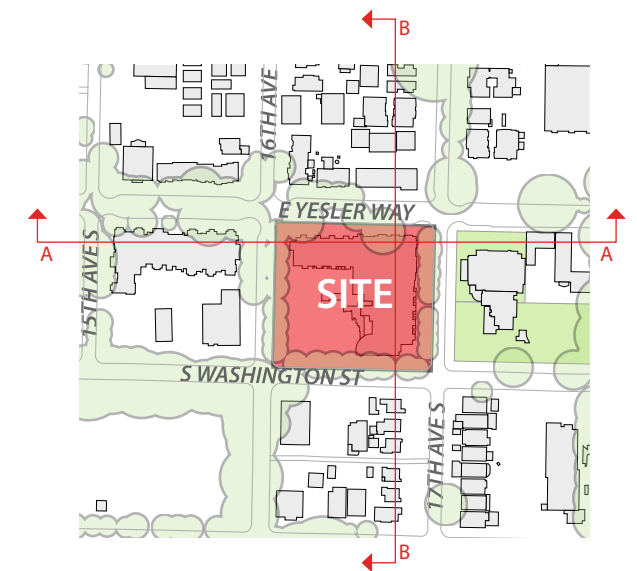
# URBAN DESIGN ANALYSIS: ZONING ENVELOPE SECTIONS



A | EAST-WEST SECTION - Looking North



B | NORTH-SOUTH SECTION - Looking West



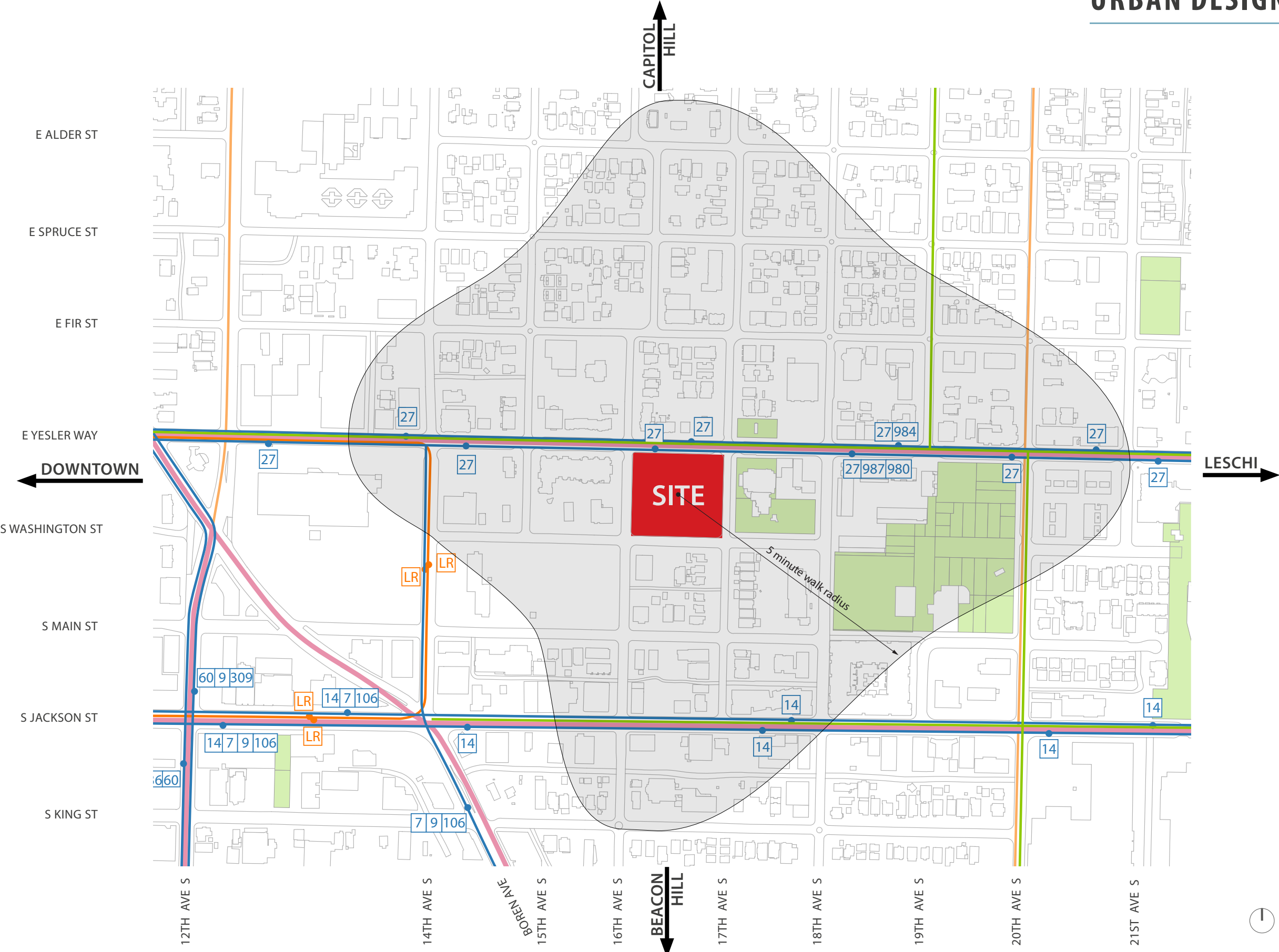
# URBAN DESIGN ANALYSIS: CURRENT USE

## LEGEND

- Single Family
- Multi Family
- Mixed-Use
- Office
- Retail
- School/Institutional
- Religious
- Parks/Open Space
- Site



# URBAN DESIGN ANALYSIS: TRANSIT MODES



**LEGEND**

Principal Arterial	
Minor Arterial	
Bus Routes	
Bus Numbers	
Bicycle Dedicated Lanes	
First Hill Streetcar Route	
5 Minute Pedestrian Walkshed (approx.)	



# URBAN DESIGN ANALYSIS: E YESLER WAY ELEVATIONS



A | EAST-WEST SECTION - Looking South

PROJECT SITE

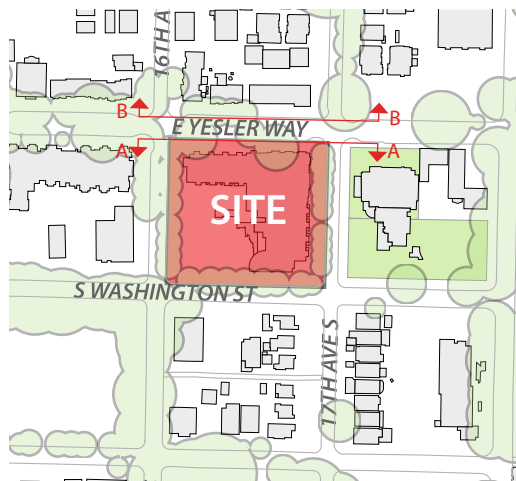


B | EAST-WEST SECTION - Looking North

OPPOSITE OF PROJECT SITE

Apartments  
[2 story]

Live-Work  
[2 story]





# URBAN DESIGN ANALYSIS: 16TH AVE S ELEVATIONS



C | NORTH-SOUTH SECTION - Looking East

PROJECT SITE

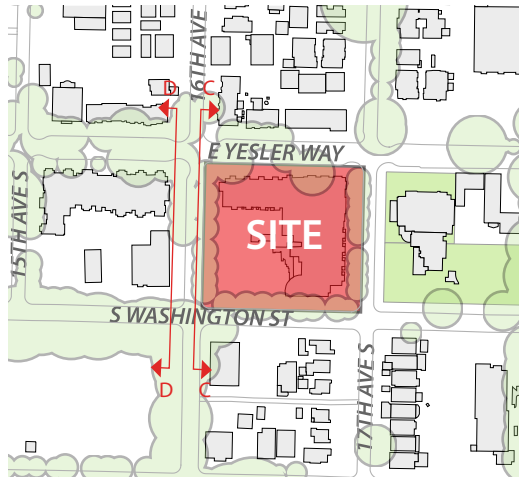


D | NORTH-SOUTH SECTION - Looking West

OPPOSITE OF PROJECT SITE

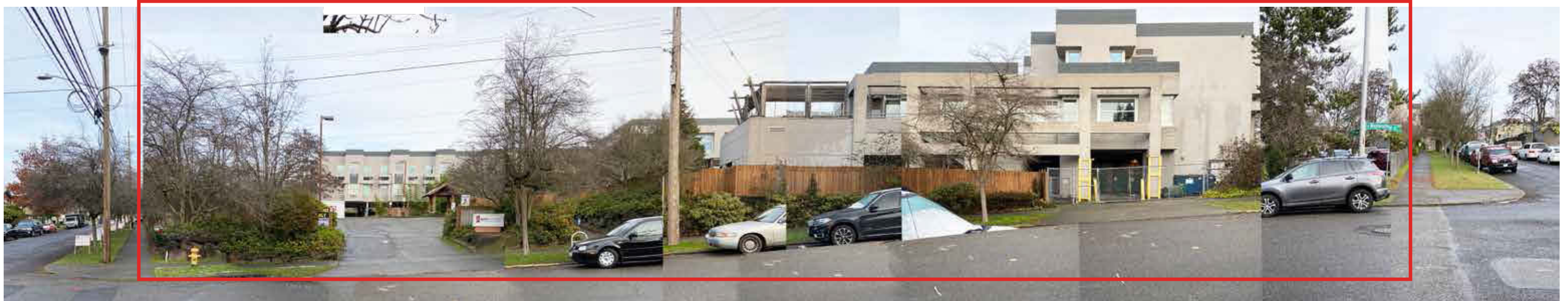
Buddhist Temple  
[1 story]

Single Family  
Condos  
[2 story]





# URBAN DESIGN ANALYSIS: S WASHINGTON ST ELEVATIONS



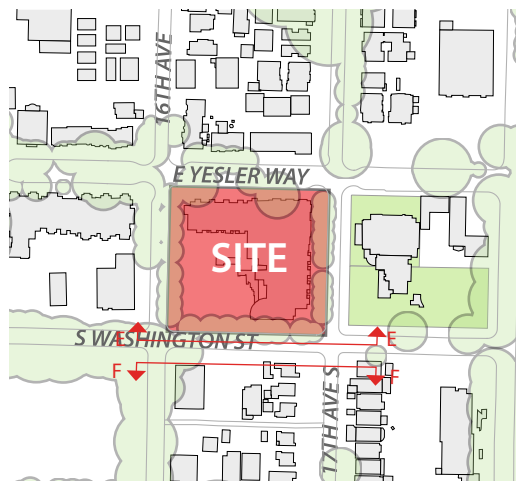
E | EAST-WEST SECTION - Looking North

PROJECT SITE



F | EAST-WEST SECTION - Looking South

OPPOSITE OF PROJECT SITE



Single Family Home [1 story]

Single Family Home [2 story]

Medical Clinic [2 stories]





PROJECT SITE

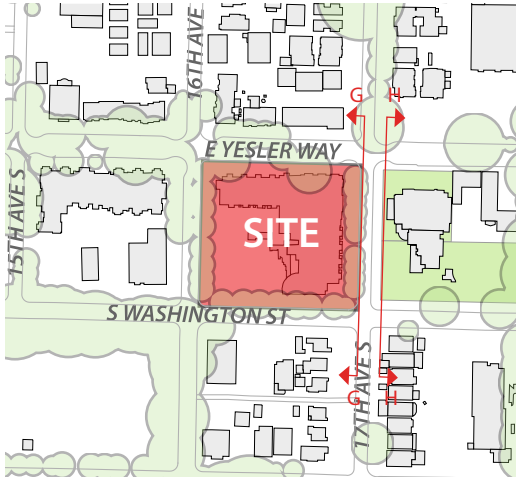
G | NORTH-SOUTH SECTION - Looking West



H | NORTH-SOUTH SECTION - Looking East

OPPOSITE OF PROJECT SITE

Langston Hughes Performing Arts Institute [3-5 stories]



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## SEATTLE LAND USE CODE SUMMARY

<b>PARCEL NO</b>	982670-0565	
<b>LOT AREA</b>	60,737 SF (1.39-acres)	
<b>ZONING</b>	NC1-55(M)	
<b>OVERLAY</b>	Parking Flexibility Area; Frequent Transit Service Area; 23rd & Union-Jackson Urban Village	
<b>PERMITTED USES</b>	<ul style="list-style-type: none"> <li>• Drinking establishments, restaurants, and retail allowed up to 10,000-sf</li> <li>• Live/work and residential permitted outright</li> </ul>	<p>Will comply Will comply</p>
<b>STREET LEVEL USES</b>	<ul style="list-style-type: none"> <li>• Residential uses at street level may occupy no more than 20% of the street-level street-facing facade</li> </ul>	All property lines are street-facing
<b>STREET LEVEL STANDARDS</b>	<ul style="list-style-type: none"> <li>• Non-residential street level frontage to comply with transparency and blank façade provisions                             <ul style="list-style-type: none"> <li>- Total blank façade length not to exceed 40% of façade width</li> <li>- 60% of street-facing façade 2-ft to 8-ft above sidewalk to be transparent</li> </ul> </li> <li>• Street-level street-facing façades required within 10-ft of street lot line, unless wider sidewalks, plazas, or other approved landscape/open space provided</li> <li>• Required average depth of street level nonresidential spaces 30-ft (15-ft minimum)</li> <li>• Street level nonresidential required to have a minimum 13-ft floor to floor height</li> <li>• Residential uses must comply with minimum setback or grade separation requirements</li> <li>• Residential uses located at a street-level street-facing façade must provide a visually prominent pedestrian entry</li> </ul>	<p>Will comply</p> <p>Street level open spaces require approval Will comply Will comply Will comply Will comply</p>
<b>STRUCTURE HEIGHT</b>	<ul style="list-style-type: none"> <li>• Maximum structure height as zoned: 55-ft</li> <li>• Open railings, planters, parapets, etc permitted up to 4-ft above height limit                             <ul style="list-style-type: none"> <li>- Insulation and rooftop decks located above structural roof deck may extend up to 2-feet beyond applicable height limit if captured by compliant parapet</li> </ul> </li> <li>• Solar collectors, mechanical equipment, etc. allowed to extend up to 15-ft above applicable structure height</li> <li>• Stair and elevator penthouses allowed to extend up to 16-ft above applicable structure height</li> </ul>	<p>Will comply Will comply</p> <p>Will comply Will comply</p>
<b>FAR</b>	<ul style="list-style-type: none"> <li>• Maximum allowable FAR for 55-ft height limit: 3.75</li> <li>• Gross floor area not counted against FAR:                             <ul style="list-style-type: none"> <li>- Areas below-grade</li> <li>- Portions of a story ≤4-ft above grade (lower of existing or finished grade)</li> </ul> </li> </ul>	60,737-sf x 3.75 = 227,764-sf max. chargeable area
<b>SETBACKS</b>	<ul style="list-style-type: none"> <li>• Neighboring parcels across the street ROW to the north (east half of block) and east of the project site are zoned NC1</li> <li>• Other neighboring parcels across the street ROW are zoned LR3</li> </ul>	<p>No setback required No setback required</p>
<b>AMENITY AREA</b>	<ul style="list-style-type: none"> <li>• Amenity spaces equivalent to 5% of residential gross floor area required for residential uses, excluding areas used for mechanical equipment and accessory parking                             <ul style="list-style-type: none"> <li>- All residents have access to at least an amenity or private area</li> <li>- Amenity areas to be unenclosed</li> <li>- Common amenity area: min area 250-sf with a 10-ft minimum horizontal dimension</li> <li>- Private balconies and decks: minimum area 60-sf with a 6-ft minimum horizontal dimension</li> </ul> </li> </ul>	<p>Will comply Will comply Will comply Will comply Will comply</p>
<b>LANDSCAPING</b>	<ul style="list-style-type: none"> <li>• Green Factor of ≥0.30 required</li> <li>• Street trees required with any development proposal. Existing street trees to be retained</li> <li>• Standards for landscaping and screening where required for certain uses to consist of fences, walls, or landscaped areas including bio-retention facilities</li> </ul>	<p>Will comply Will coordinate with SDOT Forestry Will comply</p>
<b>LIGHT AND GLARE</b>	<ul style="list-style-type: none"> <li>• Exterior lighting to be shielded and directed away from adjacent uses</li> </ul>	
<b>PARKING</b>	<ul style="list-style-type: none"> <li>• No parking required for non-residential in urban villages within frequent transit service area</li> <li>• No parking required for residential in urban villages within frequent transit service area</li> <li>• Bicycle parking required as follows:                             <ul style="list-style-type: none"> <li>- Eating &amp; drinking est.: 1/5,000-sf long-term; 1/1,000-sf short-term</li> <li>- Sales &amp; services: 1/4,000-sf long-term; 1/2,000-sf short-term</li> <li>- Multi-family structures: 1 per DU long-term; 1 / 20 DUs short-term. For residential uses, after first 50 parking spaces provided rate is reduced to 3/4 the ratio specified</li> </ul> </li> </ul>	<p>Not required. Not required. Will comply</p>

# DESIGN GUIDELINES

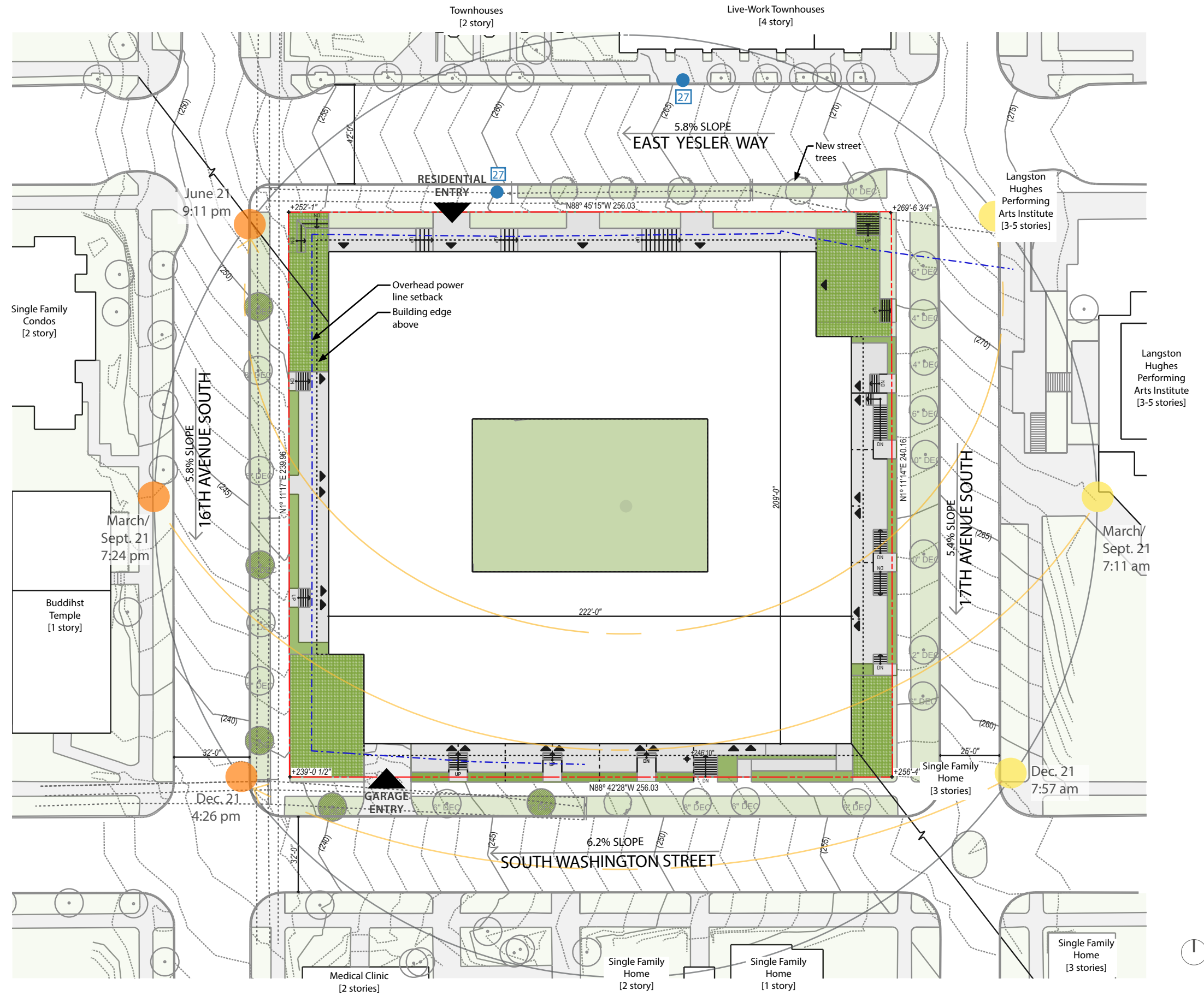
## PRIORITY DESIGN GUIDELINES

SEATTLE DESIGN GUIDELINE / CENTRAL AREA NEIGHBORHOOD DESIGN GUIDELINE		RESPONSE
<p><b>CS1. Natural Systems and Site Features</b> Use natural systems and features of the site and its surroundings as a starting point for project design.</p> <p><b>CS1. Central Area Supplemental Guidance</b></p>	<p><b>C.2 Topography – Elevation Changes.</b> Use the existing site topography when locating structures and open spaces on the site. Consider “stepping up or down” hillsides to accommodate significant changes in elevation.</p> <p><b>1.a. Local Topography.</b> Respond to local topography with terraces, stoops, stepping facades, or similar approaches. Use appropriately scaled rockeries, stairs, and landscaping to transition between the sidewalk, building façade, and entrances in keeping with local topographic conditions, and existing neighboring approaches.</p>	<p>The massing of the preferred option steps relative to the site’s topography. This approach allows the building massing and height to achieve a more appropriate scale relative to the neighborhood. The tallest portions of the building (5–6 stories) are located along the primary commercial street frontage (E Yesler Way) and adjacent to the Langston Hughes Performing Arts Institute (17th Avenue S), while the building along S Washington Street and 16th Avenue S is lower (4–5 stories) and better relates to the neighboring single-family homes, townhouses, and public open space along these frontages. In addition, to the stepped massing, the street-level of the building will be setback an additional 5-feet to stratify the building massing and provide additional space at street-level for residential open space and landscaping.</p>
<p><b>CS2. Urban Pattern and Form</b> Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.</p> <p><b>CS2. Central Area Supplemental Guidance</b></p>	<p><b>D.3 Height, Bulk, and Scale – Zone Transitions.</b> For projects at the edge of different zones, provide an appropriate transition or complement to the adjacent zone(s). Projects should create a step in perceived height, bulk and scale between the anticipated development potential of the adjacent zone and the proposed development.</p> <p><b>1.a. Transition and Delineation of Zones.</b> Where denser zones transition to lower density residential zones, provide privacy layering and scale for ground related entrances, porches, and stoops on façades facing the less dense residential zone.</p>	<p>The zoning of the neighboring properties to the east and the eastern half of the block to the north matches the neighborhood commercial zoning (NC1-55) of the project site, but changes to low-rise zoning (LR3) around the rest of the project site. The preferred option steps the building massing in response to the topography, as well as lowering the overall building relative to the adjacent zoning.</p>
<p><b>PL1. Connectivity</b> Complement and contribute to the network of open spaces around the site and the connections among them.</p> <p><b>PL1. Central Area Supplemental Guidance</b></p>	<p><b>A.1 Network of Open Spaces – Enhancing Open Space.</b> Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood. Consider ways that design can enhance the features and activities of existing off-site open spaces. Open space may include sidewalks, streets and alleys, circulation routes and other open areas of all kinds.</p> <p><b>1.b Accessible Open Space.</b> Larger projects around important neighborhood nodes should create generous recessed entries, corner plazas, and more usable open space adjoining the streets. Projects along dense business corridors should maintain a continuous street wall definition contributing to the area’s urban feel</p>	<p>The existing site design has a fairly consistently ring of landscaping around the perimeter of the property that screens the existing building and creates a lushly vegetated streetscape. The preferred option draws inspiration from the existing site design, but aims to provide better connection between the building and its surrounding neighborhood. A 15-ft to 19-ft setback from the property line to all street frontages provides a transition zone for the street-level commercial and ground-related housing to negotiate differences in topography and connect to the streetscape. This transition zone also creates opportunities for private outdoor space and the reintroduction of a lushly landscaped ring around the perimeter of the site.</p> <p>Publicly accessible open spaces at the northeast and southwest corners of the site serve as breaks in the building massing, but also provide larger open spaces for use by the neighborhood. These publicly accessible open spaces are located relative to neighboring uses—proximate to the Langston Hughes Performing Arts Institute to preserve views of the landmark building and promote street-level interaction, and opposite Wisteria Park to lessen the presence of the proposed building.</p>
<p><b>PL3. Street-Level Interaction</b> Encourage human interaction and activity at the street-level with clear connections to building entries and edges.</p> <p><b>PL3. Central Area Supplemental Guidance</b></p>	<p><b>A.1 Entries – Design Objectives.</b> Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street. Scale and detail them to function well for their anticipated use and also to fit with the building of which they are a part, differentiating residential and commercial entries with design features and amenities specific to each.</p> <p><b>1.d &amp; h Frontages.</b></p> <ul style="list-style-type: none"> <li>• 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 accessibility.</li> <li>• Provide exterior access to ground floor residential units. This interior/exterior connection should occur frequently with entrances placed at a regular interval.</li> </ul>	<p>The design of the preferred option will have several points of entry around the perimeter of the building, including individual commercial entries and the main residential entry along E Yesler Way, a secondary residential entry on E Washington, and private residential entries for the ground-related housing along 16th Avenue S, S Washington Street, and 17th Avenue S.</p> <p>The commercial entries and main building entry will be at-grade with clear sight lines and easy access from the right-of-way. The secondary residential entry is intended for resident convenience—tenant move-ins, rideshare pick-up, and bicycle room access—therefore its presence will be understated relative to the main entry. Private individual entries to ground-related residential units will be much smaller in scale and separated from the right-of-way by private courts and landscaping.</p>



<p><b>PL3. Central Area Supplemental Guidance</b></p>	<p><b>B.2 Residential Edges – Ground-level Residential.</b> Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street and sidewalk. Consider providing a greater number of transition elements and spaces, and choose materials carefully to clearly identify the transition from public sidewalk to private residence.</p> <p><b>2.d Streetscape Treatment.</b> Encourage a quality pedestrian environment that provides safe, comfortable routes for pedestrians that reflect the existing character of the building fabric.</p>	<p>The setback at street level around the perimeter of the building provides opportunities for public and private open space, ample dimension to handle grade transitions, and plentiful landscaping. Each commercial space along E Yesler Way has exterior open space immediately adjacent to promote outdoor seating and activity. Publicly accessible open space at the corners of the site are meant to foster activity and create opportunities for the community to come together.</p> <p>Private residential entries from the street include landscape buffers, a change in elevation, and private outdoor space to further activate the streetscape while structuring the environment to also provide privacy and security.</p>
<p><b>DC2. Architectural Concept</b> Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.</p> <p><b>DC2. Central Area Supplemental Guidance</b></p>	<p><b>A.2 Massing – Reducing Perceived Mass.</b> Use secondary architectural elements to reduce the perceived mass of larger projects. Consider creating recesses or indentations in the building envelope; adding balconies, bay windows, porches, canopies or other elements; and/or highlighting building entries.</p> <p><b>1.d Building Layout and Massing.</b> Appropriately scale buildings so that they relate to the scale and form of the adjacent public realm (i.e. the width of the streets and/or affronting open spaces and adjacent smaller scale zones).</p>	<p>Besides the massing strategies noted in the response to Design Guideline CS2–D.3, the preferred design option addresses the issue of scale relative to its neighbors through the expression of individual units in its form. Inset balconies occur at the upper residential levels on all street frontages. The breaks in the massing provide a rhythm and finer scale to the building that is of similar scale to nearby townhouses, while also creating more opportunities for building residents to engage and activate the streetscape. At the base of the building, ground-related residential units will have private individual courts and separate entries, extending the scale and rhythm of the building's organization into the landscape.</p>
	<p><b>C.3 Secondary Architectural Features – Fit With Neighboring Buildings.</b> Use design elements to achieve a successful fit between a building and its neighbors.</p>	<p>Nearby townhouse development serves as a model for organization of the ground-related residential units at base of the building along 16th Avenue S, S Washington Street, and 17th Avenue S. The additional five-foot setback at the lowest levels evokes a scale similar to that of a townhouse, while also providing additional space for private courts or porches. Individual entries from the street, separate private courts, and extensive landscaping create a relationship to the street that is typical of townhouses in the vicinity.</p>
<p><b>DC3. Open Space Concept</b> Integrate open space design with the design of the building so that each complements the other.</p> <p><b>DC3. Central Area Supplemental Guidance</b></p>	<p><b>A.1 Building-Open Space Relationship – Interior/Exterior Fit.</b> 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.</p> <p><b>1.c Common Open Spaces.</b> Provide generous common, open space, including shared courtyards and plazas that serve as extensions of the adjacent public realm.</p>	<p>Continuous setback at the perimeter of the project site provides open space and opportunity for the building to engage the streetscape on all street frontages. A series of publicly accessible terraces climbs the grade along E Yesler Way allowing each commercial space to have an at-grade entrance and adjoining open space to promote outdoor uses such as café or restaurant seating or outdoor displays. The terraces are connected with a series of staircases providing a more easy to navigate and sheltered route along E Yesler Way.</p> <p>Publicly accessible open spaces will be provided on-site as described in Design Guideline PL1–A1. Private open spaces will also be provided on 16th Avenue S, S Washington Street, and 17th Avenue S. The organization and character of these spaces is described in the response to Design Guideline PL3–B.2.</p>
<p><b>DC4. Exterior Elements and Finishes</b> Use appropriate and high quality elements and finishes for the building and its open spaces.</p> <p><b>DC4. Central Area Supplemental Guidance</b></p>	<p><b>A.1 Building Materials – Exterior Finish Materials.</b> Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.</p> <p><b>2.b Building Materials</b> Encourage variation in building materials and employ high quality materials.</p>	<p>We anticipate the streetscape and building materials at the base of the building along E Yesler Way will be suitable for the commercial nature of the building. Concrete site walls and pavers are likely to be prominent features interspersed with opportunities for planting and seating. The building will most likely have aluminum storefront with opportunities for large openings connecting interior and exterior using overhead sectional doors or folding doors.</p> <p>Concrete site walls and pavers will occur at the other street frontages with an increased opportunity for landscaping. The ground-related housing on these frontages will have a more residential character than E Yesler Way through a reduced level of transparency and likely more tactile and/or human-scaled materials.</p> <p>The upper levels of the building will similarly be more residential in character with tactile and/or human-scaled materials employed at points of where residents interact with the building such as the resident balconies, while large windows and panel materials likely will be used elsewhere.</p>

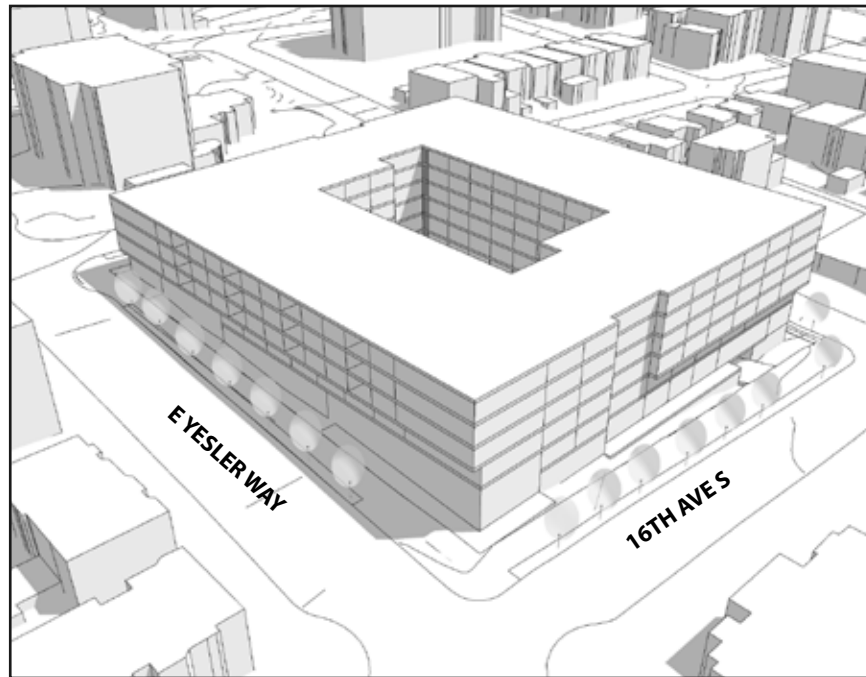
# PROPOSED SITE PLAN



## LEGEND

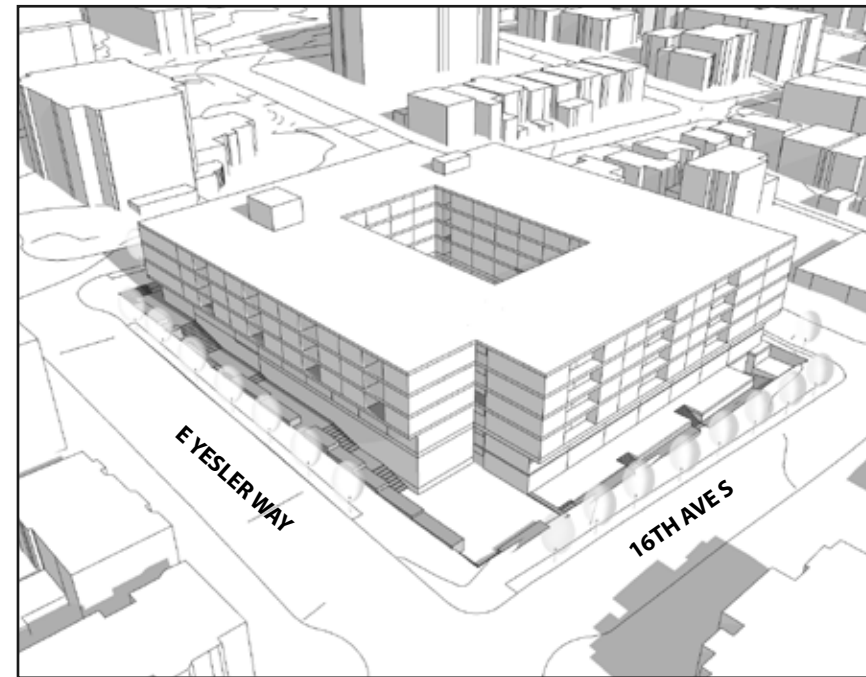
- Property Line
- Primary Entry
- Secondary Entry
- 10 ft Contour Line
- 2 ft Contour Line
- Power Pole
- Existing Trees to Remain
- Sun Rise
- Sun Set
- Bus Stop





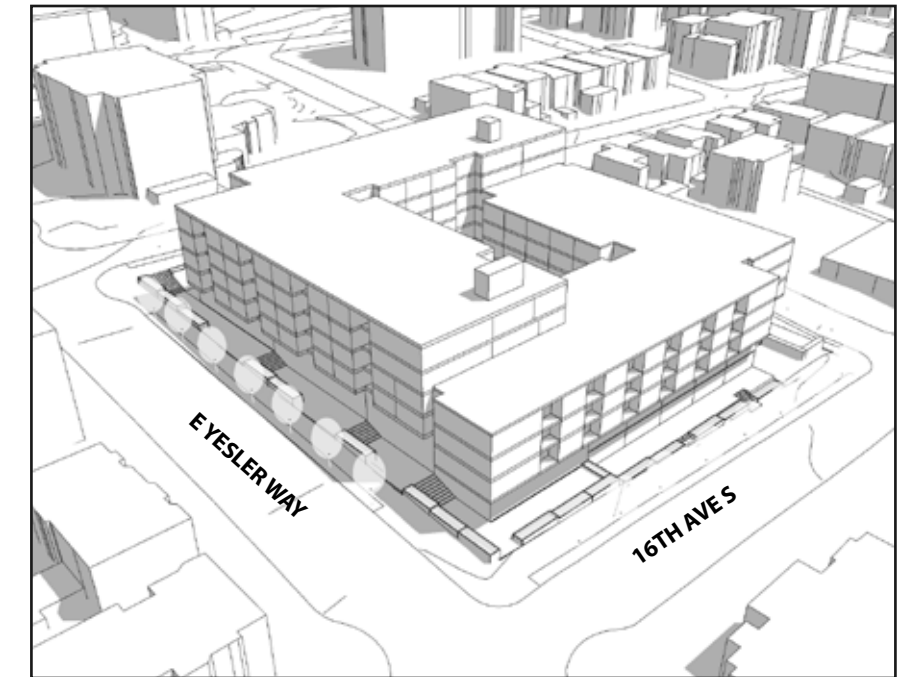
## CONCEPT 1 (CODE COMPLIANT)

Stories	6 above-grade 1 partial below-grade (trash storage)
Floor Area	Total Area: 260,988-sf Commercial: 18,394-sf Residential: 234,013-sf Parking: 1,619-sf FAR: 219,902-sf
Unit Count	308 apartments
Parking	3 spaces (Move-in Only)
Potential Departures	None
Advantages	<ul style="list-style-type: none"> <li>• Exceptional tree maintained in place</li> <li>• More residential units provided</li> <li>• No development standard departures</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>• Building massing not consistent with guidelines for zone transitions</li> <li>• Minimal parking provided</li> <li>• Location and quantity of commercial space not consistent with adjacent zoning</li> <li>• Live/work uses difficult to access due to grade</li> <li>• Street level open space is not consistent with residential character of neighborhood</li> </ul>



## CONCEPT 2 (DOUBLE L)

Stories	6 above-grade 1 below-grade (parking & trash storage)
Floor Area	Total Area: 276,380-sf Commercial: 4,480-sf Residential: 219,758-sf Parking: 52,142-sf FAR: 212,270-sf
Unit Count	280 apartments
Parking	149 spaces
Potential Departures	<ul style="list-style-type: none"> <li>• Commercial space at street-level</li> <li>• Parking ramp slope</li> </ul>
Advantages	<ul style="list-style-type: none"> <li>• Commercial uses focused along E Yelser Way</li> <li>• Ground-related housing on 16<sup>th</sup> Avenue S, S Washington Street &amp; 17<sup>th</sup> Avenue S</li> <li>• Street level setbacks provide space for additional landscape, private open space, and publicly accessible open space</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>• Tallest portion of building located at zone transition and opposite Wisteria Park</li> <li>• Courtyard enclosed by six stories on all sides</li> <li>• Main residential entry on E Yesler Way located slightly below-grade</li> </ul>



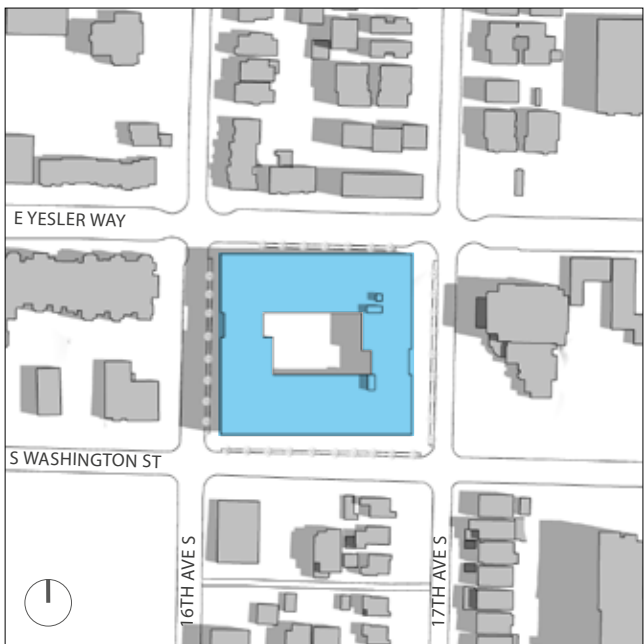
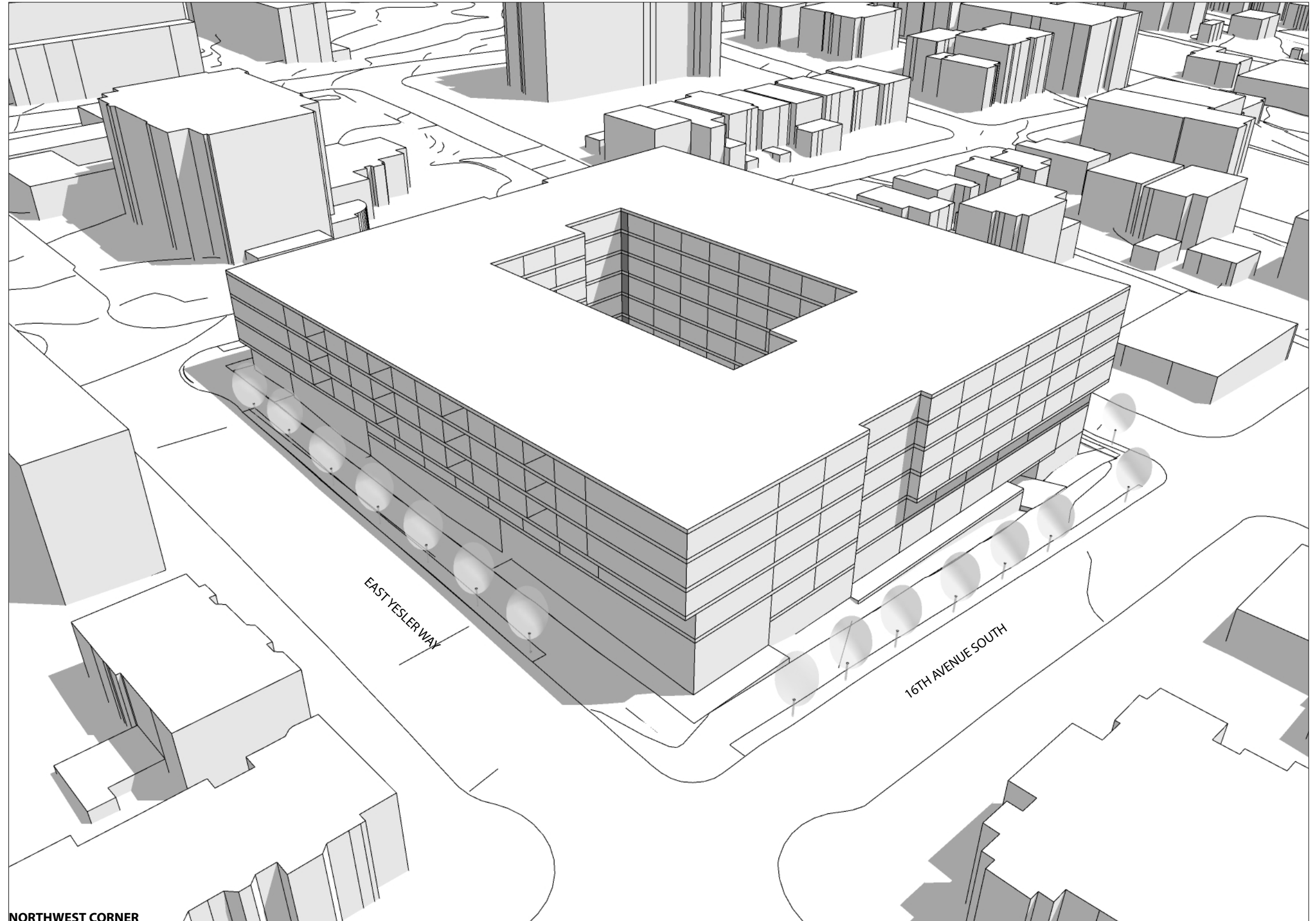
## CONCEPT 3 (FOUR BARS – PREFERRED)

Stories	7 above-grade 1 below-grade (parking & trash storage)
Floor Area	Total Area: 281,458-sf Commercial: 5,544-sf Residential: 226,519-sf Parking: 49,395-sf FAR: 208,050-sf
Unit Count	285 apartments
Parking	171 spaces
Potential Departures	<ul style="list-style-type: none"> <li>• Commercial space at street-level</li> <li>• Parking ramp slope</li> </ul>
Advantages	<ul style="list-style-type: none"> <li>• Building massing addresses zone transitions</li> <li>• Commercial uses focused along E Yelser Way</li> <li>• Ground-related housing on 16<sup>th</sup> Avenue S, S Washington Street &amp; 17<sup>th</sup> Avenue S</li> <li>• Street level setbacks provide space for additional landscape, private open space, and publicly accessible open space</li> <li>• Building massing provides relief to courtyard</li> </ul>
Disadvantages	<ul style="list-style-type: none"> <li>• Secondary residential entry on S Washington Street is located slightly below-grade</li> </ul>

# ARCHITECTURAL MASSING: CODE COMPLIANT

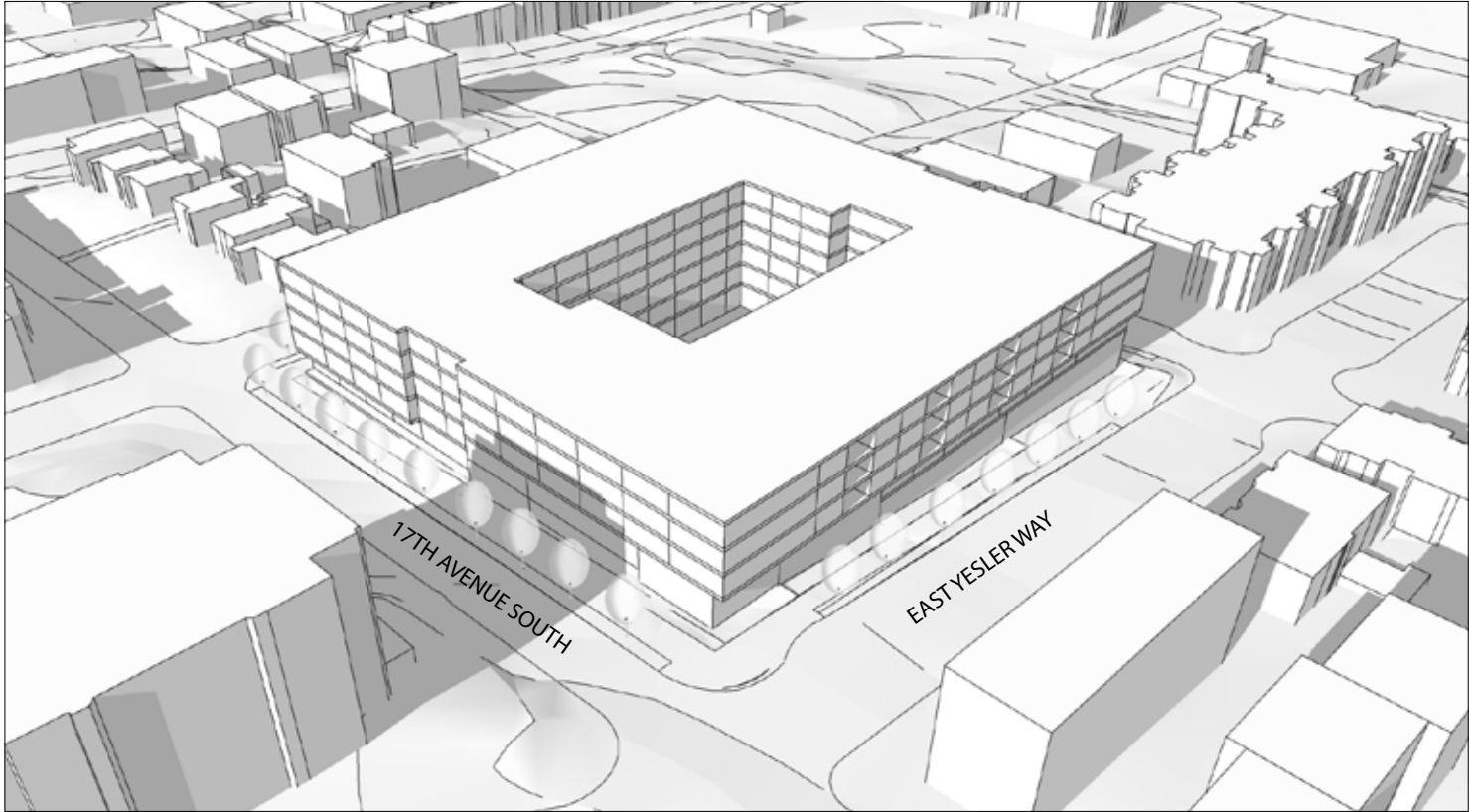
This design approach organizes the building around central courtyard to maintain an exceptional Japanese maple located at the interior of the site. The courtyard provides daylight and ventilation to the interior units and open space for the residents. The overall building massing is setback 5-ft from the property line to provide space for the existing street tree canopy. A double height commercial base undercuts the residential mass to diminish the overall building massing and provide additional space at street level for commercial and live/work uses.

<b>Stories</b>	6 above-grade + 1 partial below-grade
<b>Floor Area</b>	Total Area: 260,988-sf Commercial: 18,394-sf Residential: 234,013-sf Parking: 1,619-sf FAR: 219,902-sf
<b>Unit Count</b>	308 apartments
<b>Parking</b>	3 spaces (Move-in Only)
<b>Potential Departures:</b>	• No departures

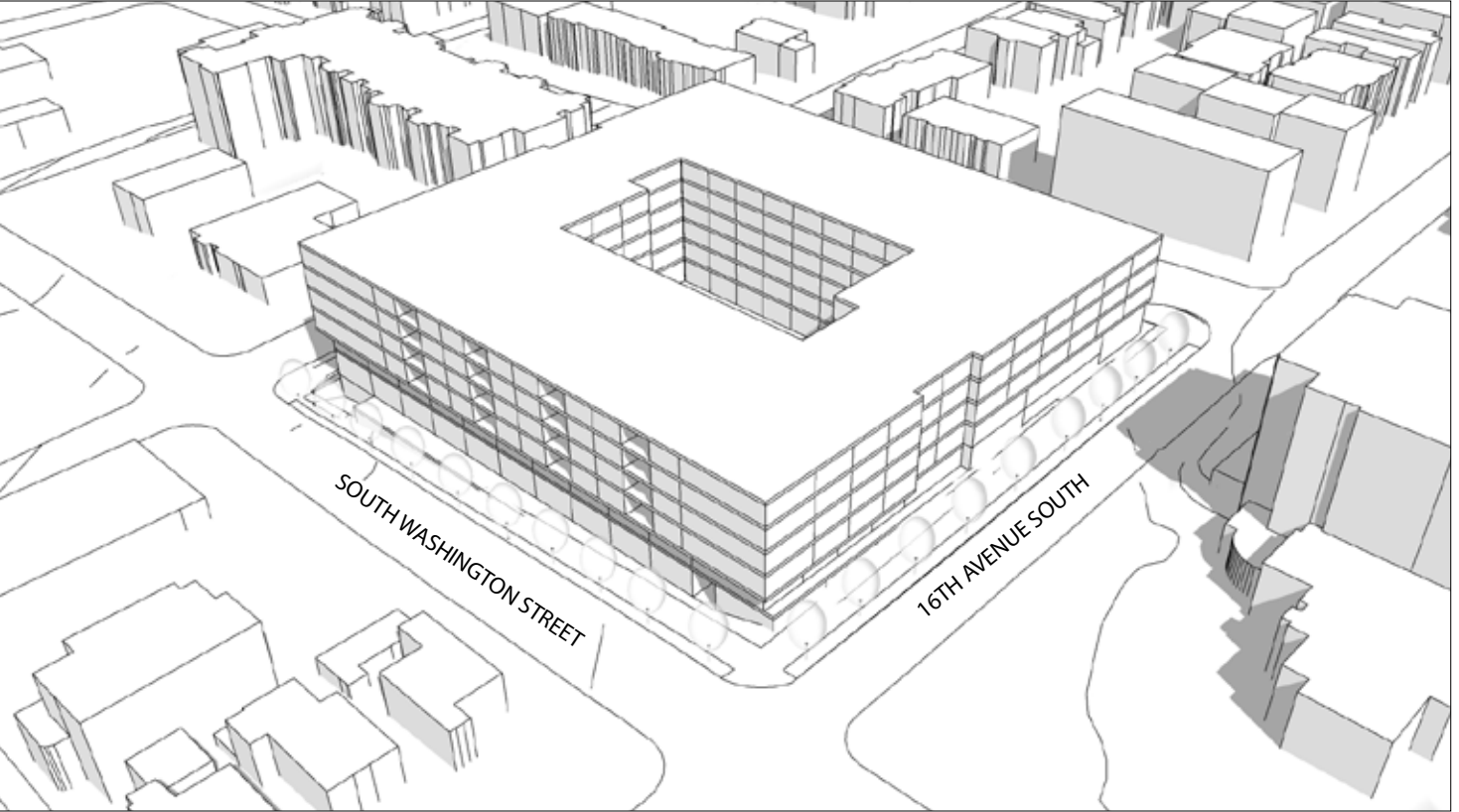


NORTHWEST CORNER

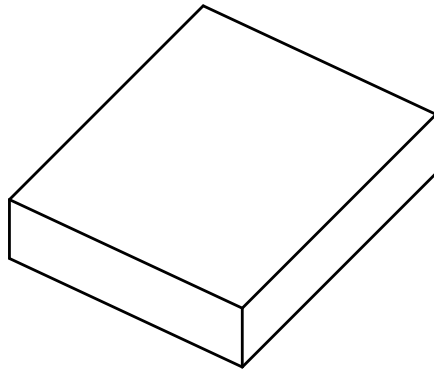




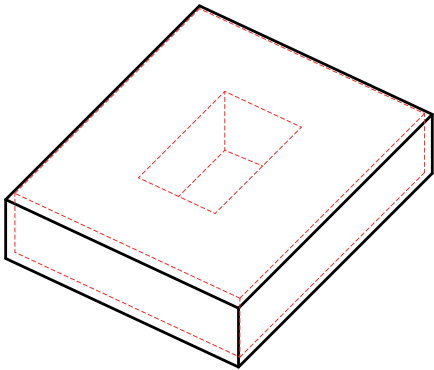
NORTHEAST CORNER



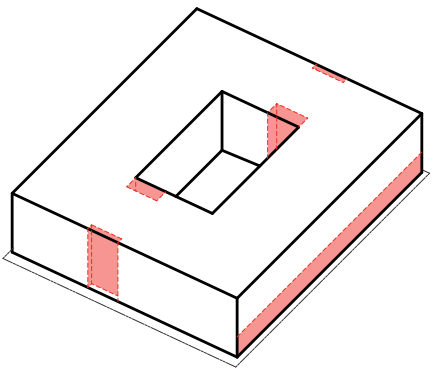
SOUTHEAST CORNER



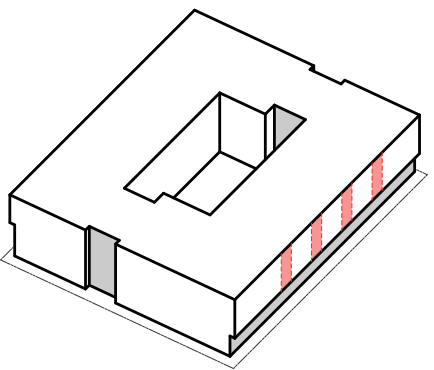
Development envelope



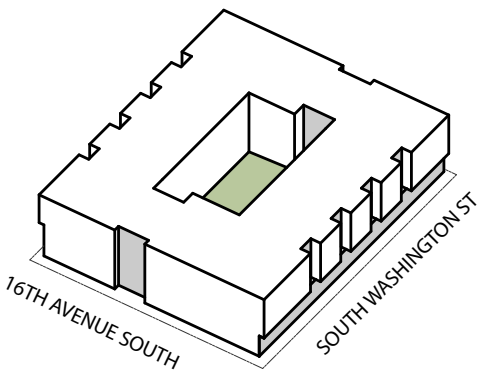
Setbacks and courtyard established.



Erode for public space and scale

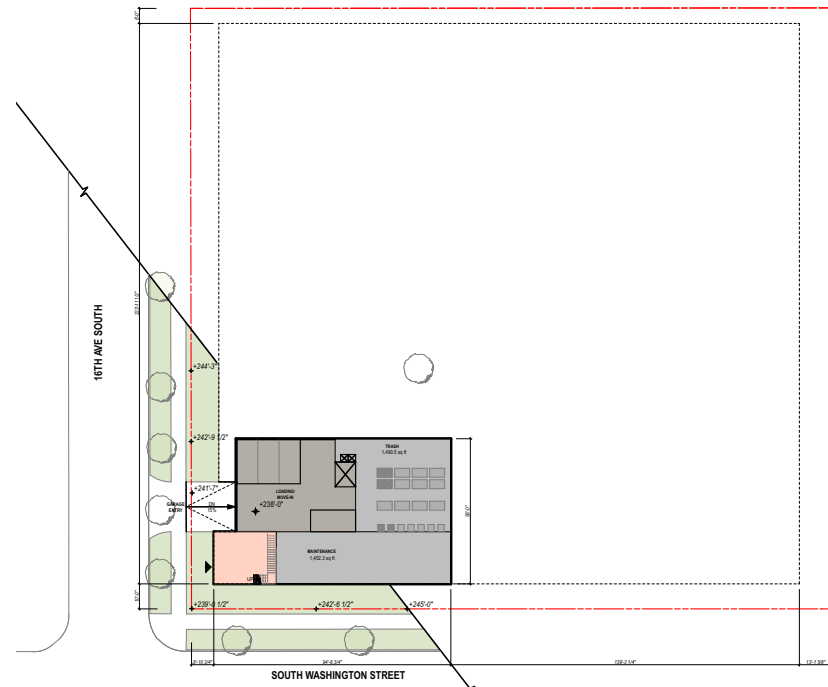


Articulate facade with inset decks

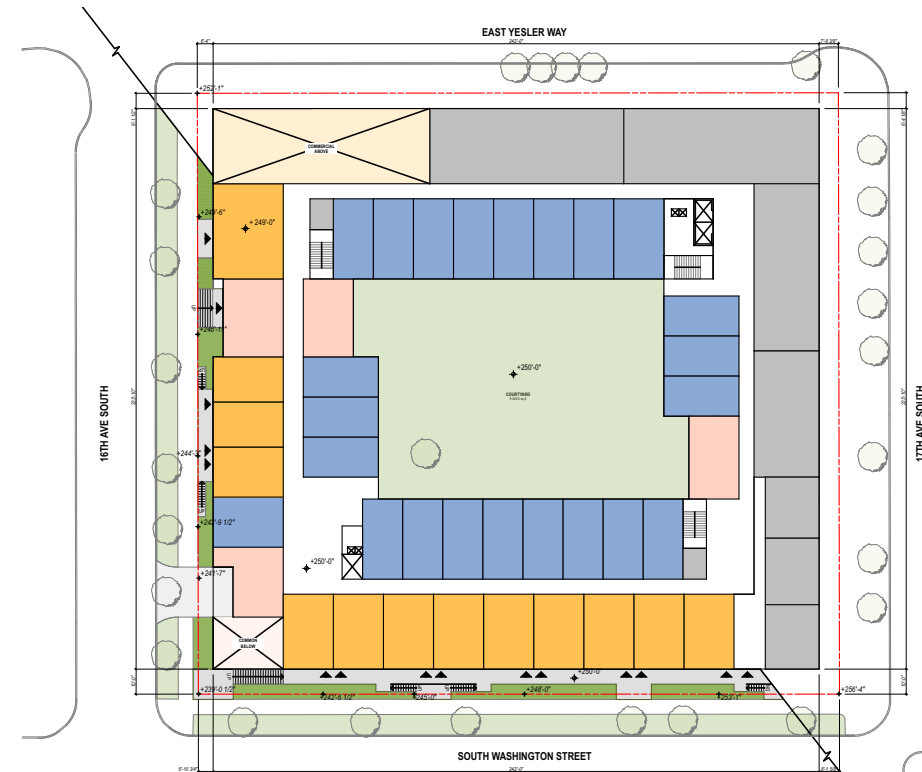


Final massing

# ARCHITECTURAL MASSING: CODE COMPLIANT



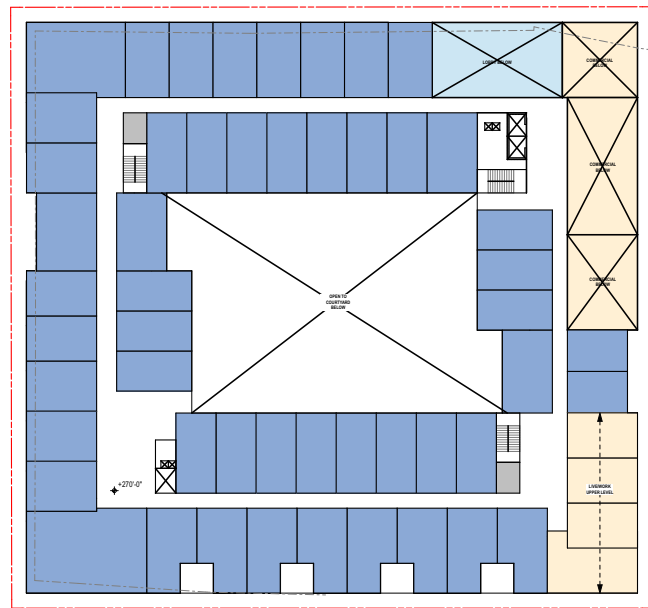
**PARKING GARAGE**



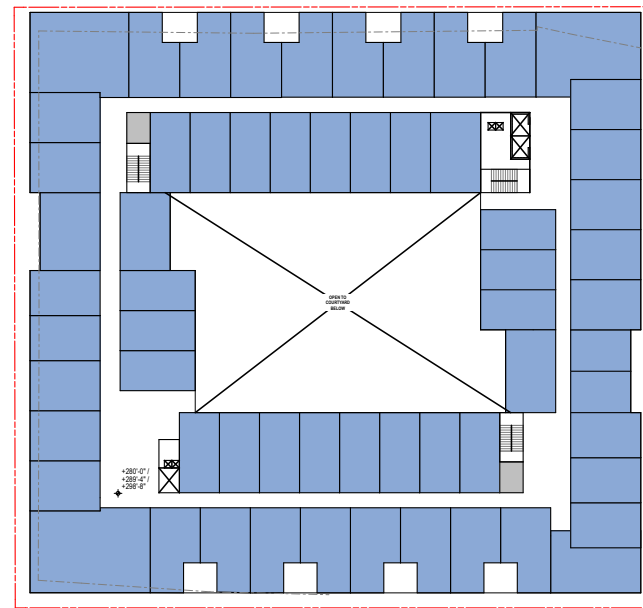
**LEVEL 1**



**LEVEL 2**



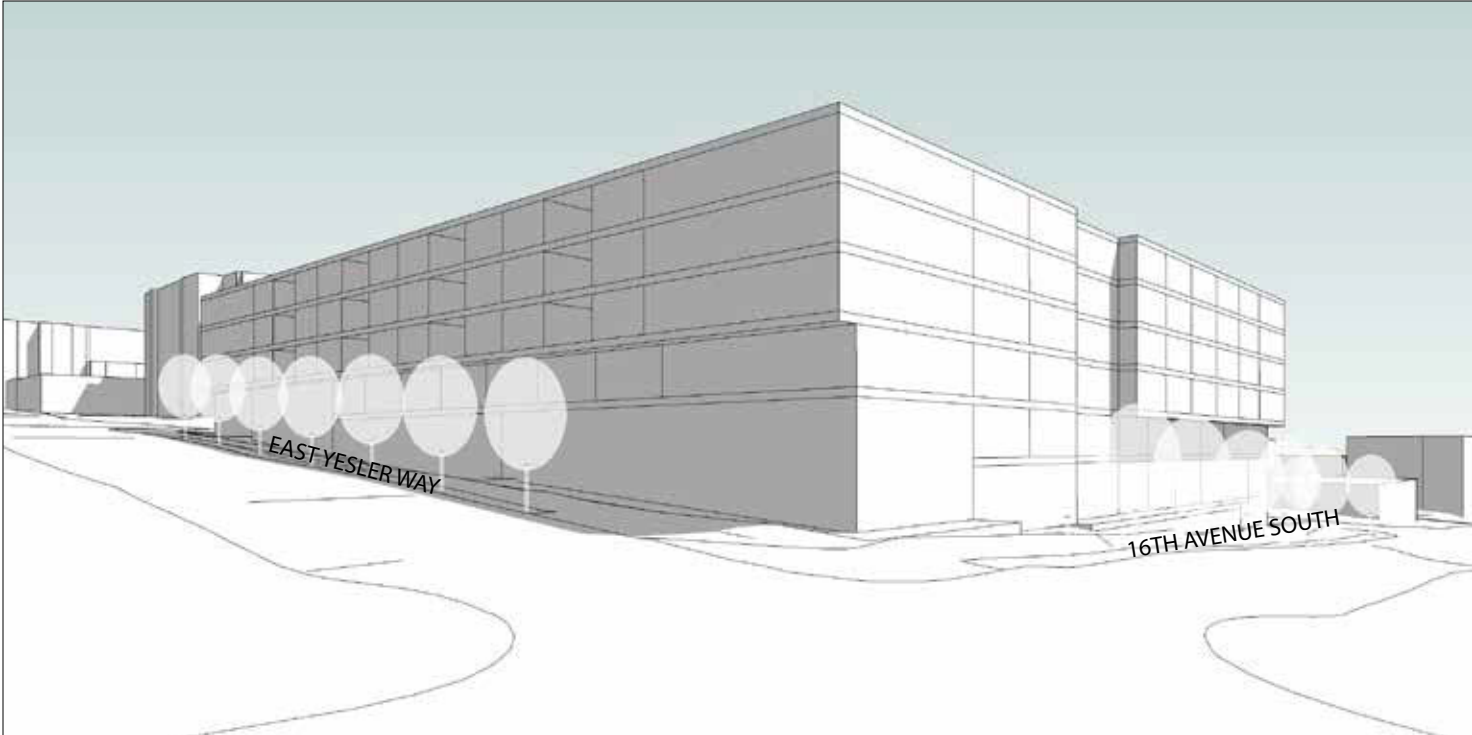
**LEVEL 3**



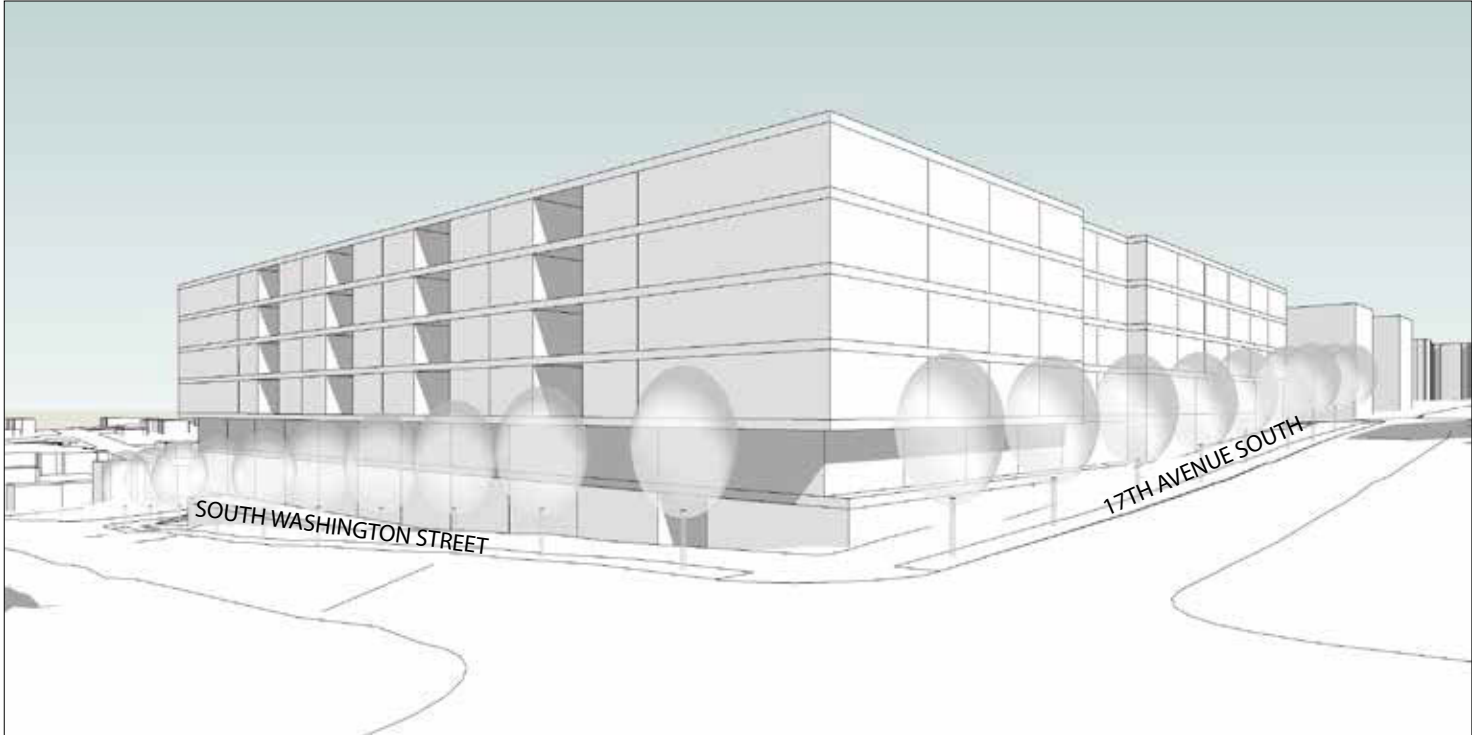
**LEVEL 4-6**



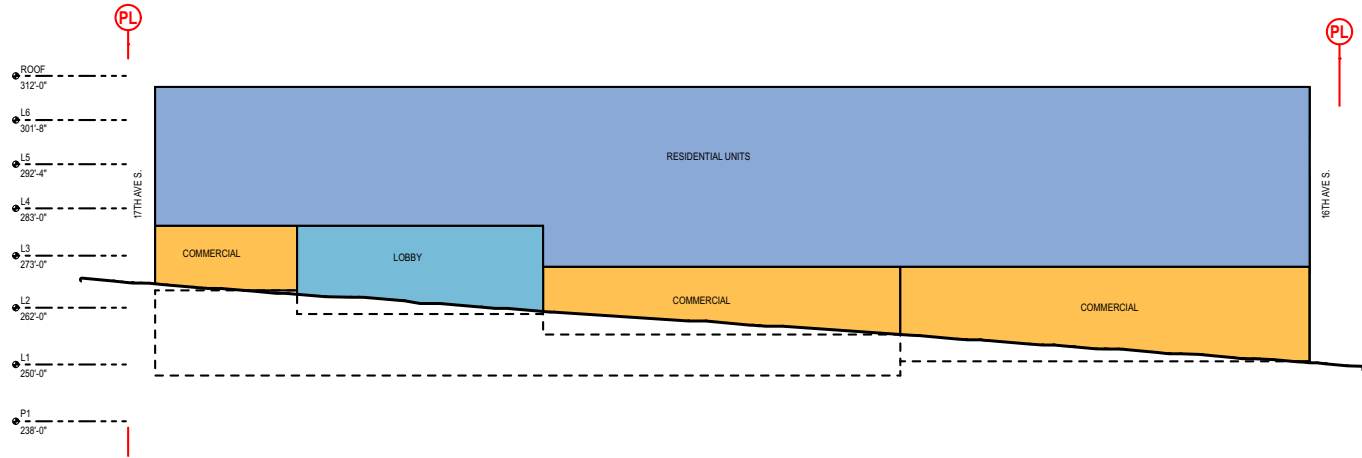
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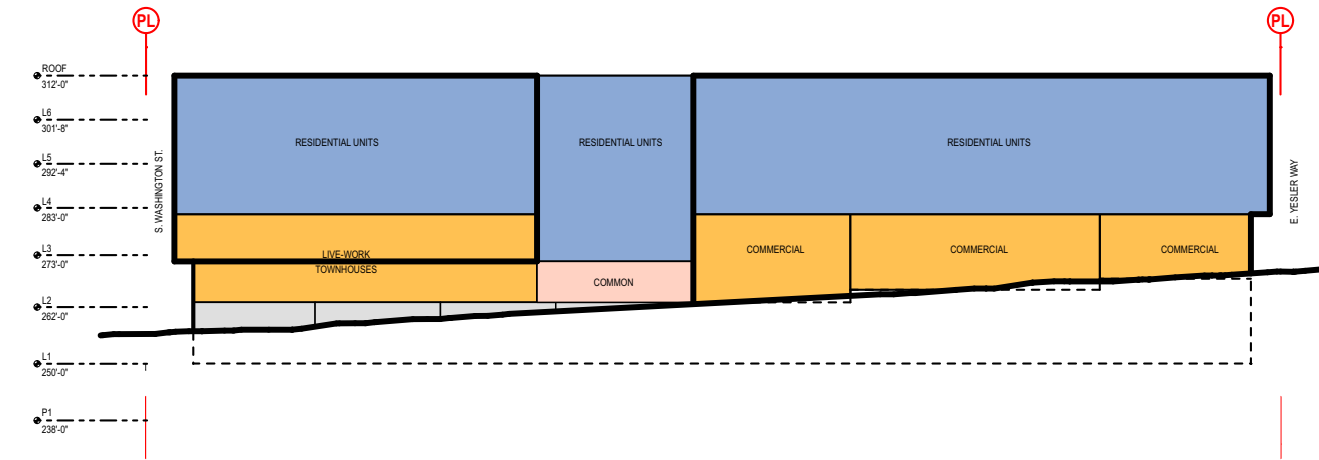
**NORTHWEST CORNER**



**SOUTHEAST CORNER**



**NORTH ELEVATION**



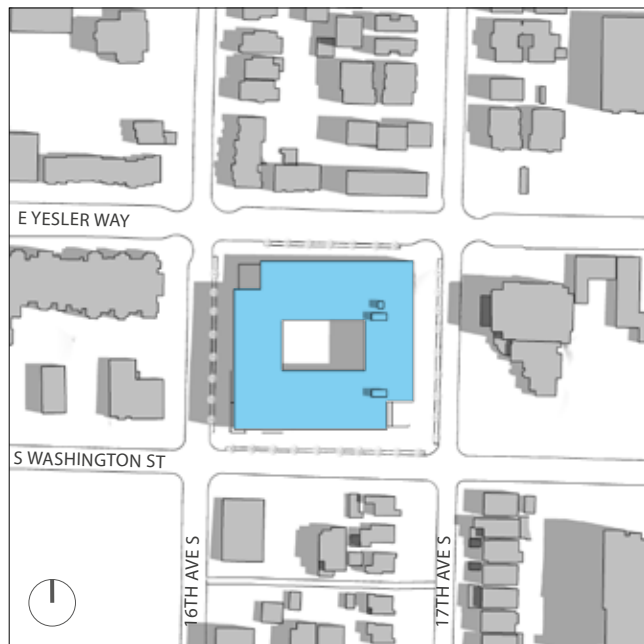
**EAST ELEVATION**

# ARCHITECTURAL MASSING: DOUBLE L

This design assumes the exceptional Japanese maple will be transplanted, but adopts the central courtyard organization of the first design option, this time formed by two intersecting Ls. The intersecting Ls generate open corners at the northwest and southeast corners of the site to address the buildings mass and provide opportunities for activation.

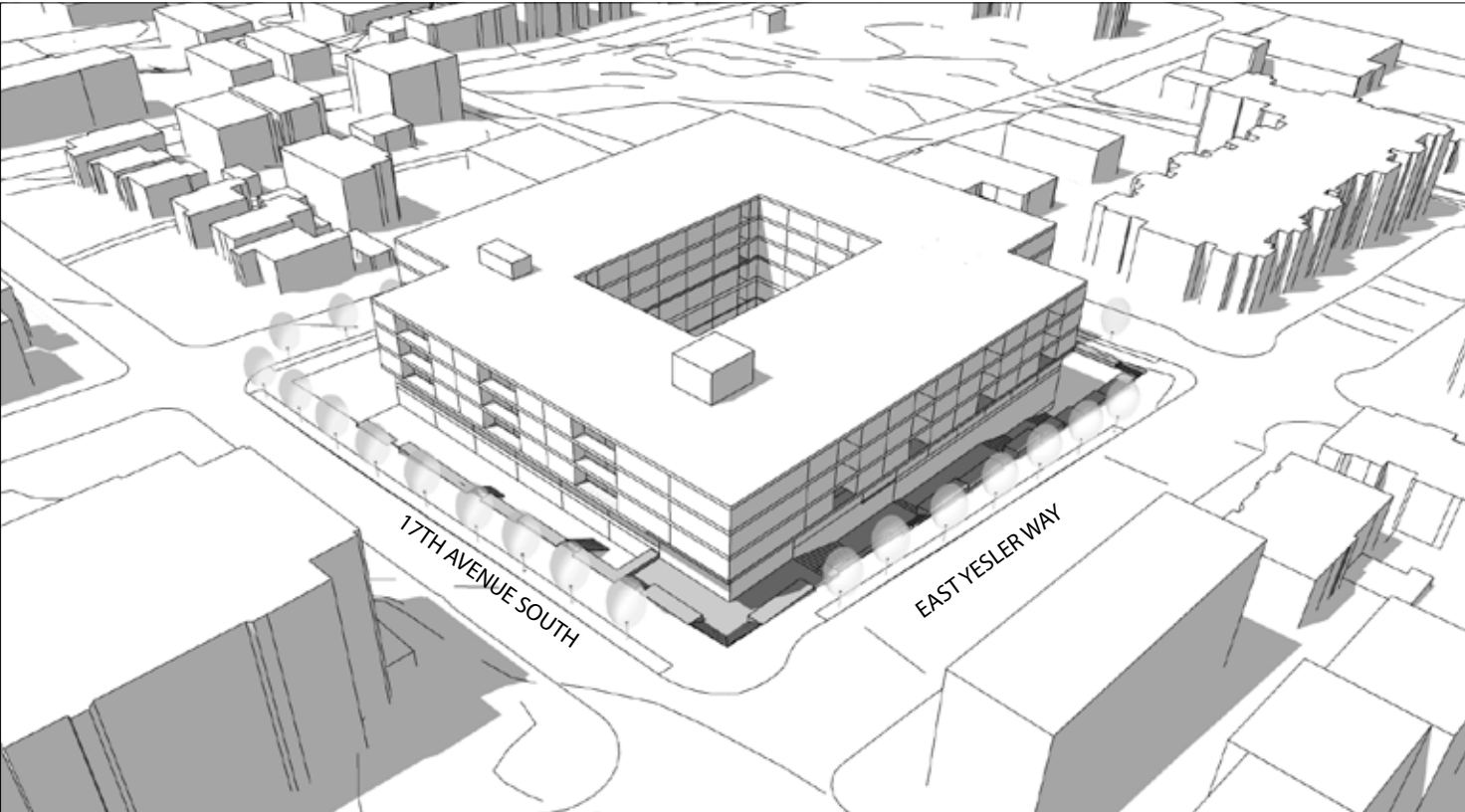
A 10-ft to 14-ft setback is provided around the periphery of the project site to accommodate changes in grade and reintroduce a secondary line of trees as currently exists on the site. A double-height base undercuts the upper floors to establish pleasing proportions and provide additional space at street level.

<b>Stories</b>	6 above-grade + 1 below
<b>Floor Area</b>	Total Area: 276,380-sf
	Commercial: 4,480-sf
	Residential: 219,758-sf
	Parking: 52,142-sf
	FAR: 212,270-sf
<b>Unit Count</b>	280 apartments
<b>Parking</b>	149 spaces
<b>Potential Departures:</b>	
	• Commercial space at street-level
	• Parking ramp slope

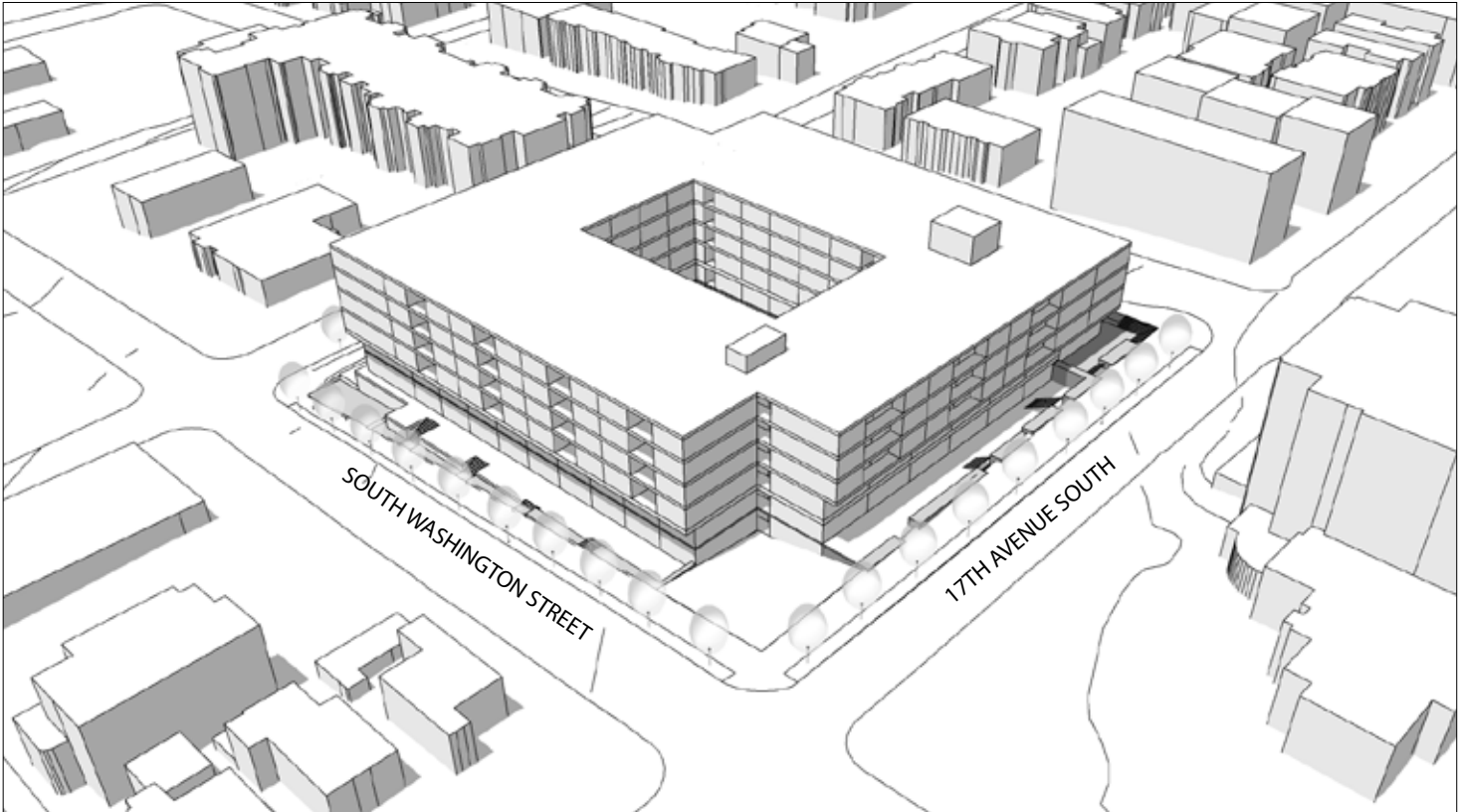


NORTHWEST CORNER

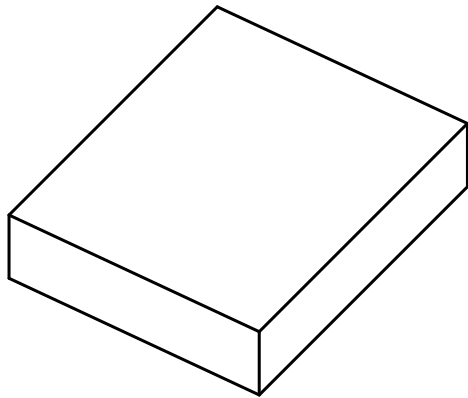




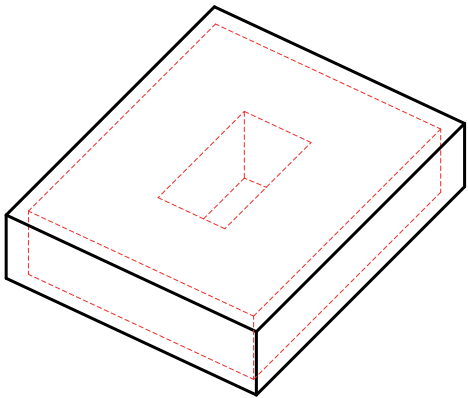
NORTHEAST CORNER



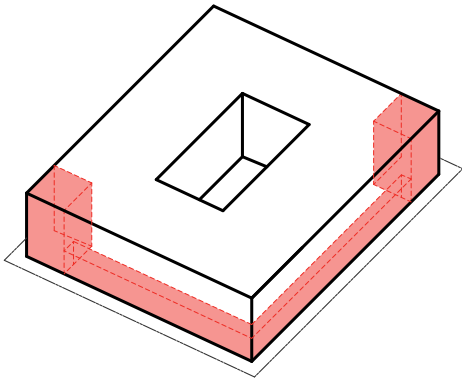
SOUTHEAST CORNER



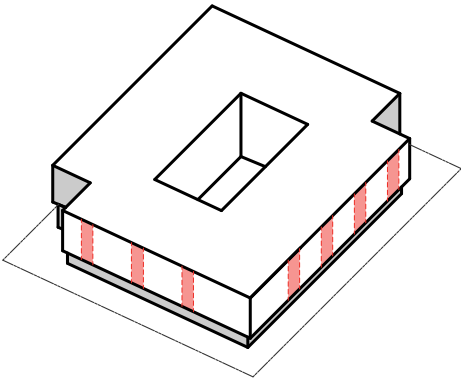
Development envelope



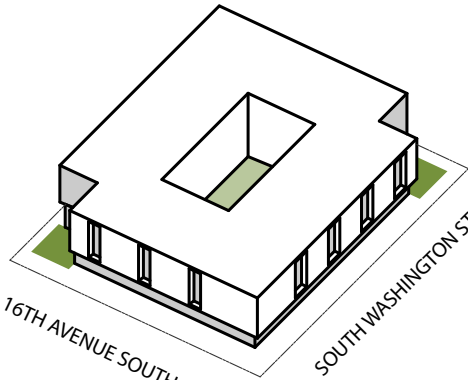
Setbacks and courtyard established.



Erode for public space and scale

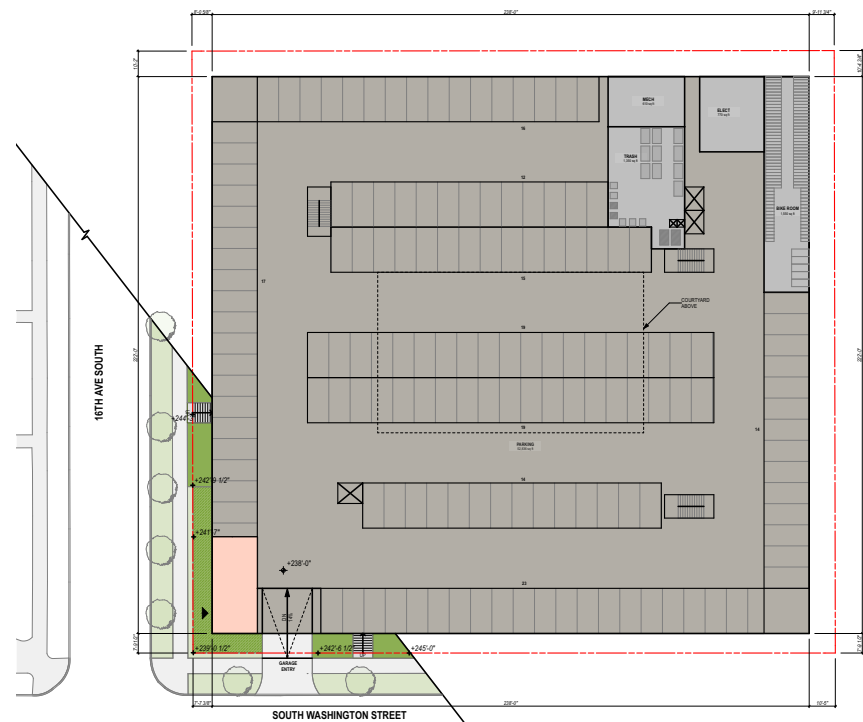


Articulate facade with inset decks

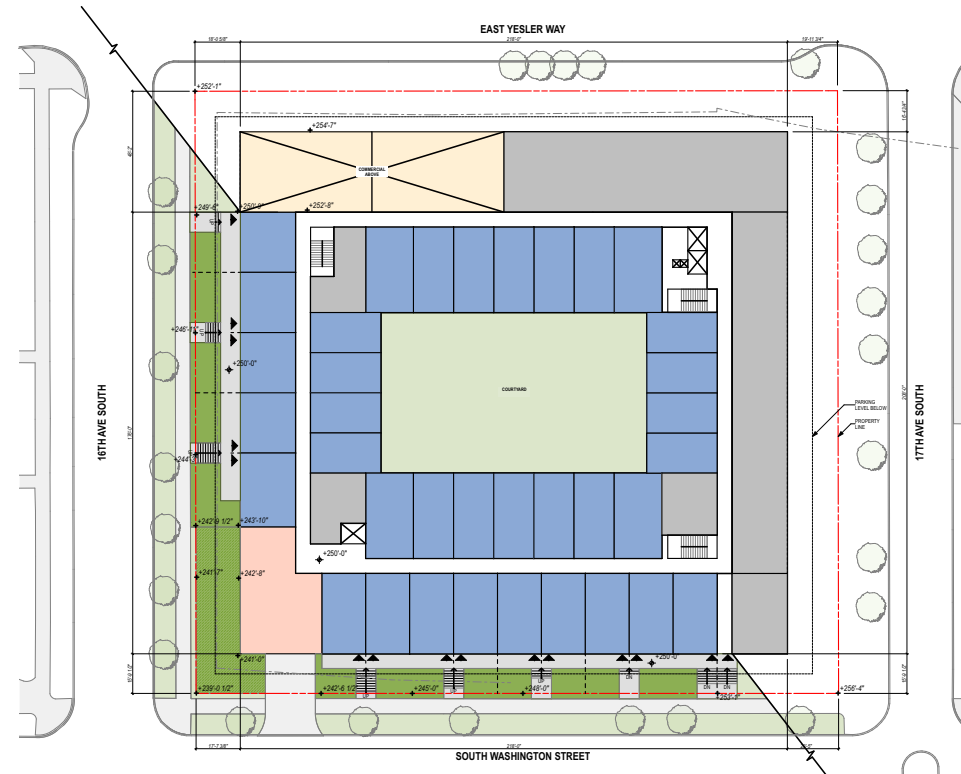


Final massing

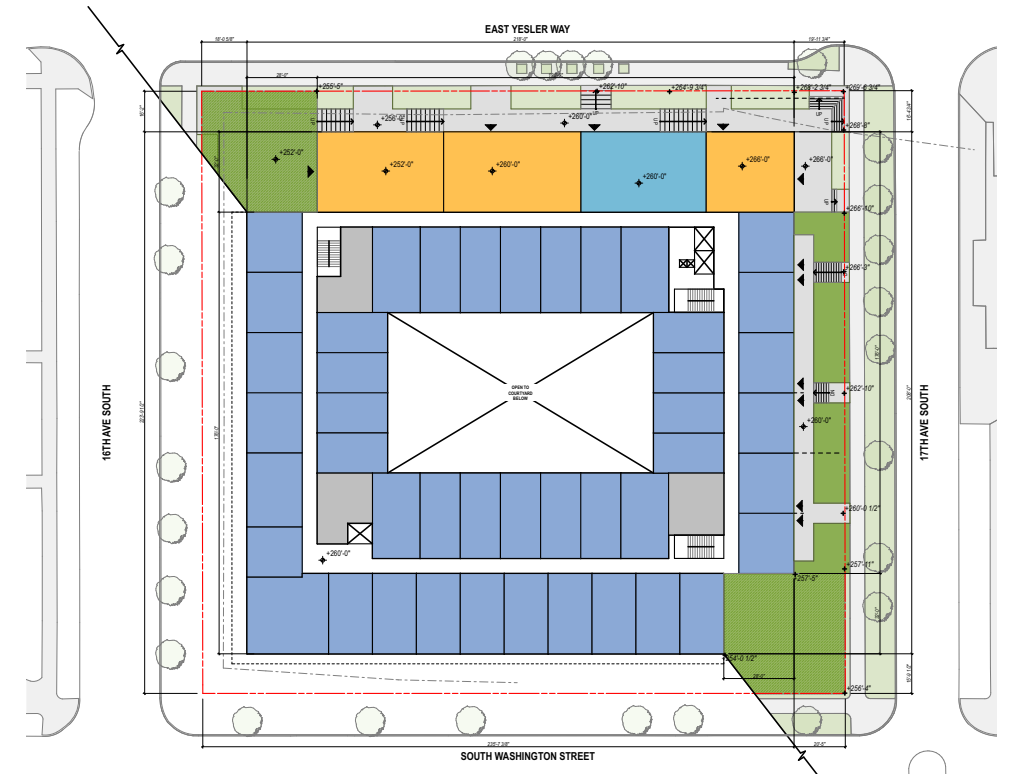
# ARCHITECTURAL MASSING: DOUBLE L



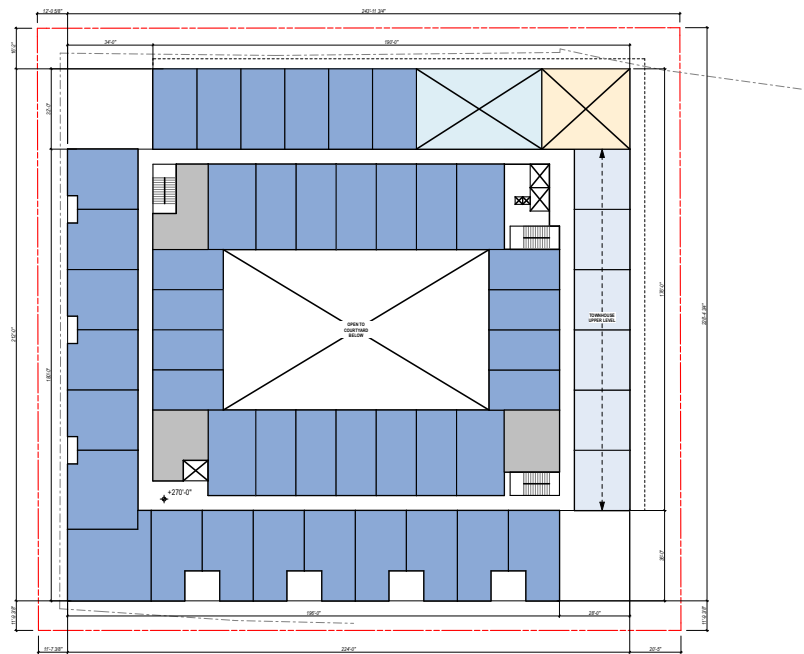
**PARKING GARAGE**



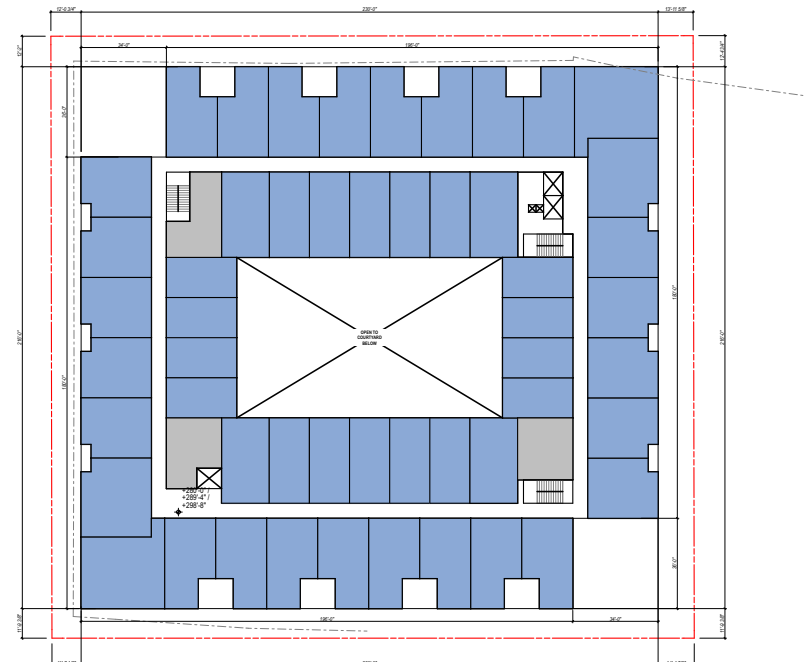
**LEVEL 1**



**LEVEL 2**



**LEVEL 3**



**LEVEL 4-6**



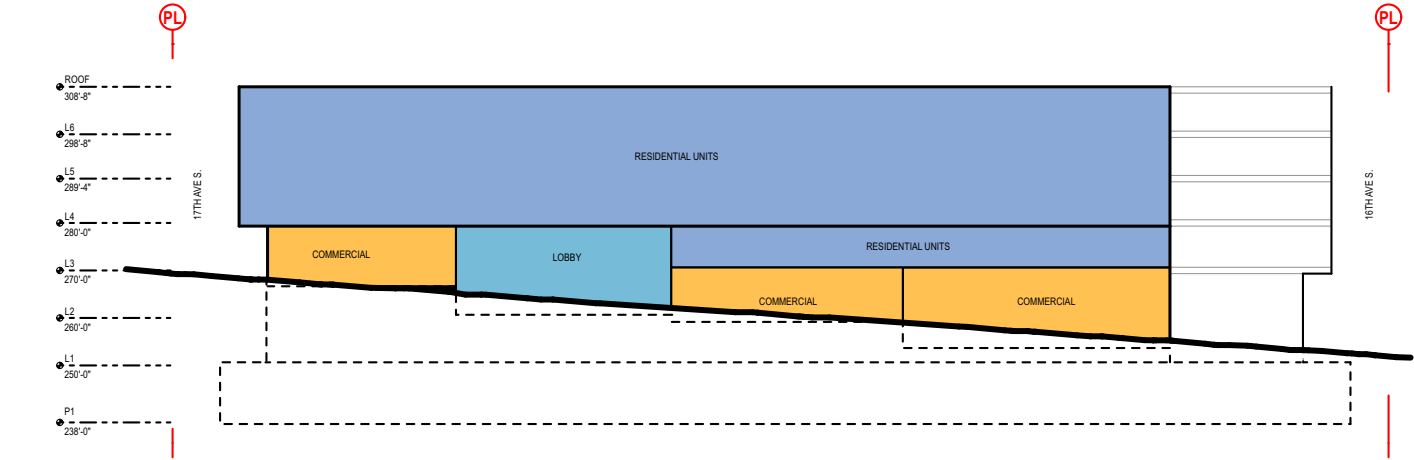
# ARCHITECTURAL MASSING: DOUBLE L



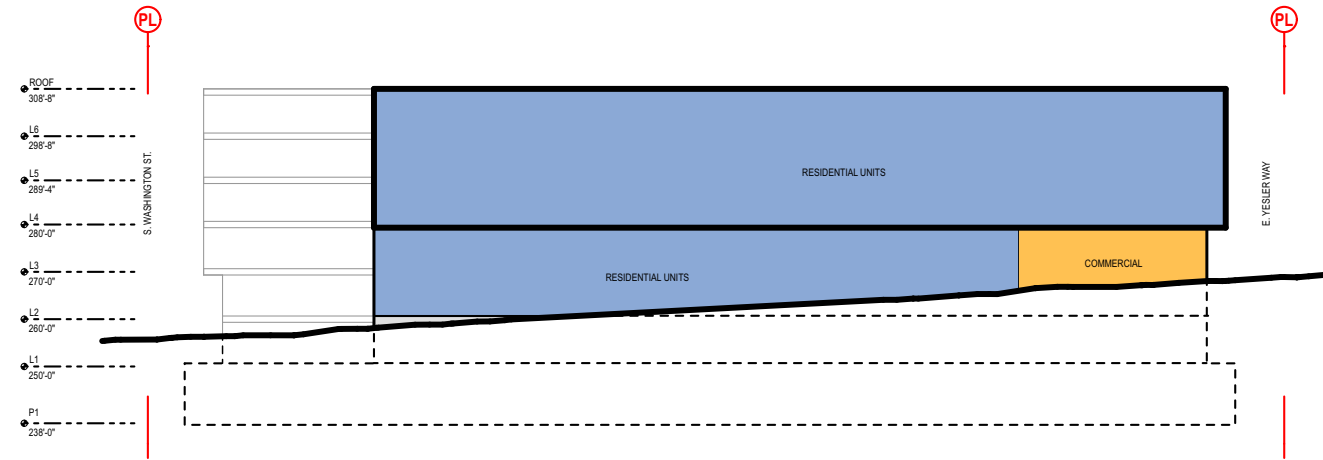
NORTHWEST CORNER



SOUTHEAST CORNER



NORTH ELEVATION



EAST ELEVATION

# ARCHITECTURAL MASSING: FOUR BARS

This design also assumes the exceptional Japanese maple will be transplanted and utilizes the central courtyard organization formed by four bars. The bars step in response to the site's significant topography utilizing an approach based on DR 12-2005 and discussed with the zoning reviewer. The organization of the residential bars generates open spaces at the northeast and southwest corners of the site.

A 10-ft to 14-ft setback is provided around the periphery of the project site to better accommodate changes in grade and reintroduce a secondary line of trees as currently exists on the perimeter of the site. A double height base undercuts the residential floors to distinguish the commercial uses on E Yesler Way and ground-related housing on the other street frontages.

<b>Stories</b>	5-7 above-grade +1 below
<b>Floor Area</b>	Total Area: 281,458-sf Commercial: 5,544-sf Residential: 226,519-sf Parking: 49,395-sf FAR: 208,050-sf
<b>Unit Count</b>	285 apartments
<b>Parking</b>	171 spaces

**Potential Departures:**

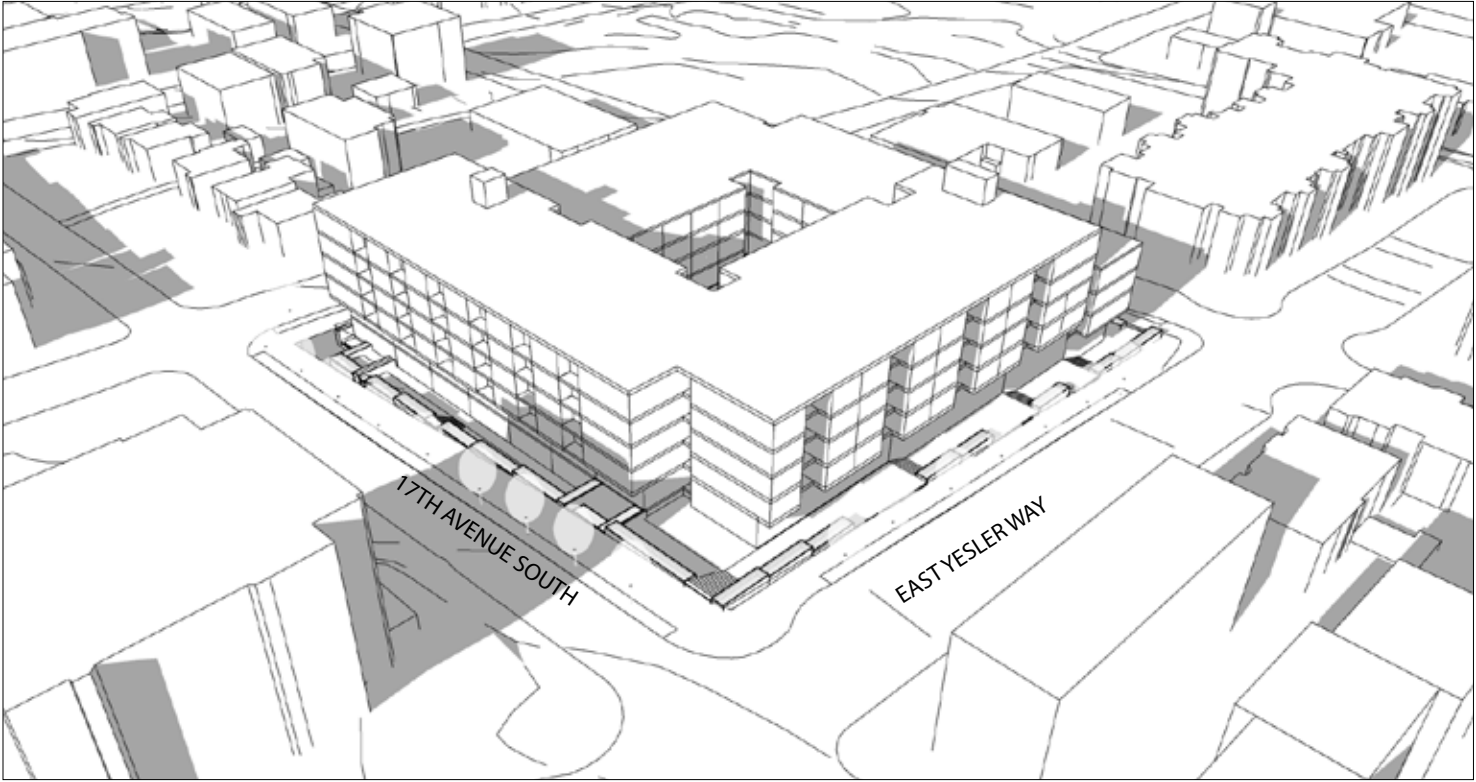
- Commercial space at street-level
- Parking ramp slope



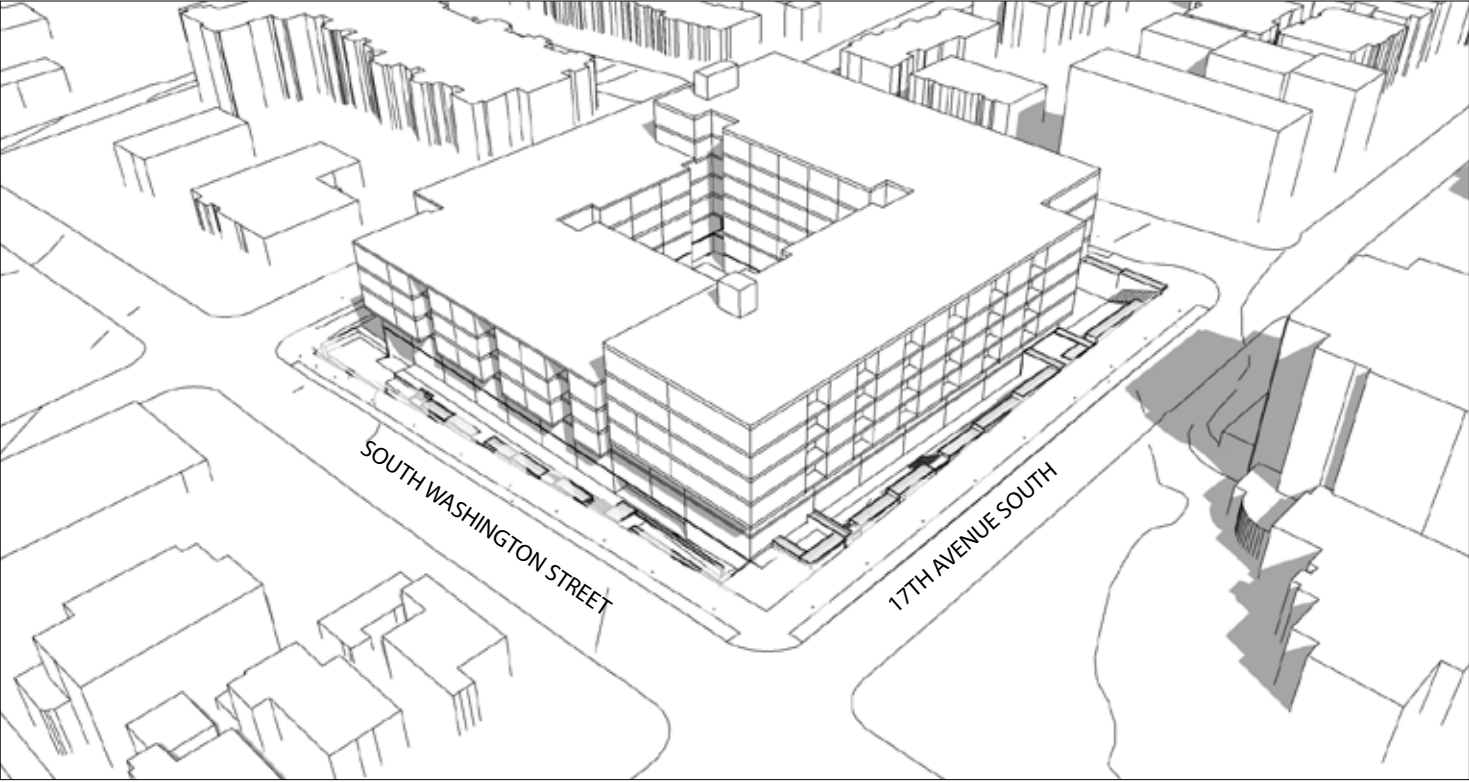
**NORTHWEST CORNER**



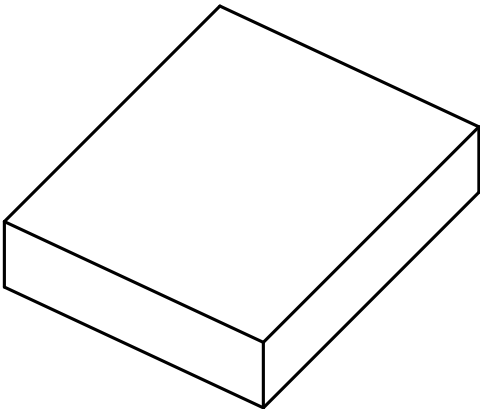
# ARCHITECTURAL MASSING: FOUR BARS



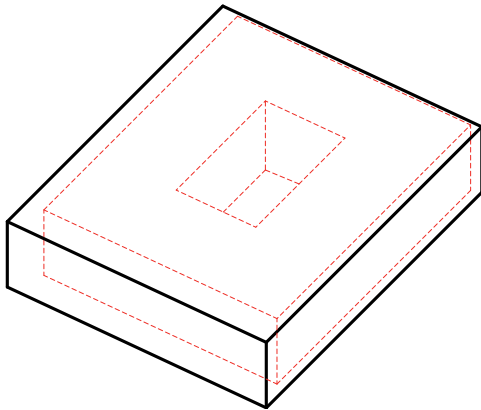
NORTHEAST CORNER



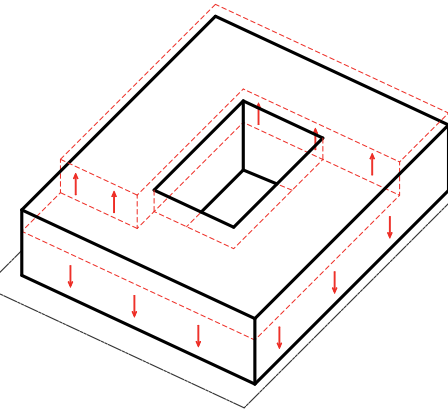
SOUTHEAST CORNER



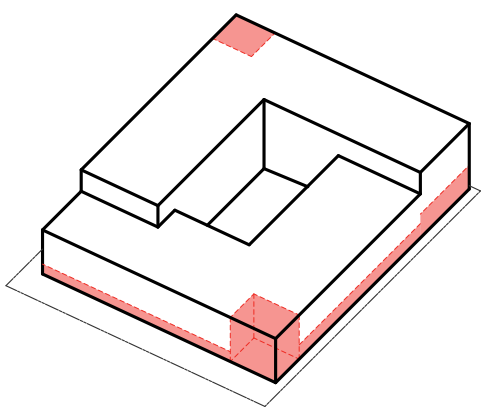
Full development envelope



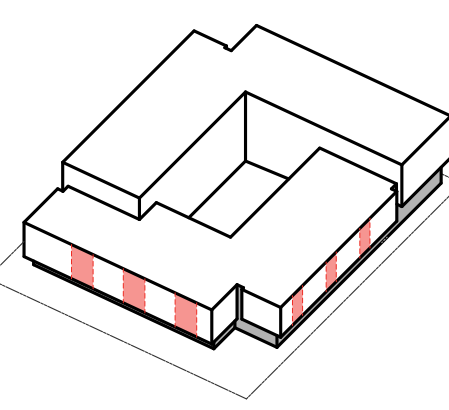
Setbacks and courtyard established.



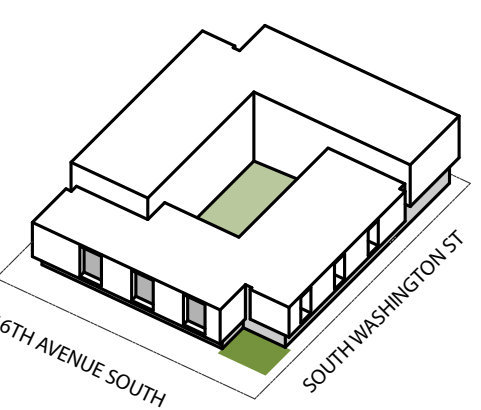
Respond to topography



Erode for public space and scale

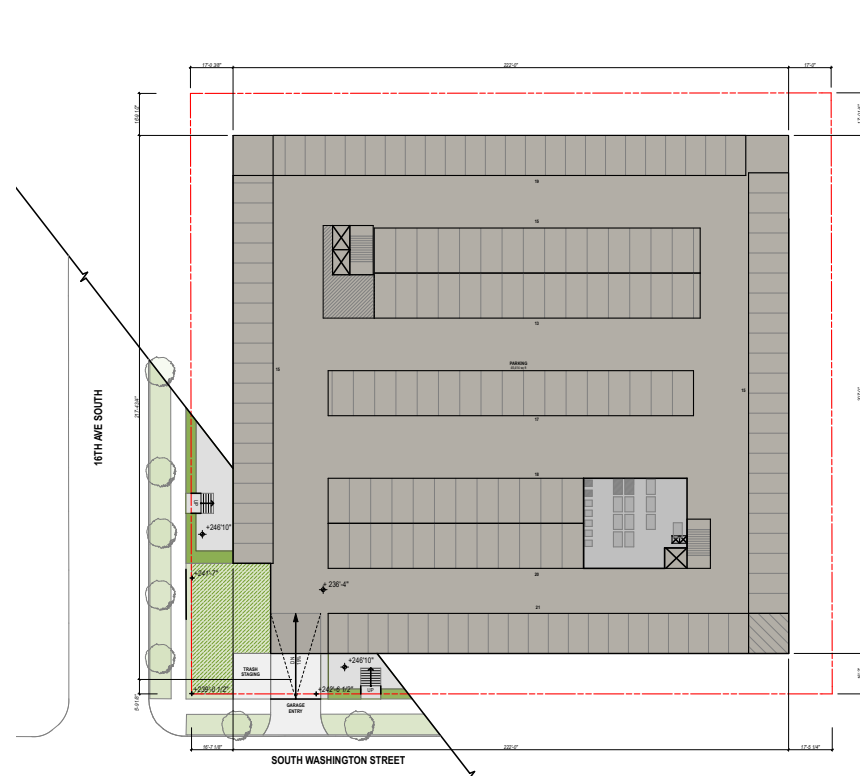


Articulate facade with inset decks

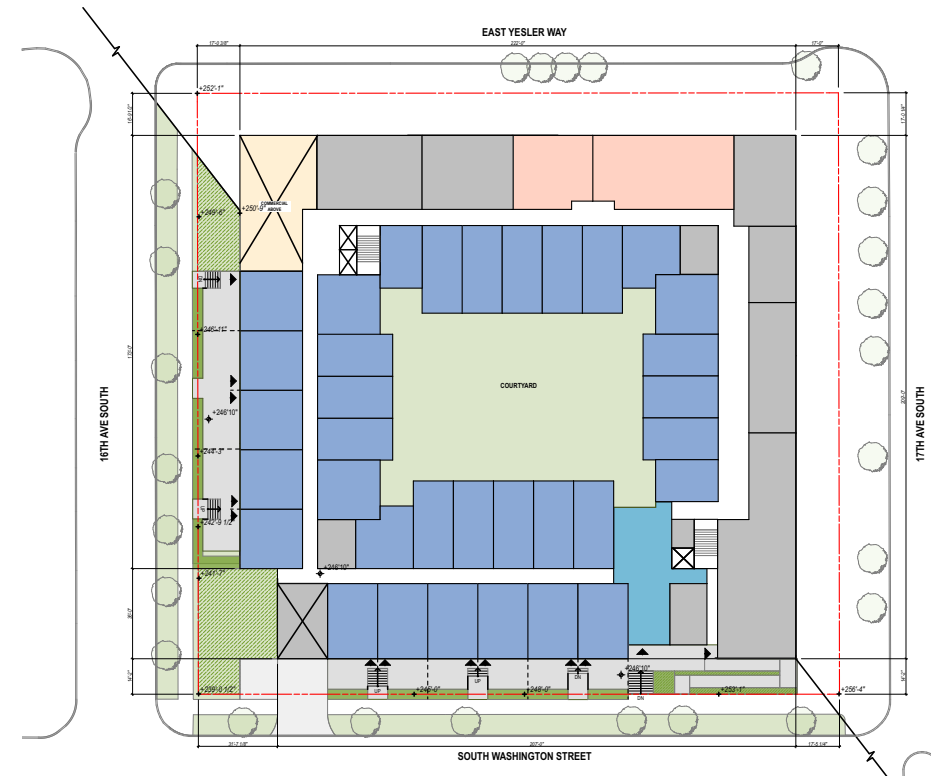


Final massing

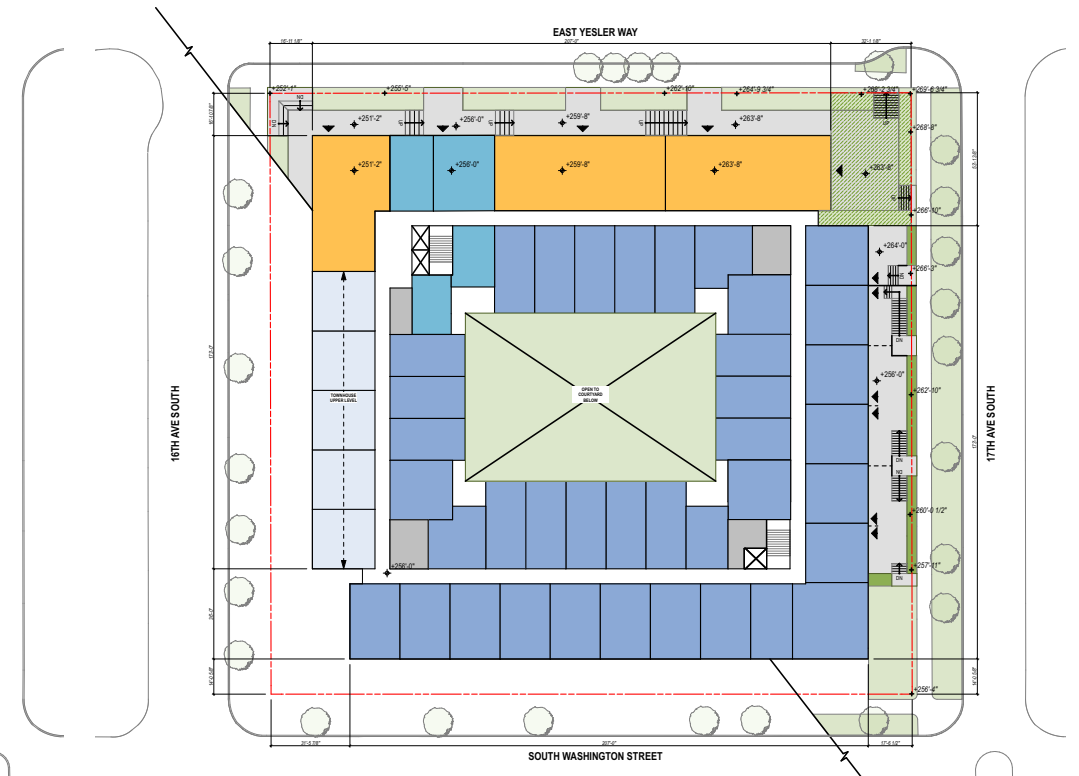
# ARCHITECTURAL MASSING: FOUR BARS



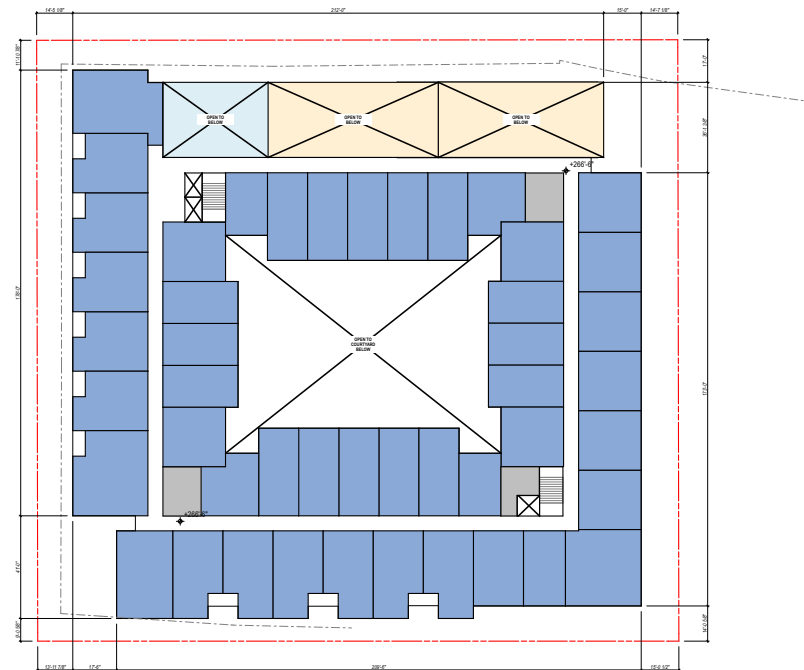
**PARKING GARAGE**



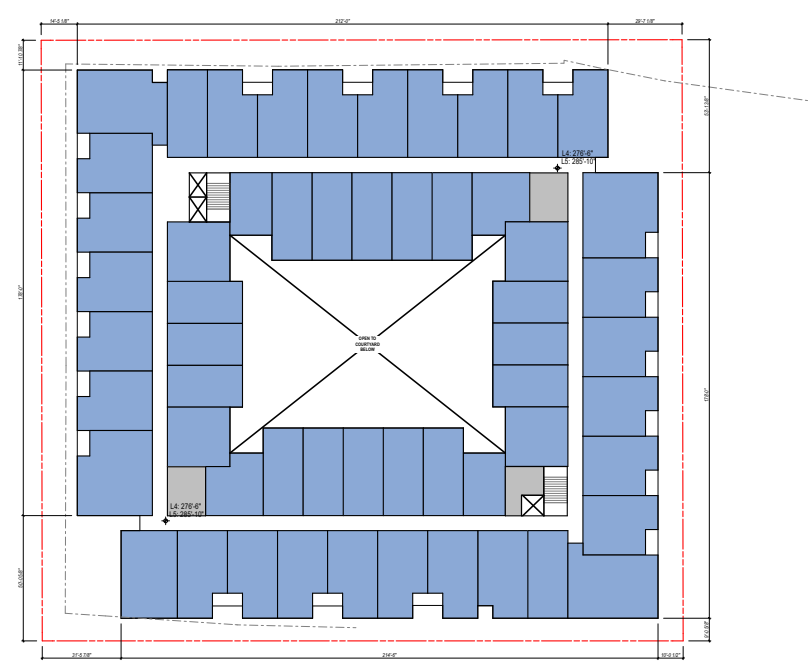
**LEVEL 1**



**LEVEL 2**



**LEVEL 3**



**LEVEL 4-5**



**LEVEL 6-7**



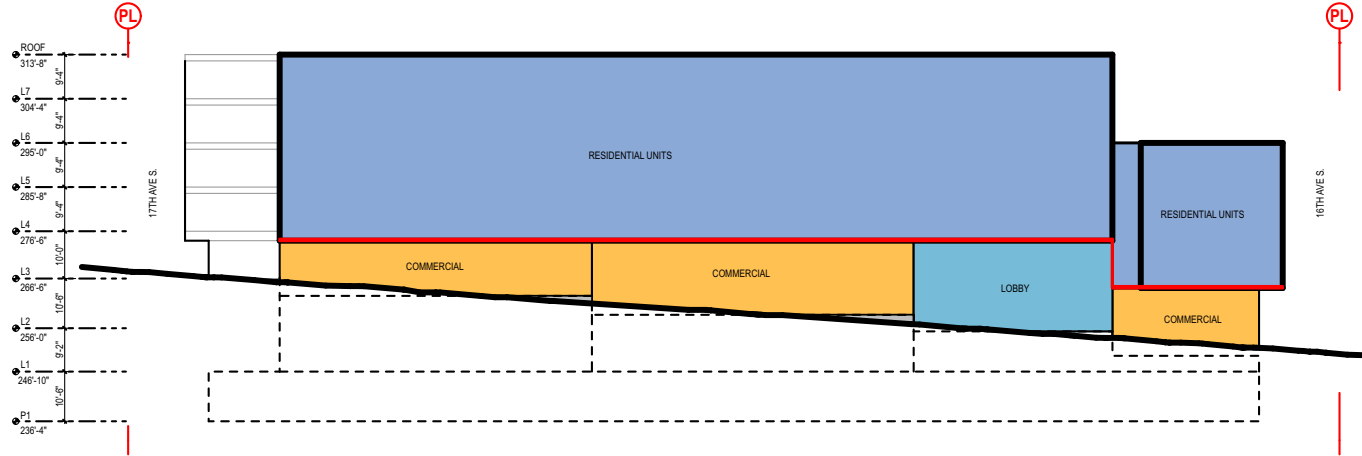
# ARCHITECTURAL MASSING: FOUR BARS



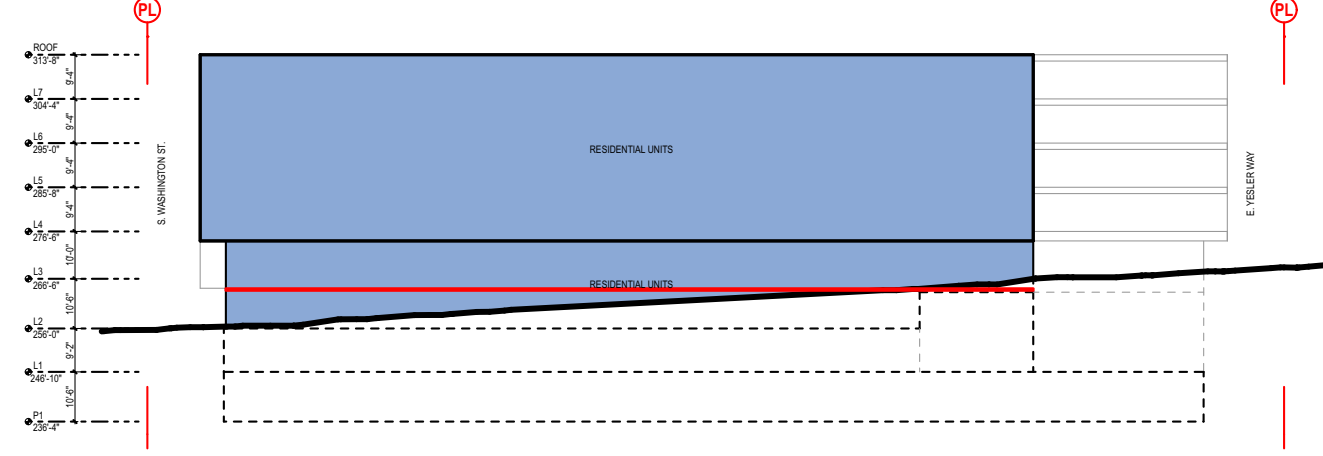
NORTHWEST CORNER



SOUTHEAST CORNER



NORTH ELEVATION



EAST ELEVATION

# SUN/SHADOW ANALYSIS: JUNE 21

EXISTING SITE



CONCEPT 1



CONCEPT 2



CONCEPT 3 (PREFERRED)



9:00AM

12:00 NOON

3:00PM



EXISTING SITE



CONCEPT 1



CONCEPT 2



CONCEPT 3 (PREFERRED)



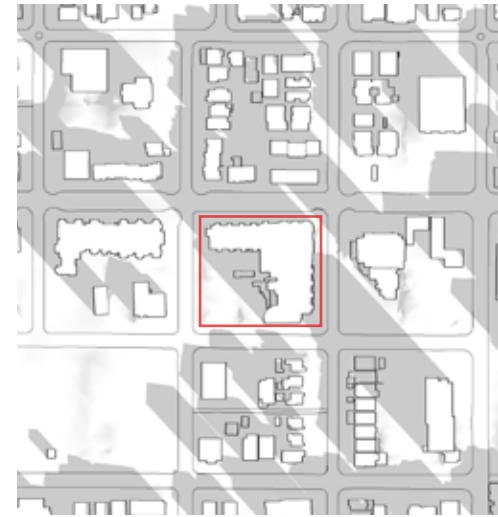
9:00AM

12:00 NOON

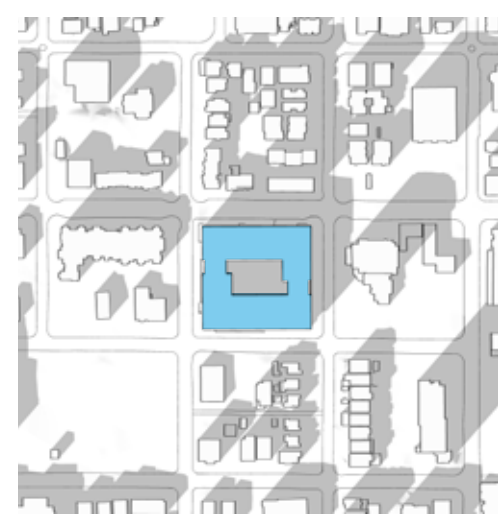
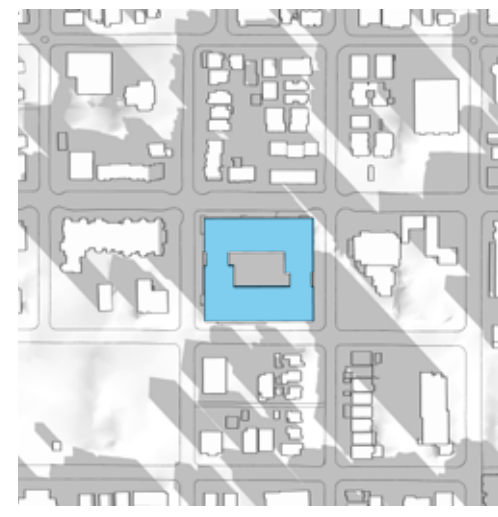
3:00PM

# SUN/SHADOW ANALYSIS: DECEMBER 21

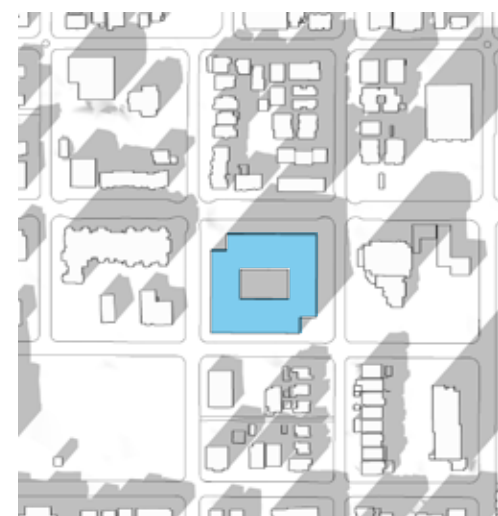
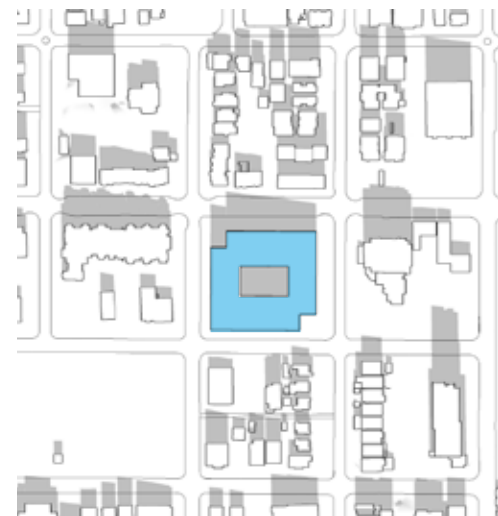
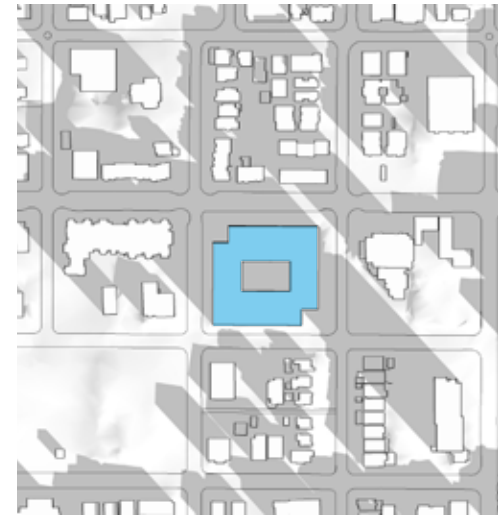
EXISTING SITE



CONCEPT 1



CONCEPT 2



CONCEPT 3 (PREFERRED)



9:00AM

12:00 NOON

3:00PM

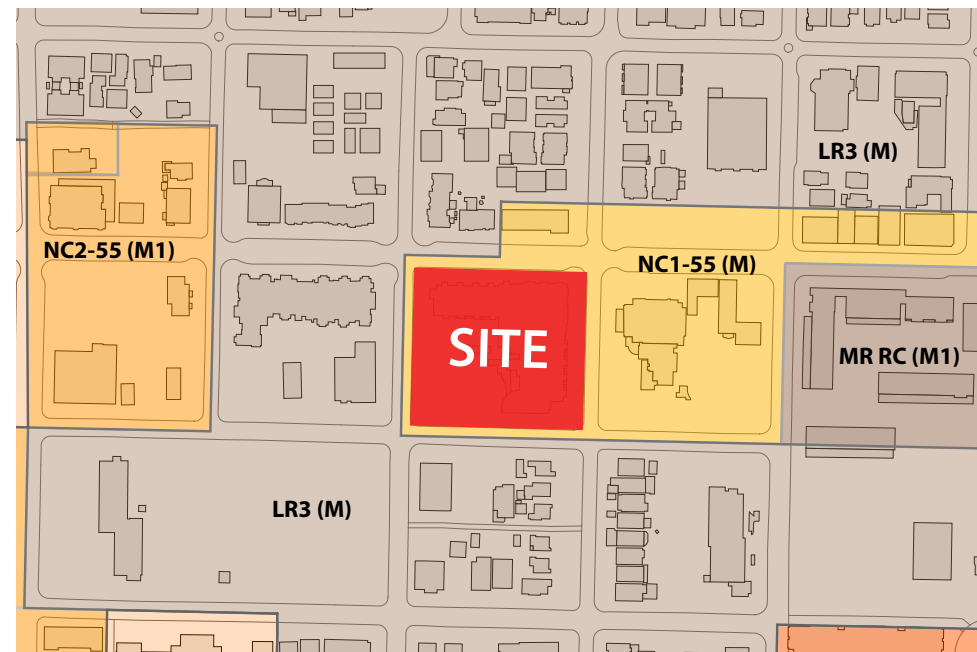


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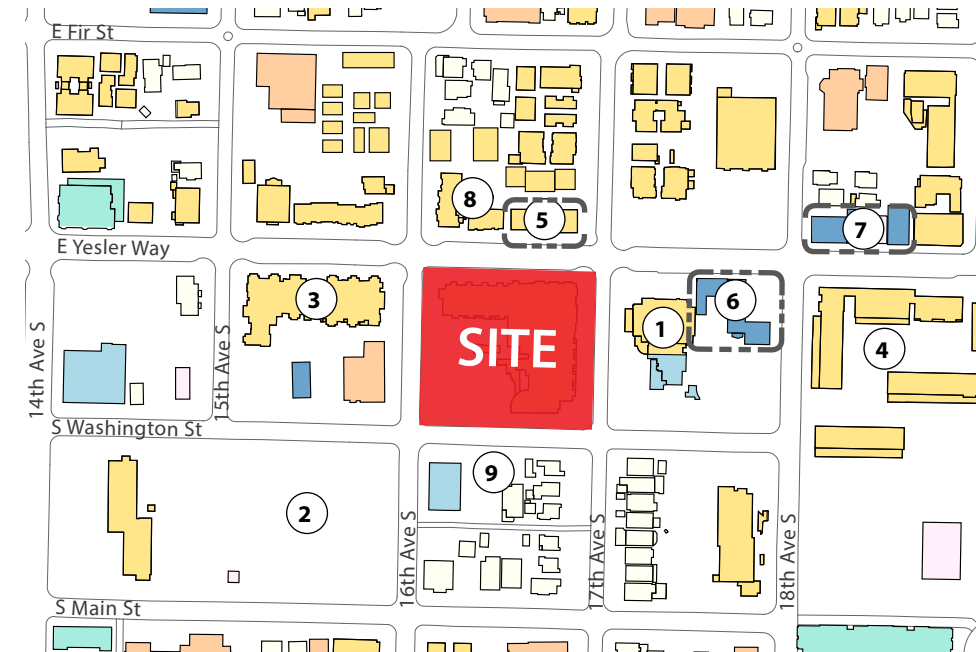
# POTENTIAL DEVELOPMENT STANDARD DEPARTURES

## REQUESTED DEPARTURE #1

DEVELOPMENT STANDARD	REQUEST	RATIONALE
<p><b>SMC 23.47A.005.C.1.d Street Level Uses</b> Residential uses may occupy in aggregate no more than 20% of the street-level street-facing facade</p>	<p>Allow up to 100% residential uses at the street-level street-facing façades on 16<sup>th</sup> Avenue S, S Washington Street, and 17<sup>th</sup> Avenue S.</p>	<p>The project proposes concentrating commercial uses on E Yesler Way to bolster the existing small neighborhood commercial core, while providing ground-related residential along 16th Avenue S, S Washington Street, and 17th Avenue S. Locating the commercial uses on E Yesler Way extends the commercial core to the limits of current zoning and complements the recently built live/work units located on the north side of E Yesler Way.</p> <p>The residential uses on the side streets are consistent with the existing neighborhood character and better relate to the street than live/work uses. The site's topography is a significant challenge to providing accessible live/work with a good street presence. Live/work uses would reduce the number of accessible entry points and require secondary circulation inboard of the project site, reducing area for landscaping. The individual private courts and landscaping present a more residential character that increases activation of the side streets and better relates to the residential zoning to the south and west of the site, as well as to the open space adjacent to the Langston Hughes Performing Arts Institute.</p> <p>The requested development standard departure allows the project to better meet design guidelines for CS2-D3 Zone Transitions, CS2-D5 Respect for Adjacent Sites, CS3-A4 Evolving Neighborhoods, DC1-A1 Arrangement of Interior Uses, and DC3-A1 Interior/Exterior Fit.</p>



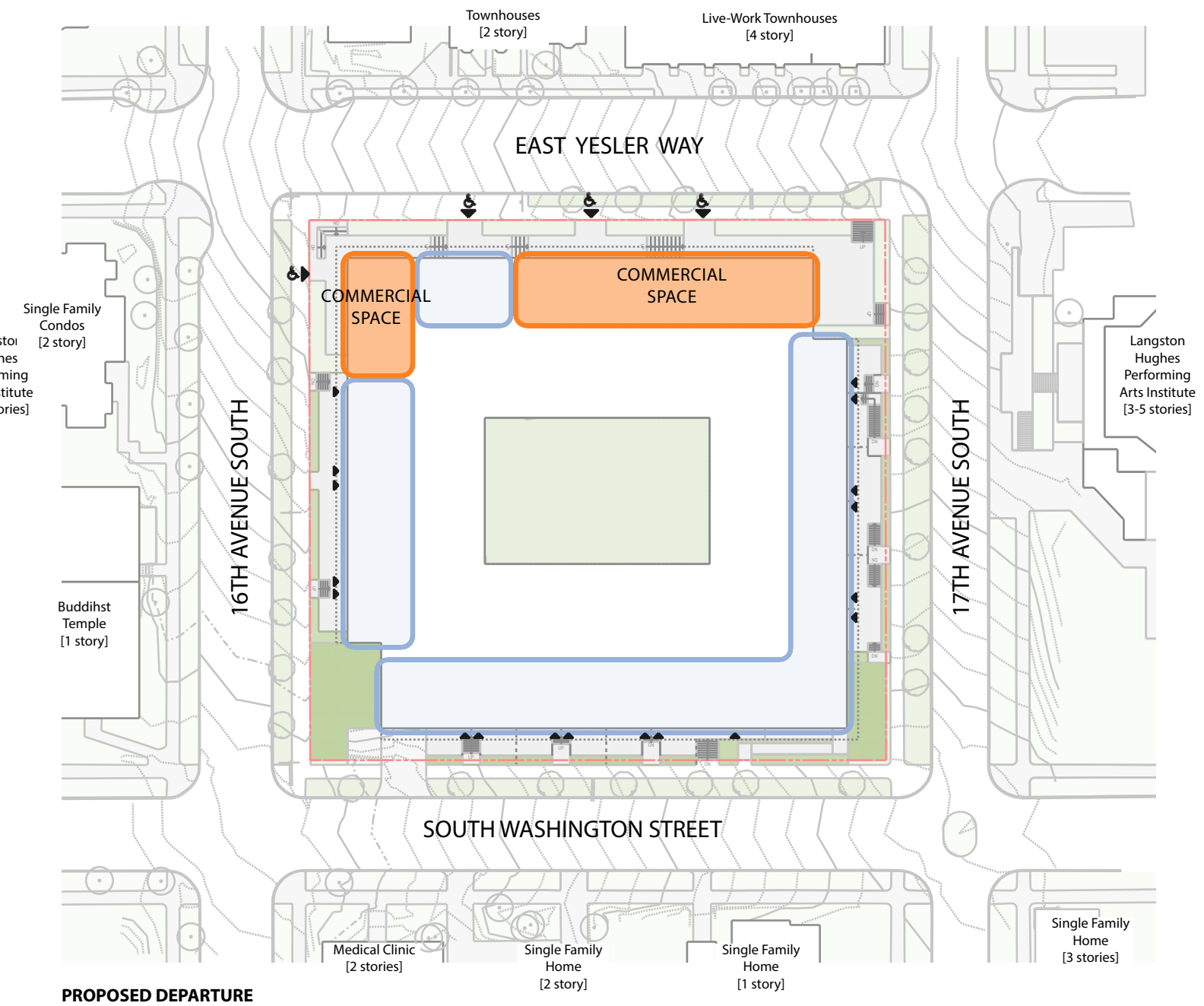
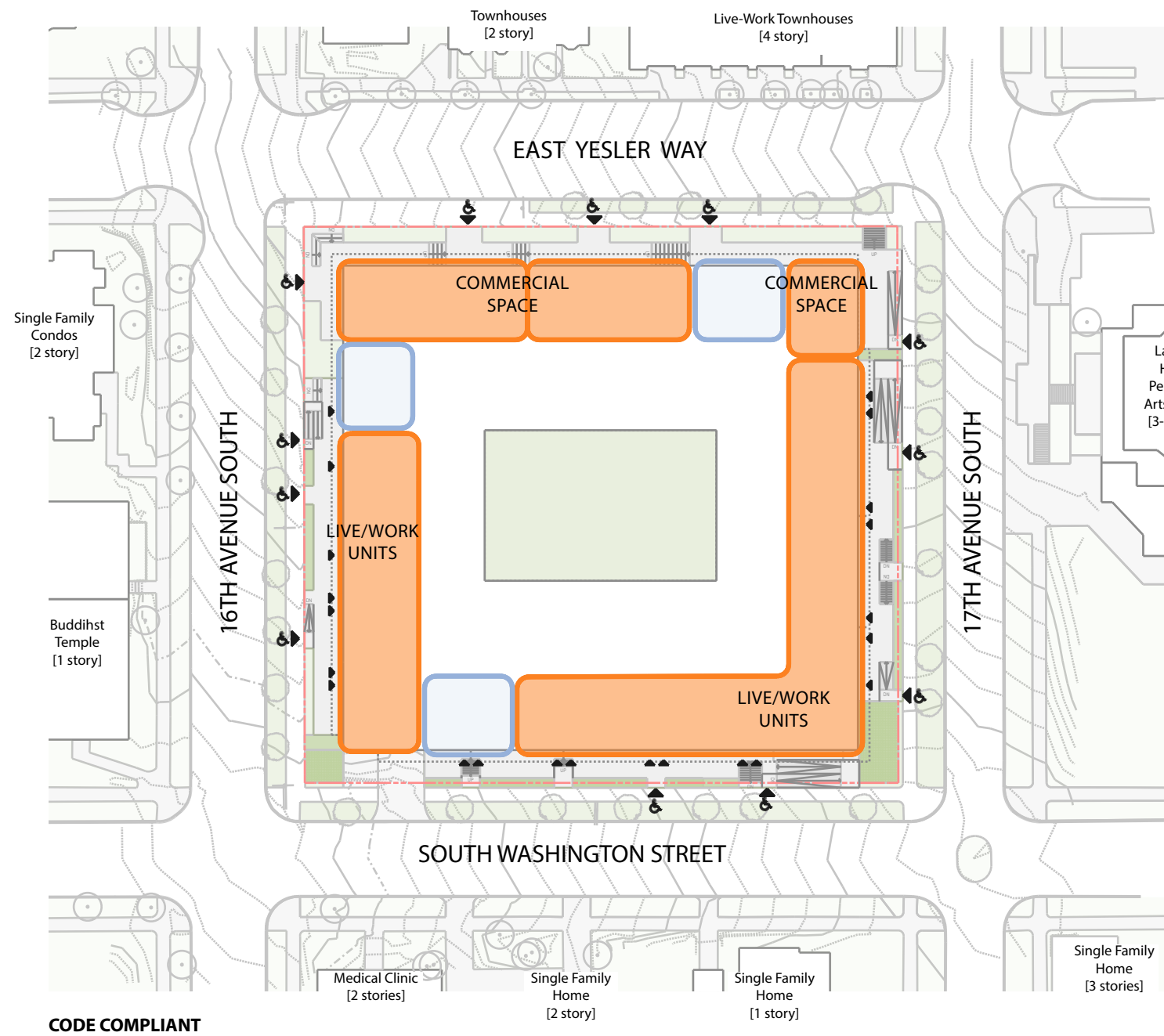
Current uses and existing zoning do not provide much opportunity for viable commercial spaces located off E Yesler Way



1. Langston Hughes
2. Wisteria Park
3. Midori Condominiums
4. Bryant Manor Apts
5. Live/Work Townhouses
6. Professional office (Lead Pencil Studio)
7. Office & restaurant
8. 16th Ave Townhomes



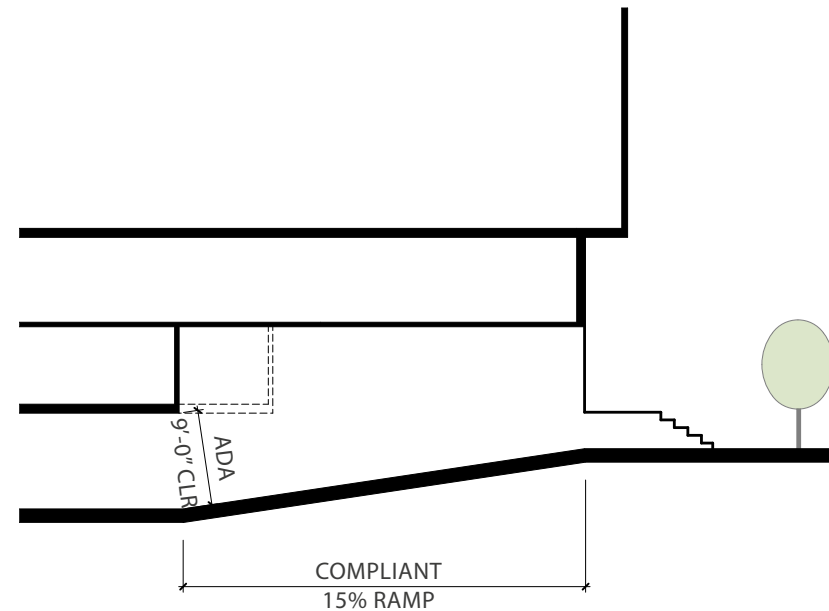
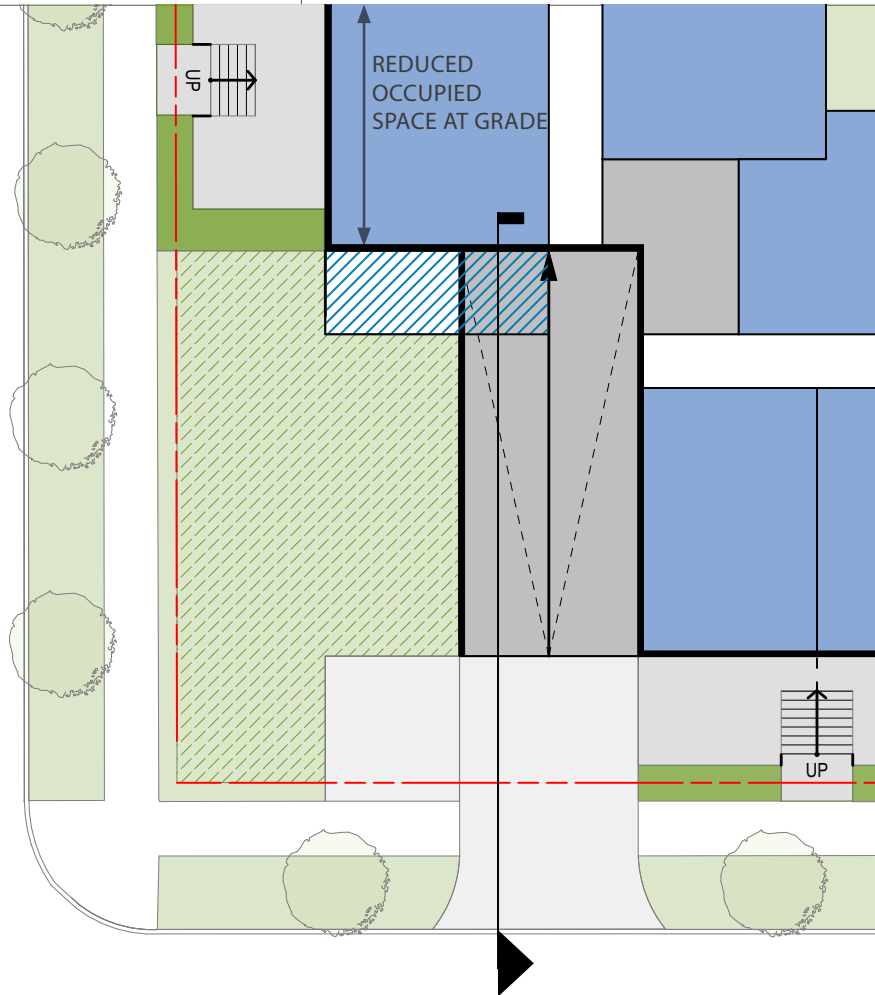
# POTENTIAL DEVELOPMENT STANDARD DEPARTURES



# POTENTIAL DEVELOPMENT STANDARD DEPARTURES

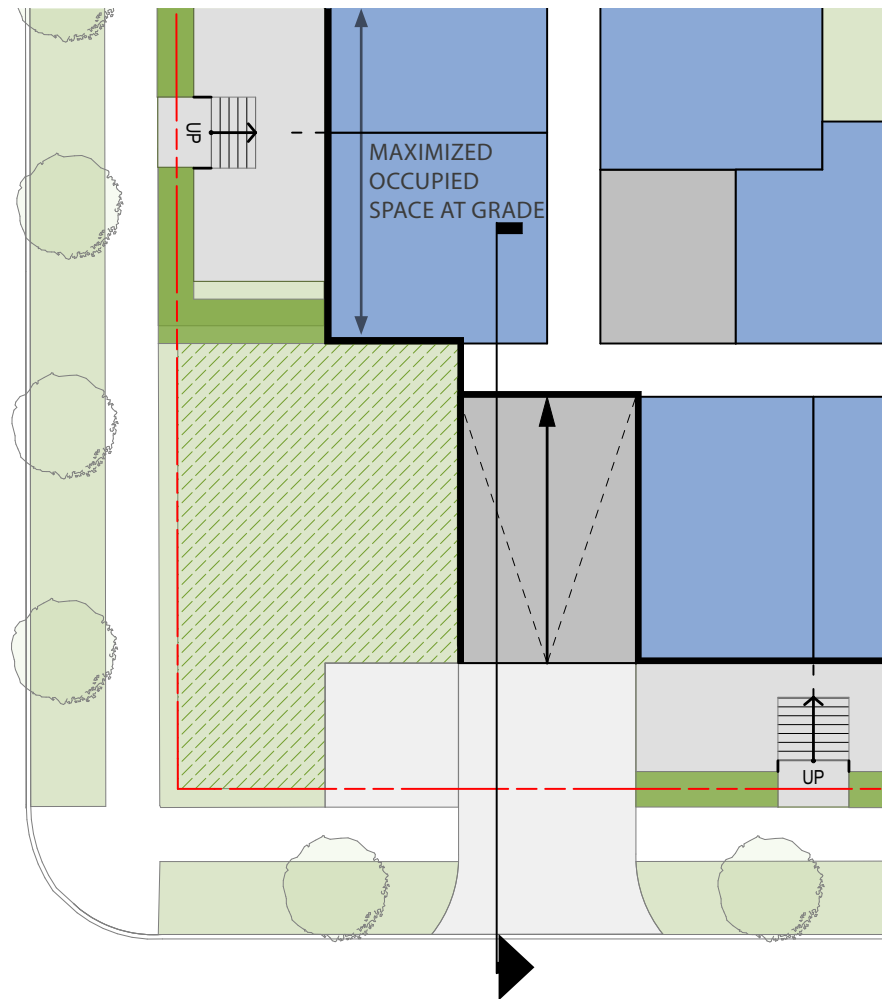
## REQUESTED DEPARTURE #2

DEVELOPMENT STANDARD	REQUEST	RATIONALE
<p><b>SMC 23.54.030.D.3 Driveway Slopes for All Uses</b> No portion of a driveway, whether located on a lot or on a right-of-way, shall exceed a slope of 15%</p>	<p>Allow a driveway slope of approximately 19%</p>	<p>The elevation of the parking garage influences the relationship of the residential units above to grade. Reducing the depth of the parking garage - and therefore the ramp slope - would result in raising the residential units further above grade, while reducing the slope by lengthening the ramp would result in fewer ground-related residential units.</p> <p>A steeper driveway slope allows the street level residences to be located closer to grade, improving the relationship between residential units and the street. The increased slope also allows additional ground-related housing along along 16th Avenue S, which increases activity and better relates to the residential uses located on the west side of 16th Avenue S.</p> <p>The requested development standard departure allows the project to better meet design guidelines for CS2-D3 Zone Transitions, CS2-D5 Respect for Adjacent Sites, CS3-A4 Evolving Neighborhoods, DC1-A1 Arrangement of Interior Uses, and DC3-A1 Interior/Exterior Fit.</p>

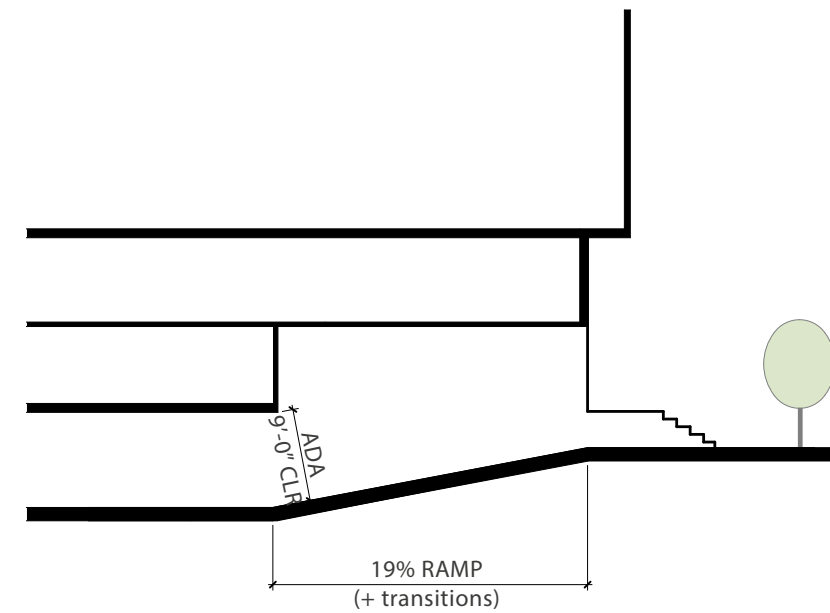


CODE COMPLIANT

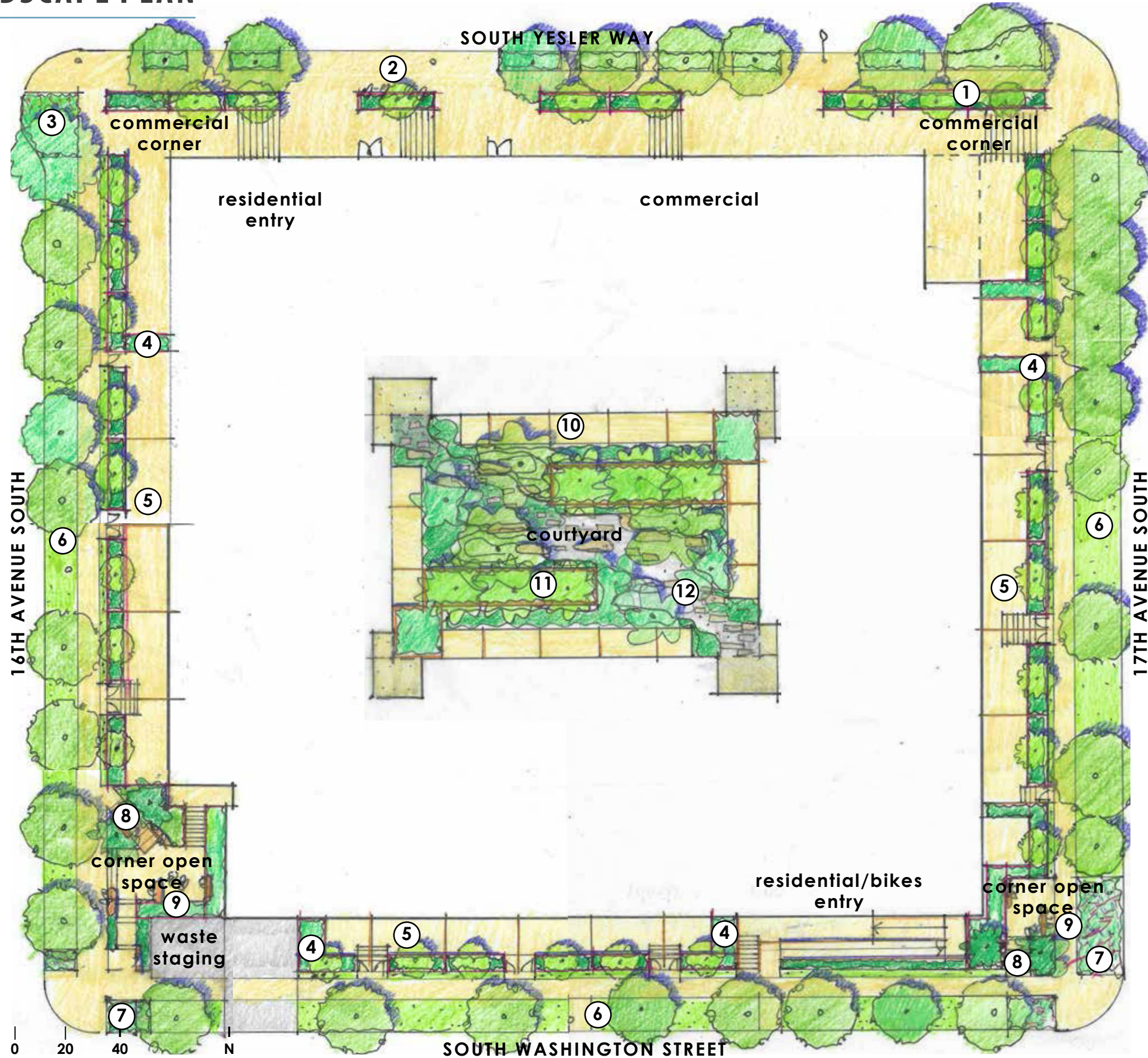




PROPOSED DEPARTURE



# LANDSCAPE PLAN



## street

- 1 stepped planter, stairs support commerc
- 2 better bus stop, stepped planter as seatwall
- 3 new sidewalk bulb with bikes, fragrant garden
- 4 corner biplanters
- 5 residential terraces with entries
- 6 active planter zone (APZ) with fragrant plantings, trees along deep landscape frontage support residential realm

## corner open space

- 7 fragrant garden signals corner open spa
- 8 break down corner with pathways
- 9 stone slabs frame space

## courtyard

- 10 terraces ring the courtyard
- 11 biplanters frame terraces, provide privc
- 12 viewing garden with stones, plantings





1 stepped planter, stairs handle grade



4 corner bioplanters



5 residential terraces with entries



6 active planter zone (APZ) supports residential realm

corner open space



7 fragrant garden signals corner open space

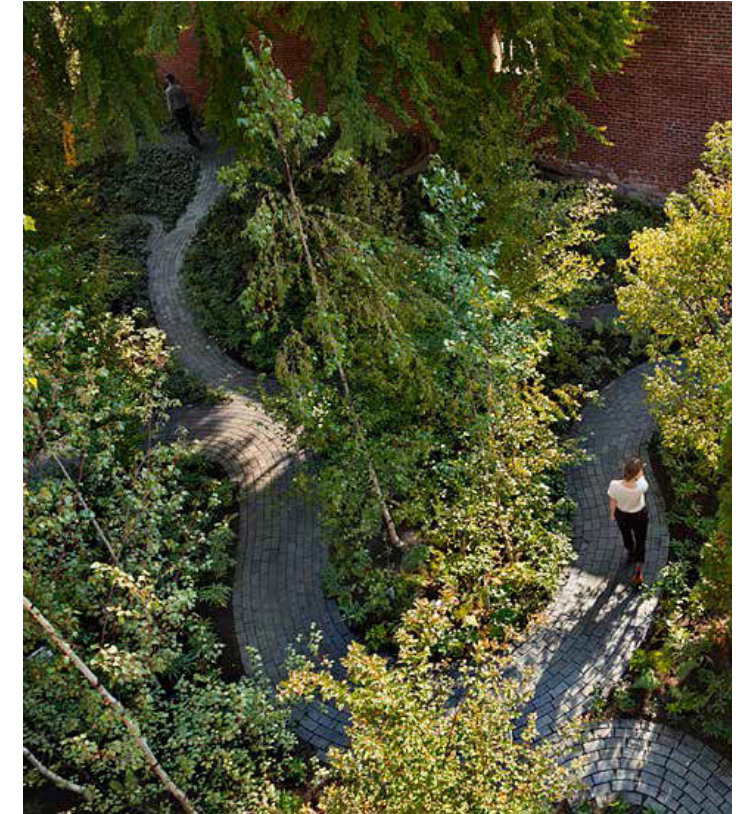


9 stone slabs frame space

courtyard



10, 11 terraces, bioplanters



12 viewing garden



# REPRESENTATIVE PROJECTS

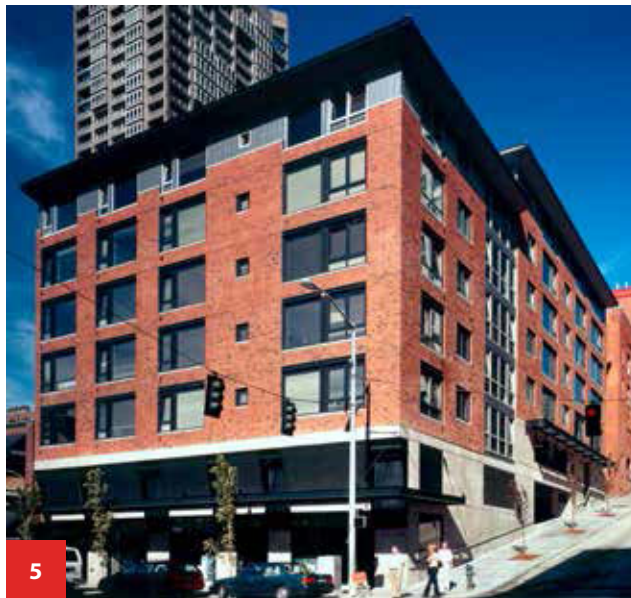
Weinstein A+U is recognized as one of the Northwest's leading design firms and has continually demonstrated design excellence on a broad array of projects for State, City, Federal, private, and not-for-profit clients. We are passionate about our city and the shaping of its urban neighborhoods through the integration of architecture and urban design is central to our practice.

Well-designed and thoughtful urban housing is a special concern of ours, and we have worked aggressively to advance the expectations of mixed-use projects in Seattle, both technically and aesthetically. While each project presents very specific challenges, a number of recurring themes inform much of our work and form the basis of our approach to housing design:

- All of our buildings are situational and are inseparable from their sites. They sit comfortably amongst their established neighbors, drawing from established precedents while looking to the future
- Well-designed unit plans are essential to the success of a housing project. While the functionality of each unit type is important, the organization of units across a floor plate and their influence on building elevations is equally important
- Appropriately located and proportioned open space is a significant design determinant for most mixed-use and urban housing projects
- We avoid arbitrary façade embellishment. Instead we utilize the organization of individual units and their aggregation to establish the pattern and rhythm of multi-family facades that is furthered informed by site organization and orientation. Plans correlate to elevations and variation occurs within an established system
- The constrained budgets for typical mixed-use projects demand careful consideration of a project's primary orientation and configuration to provide cost effective sustainable design strategies
- The scale and proportion of new mixed-use buildings must address, but need not directly reflect, those of adjacent structures. Plan, section, and elevation strategies should be integrated to provide a comprehensible "read" of the building's composition and organization



- 1 **Agnes Lofts**, 1433 12<sup>th</sup> Avenue
- 2 **19th and Mercer Mixed-Use Building**, 526 19<sup>th</sup> Avenue E
- 3 **The Rooster Mixed-Use Building**, 900 NE 65<sup>th</sup> Street
- 4 **110 1st Ave W Building**, 110 1st Ave W
- 5 **Ventana at the Market**, 2100 Western Ave
- 6 **VIDA Apartments**, 1205 NE 66<sup>th</sup> St
- 7 **Compass Center Housing**, 1753 NW 56<sup>th</sup> Street
- 8 **Belroy Apartments**, 703 Bellevue Ave E
- 9 **Banner Building**, 2600 Western Avenue





# CONCEPTUAL PRECEDENTS



1



2

- 1 Townhouses, 181 21st Ave**
  - Ground level setback.
  - Material variation on upper levels.
- 2 Sorento apartments, 1414 E Yesler Way**
  - Transparency and inset of first two floors.
  - Building massing break.
- 3 Modera Jackson, 1801 S Jackson St**
  - Upper level modulation.
  - Commercial stepping with grade.
  - Power Line setbacks.
- 4 Midori Condominiums, 1515 E Yesler Way**
  - Landscaped setback.
  - Private, yet welcoming frontage.



3



4



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