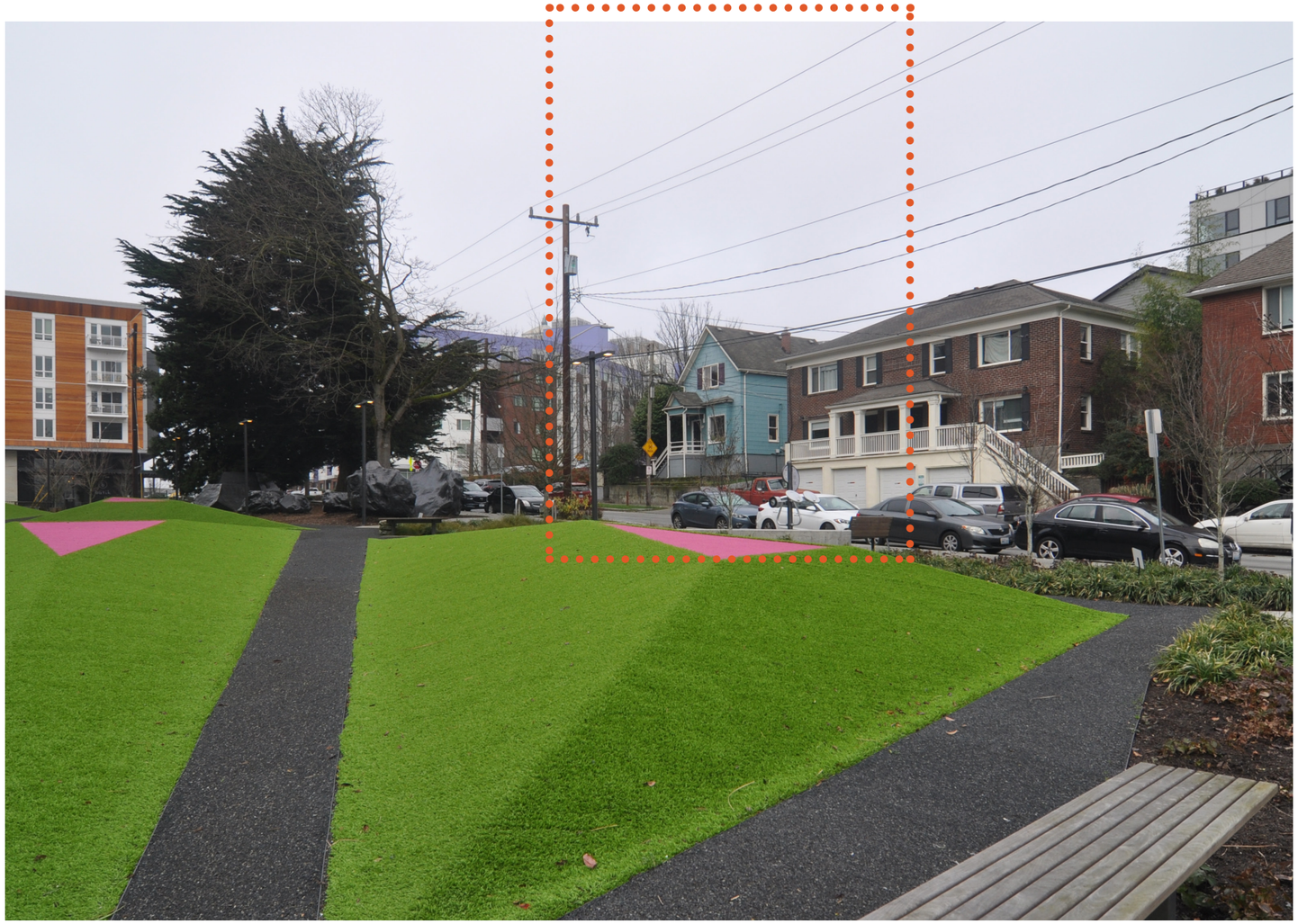

Streamlined Design Review (SDR)

910 E FIR STREET

Project #: #3037568-EG

Applicant Team: Gatsby 1 LLC
Developer

b9 architects
Architect

May 6, 2021

b9 architects

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TABLE OF CONTENTS

OBJECTIVES

Construct a residential apartment structure with five stories above street level. The structure will have (15) units. No parking is required or provided. Existing structure to be demolished.

Gross Floor Area	7,370 sf
Number of Units	14
Number of Parking Spaces	0
Number of Long-term Bike Parking Spaces	14
Number of Short-term Bike Parking Spaces	2

Sustainability

Design and construct a new apartment structure to achieve a 4-Star Built Green certification.

EARLY PUBLIC OUTREACH SUMMARY

As the applicant for a proposal at 910 E Fir Street, b9 architects conducted and completed the Early Community Outreach requirements. Outreach included numerous posters placed throughout the neighborhood and on utility poles, an interactive project website and, if able, a site tour/walk. Members of the community can provide input on the proposed development through the interactive project website and at the site tour/walk.

No comments or questions were received.

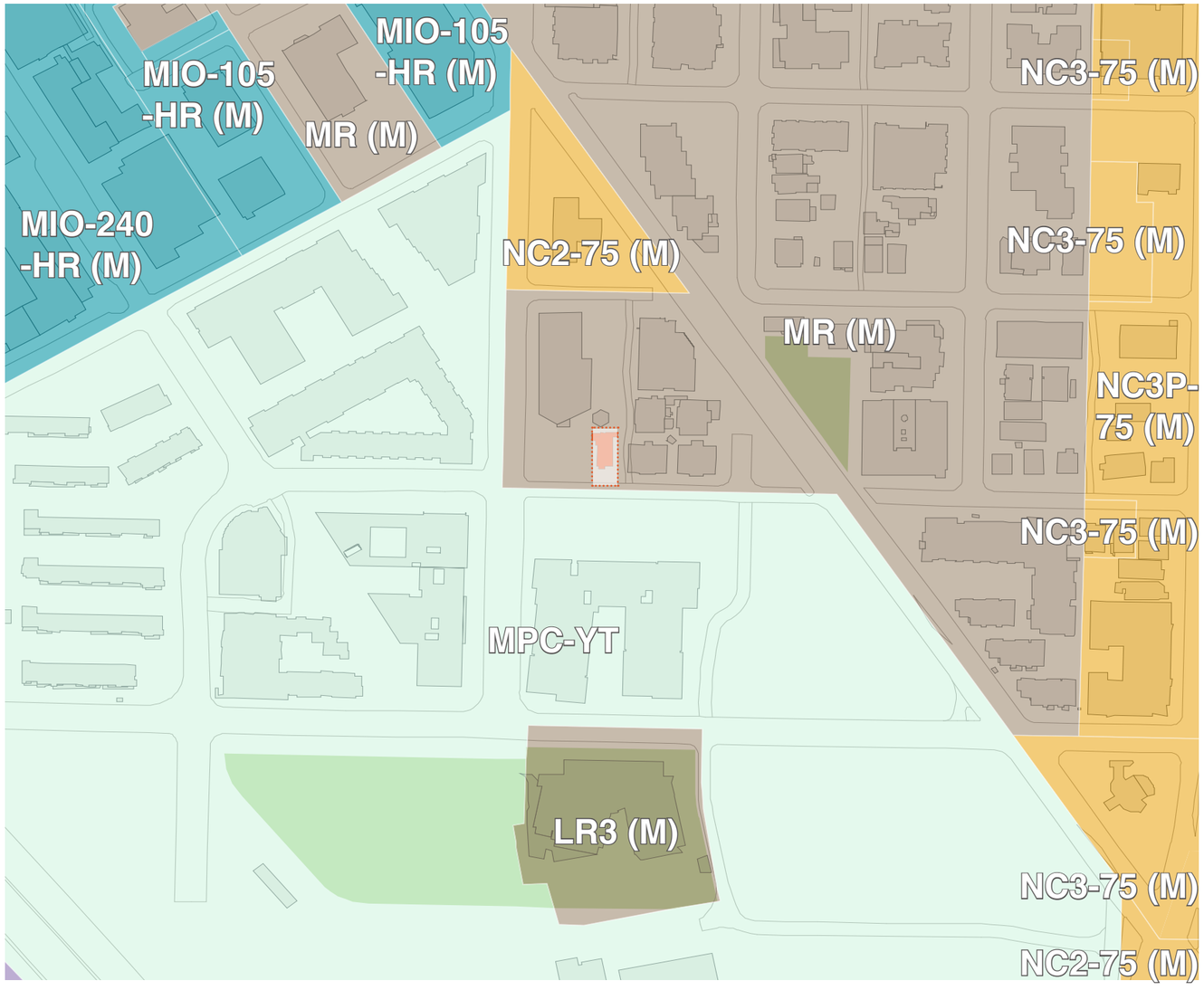
Per the SDCI Director's Rule 4-2018/DON Director's Rule 1-2018
VI.E.- Documentation: Early Design Guidance

> *Applicants shall include a summary of the design-related feedback they heard during their community outreach as part of their final EDG packet. While collaborative approach is encouraged between the applicant and the community, the applicant is not required to incorporate any specific community feedback into the project's design. Comments and discussion presented at the Design Review meetings should focus on compliance with the established design guidelines. Applicants may, at their discretion, respond directly to the community about any feedback that is not related to Design Review.*

	OUTREACH METHOD	DATE IMPLEMENTED	DESIGN-RELATED COMMENTS
1	Printed Outreach 10 posters placed in neighborhood landmarks, community and utility poles	March 18, 2021	• None
2	Digital Outreach Interactive project webpage	March 18, 2021	• None
3	In-Person Outreach Hosted 1-hour community on-site walk	March 18, 2021	• None

ZONING ANALYSIS

This site is located in an MR (M) and directly abuts the MPC-YT zone.



NC — **NEIGHBORHOOD COMMERCIAL**

MIO — **MAJOR INSTITUTION OVERLAY**

MPC-YT — **MASTER PLANNED COMMUNITY YESLER TERRACE**

MR — **MIDRISE**

ZONING SUMMARY

23.45.504 PERMITTED USES:

- Residential use permitted outright

23.45.510 FLOOR AREA RATIO:

- 4.5, for zones with an MHA suffix

23.45.512 DENSITY LIMITS:

- No density limits

23.45.514 STRUCTURE HEIGHT:

- 80'-0" base height limit, for zones with an MHA suffix
- Open railings, planters, greenhouses not dedicated to food production, parapets, and firewalls on the roofs of principal structures may extend 4 feet above the maximum height limit

23.45.518 SETBACKS AND SEPARATIONS:

- Front- 5 feet minimum, 7 feet average
- Rear- 10 feet minimum with alley, 15 feet minimum if no alley
- Side less than 40 feet- 5 feet minimum
- Structure 42 feet in height or less- 7 feet average; 5 feet minimum
- Structure 42 feet in height or more- 10 feet average; 7 feet minimum

23.45.522 AMENITY AREA:

- The required amenity area in MR zones is equal to 5 percent of the total gross floor area of a structure in residential use.
- All units shall have access to a common or private amenity area.
- No more than 50 percent of the amenity area may be enclosed, and this enclosed area shall be provided as common amenity area.
- Refer to SMC 23.45.510 above

23.45.524 LANDSCAPING STANDARDS:

- A Green Factor Score of 0.5 or greater is required on MR lots with more than one new dwelling unit.
- Street trees are required if any type of development is proposed.

23.45.527 STRUCTURE WIDTH AND FACADE LENGTH LIMITS:

- None for lots in MR Zones that are less than 9,000 square feet

23.45.534 LIGHT AND GLARE STANDARDS:

- Exterior lighting shall be shielded and directed away from adjacent properties

23.54.040 TRASH AND RECYCLING STORAGE:

- Residential units: 9-15 units = 150 square feet minimum of shared storage area

23.54.015.K PARKING:

- No minimum requirement for all residential uses within Urban Centers

23.54.015.K BICYCLE PARKING:

- Long Term Parking Requirement : 1 Per Dwelling Unit
- Short Term Parking Requirement : 1 Per 20 Dwelling Units.
- Long term bicycle parking shall be located where bicyclists are not required to carry bicycles on a stair to access the parking
- Provide full weather protection for all required long-term bicycle parking.
- Rounding. For long-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole number. For short-term bicycle parking, calculation of the minimum requirement shall round up the result to the nearest whole even number.

SITE OPPORTUNITIES & CONSTRAINTS

ADJACENT USES

Proposed Developments in Proximity to the Site

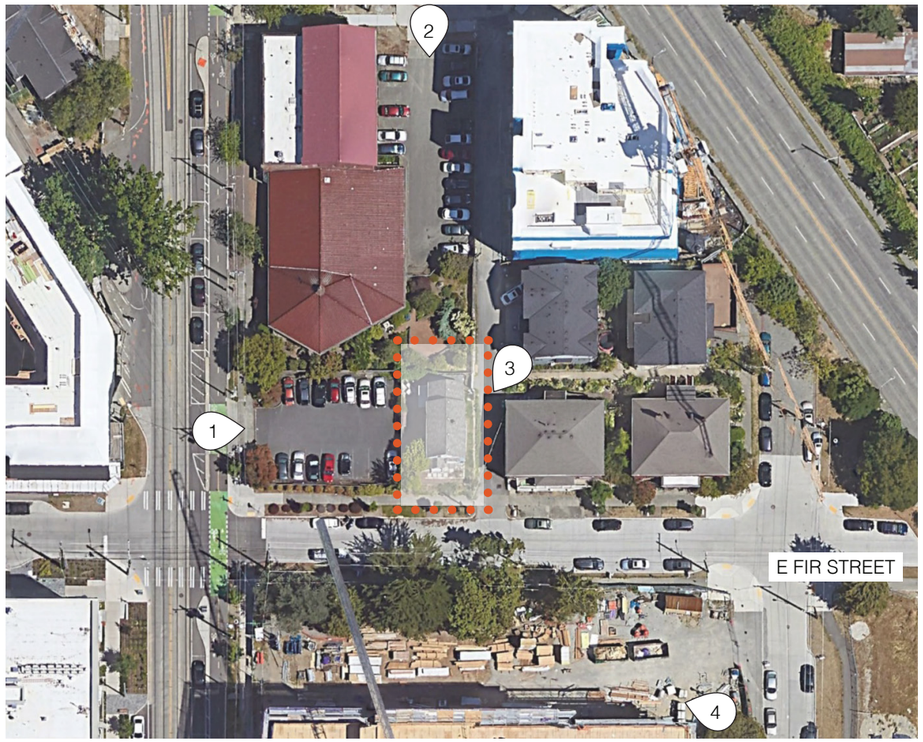
	Address	Proposal
1	1009 Alder St	(2) 9-Story Apartment Buildings
2	216 10th Ave	6-Story Apartment Building
3	1010 E Spruce St	Apartment Building
4	755 Alder St	Medical Office Building and Accessory Parking
5	1000 E Yesler Way	9- and 7-Story Apartment Buildings
6	725 Yesler Way	(2) 23-Story Mixed Use Apartment Buildings
7	110 10th Ave S	7-Story Apartment Building
8	125 Boren Ave S	8-Story Apartment Building
9	1020 S Main St	8-Story Apartment Building

EXISTING CONDITIONS

- 910 E Fir Street is a 2,410 square foot rectangular lot with approximate dimensions of 60 feet north-south and 40 feet east-west. The lot currently contains an existing home built in 1900. The parcel is located midblock on the north side of E Fir Street between Broadway and Boren Avenue.

- The site slopes down to the south with a roughly 9'-0" grade change between the rear of the site and the sidewalk. The site is bounded by an alley to the east, E Fir Street to the south and the Japanese Baptist Church and its associated parking areas and yard to the north and west.

- The lot is located on the east side of Broadway, along the northeast edge of the Yesler Terrace Master Planned Community, which is currently being developed into many mid-rise apartment buildings. The lot directly to the south was recently developed into a 7-story apartment building with a pocket park. To the northeast of our site, townhouses and a smaller apartment building were recently constructed. To the northwest of the site is the Japanese Baptist Church.



1 View facing East looking at site

2 View facing South looking at site

3 View facing Southwest looking at site

4 View facing North-northwest looking at site

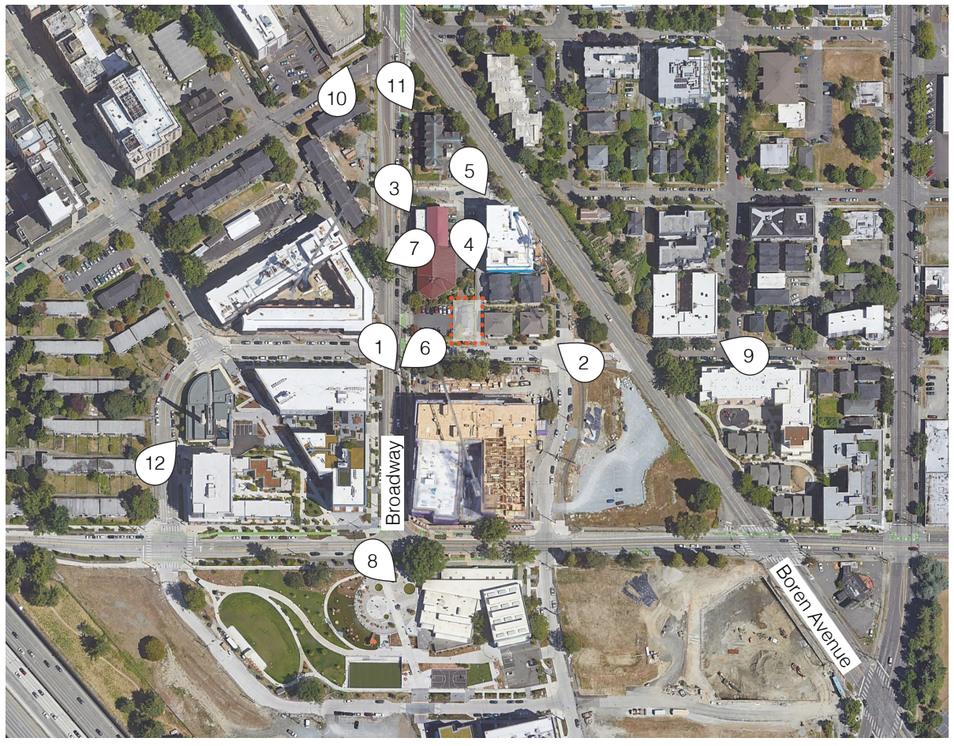
NEIGHBORHOOD ANALYSIS

- The immediate surroundings are a mix of townhouses, fourplexes, apartment buildings, and a church.

- The site is zoned MR, as it was prior to and after the upzone through the city's Mandatory Housing Affordability legislation. Directly northeast of the site and across Boren Avenue are many multifamily buildings of various scales. The section of Boren nearest the site has mixed uses, including multifamily, offices and restaurants. Southwest of the site are many midrise apartment developments associated with the Yesler Terrace Master Planned Community.

- This site is well served by transit. It is located a block from the First Hill Streetcar stop at E Yesler Way and Broadway . Nearby bus-routes include the #27, #60, and #309E, facilitating travel to many areas inside and outside Seattle, including; Downtown, the Central District, Leschi, Beacon Hill, Georgetown, Whitecenter, the Pike/Pine Corridor, and Kenmore.

- The intersection of Broadway and Boren Avenue is located two blocks north of the site. Boren Avenue is a major arterial that connects northwest to Denny Triangle and South Lake Union and southeast to the International District. Broadway is an arterial that connects north to the Pike/Pine Corridor and Capitol Hill. The site is adjacent to the Yesler Terrace Master Planned Community with the Yesler Community Center and Yesler Terrace Park one block to the south of the site.



1 Cypress Apartments on E Fir St between 10th Avenue and Broadway.

2 Fourplex at E Fir Street and 10th Avenue.

3 Church at Broadway and E Spruce Street.

4 Townhouses in 10th Avenue between E Fir Street and E Spruce Street.

5 Metroline Flats Apartments at E Spruce St and Boren Avenue.

6 Batik Apartments at E Fir Street and Broadway.

7 Red Cedar Apartments at E Fir Street and Broadway.

8 Yesler Terrace Community Center at E Yesler Way and Broadway.

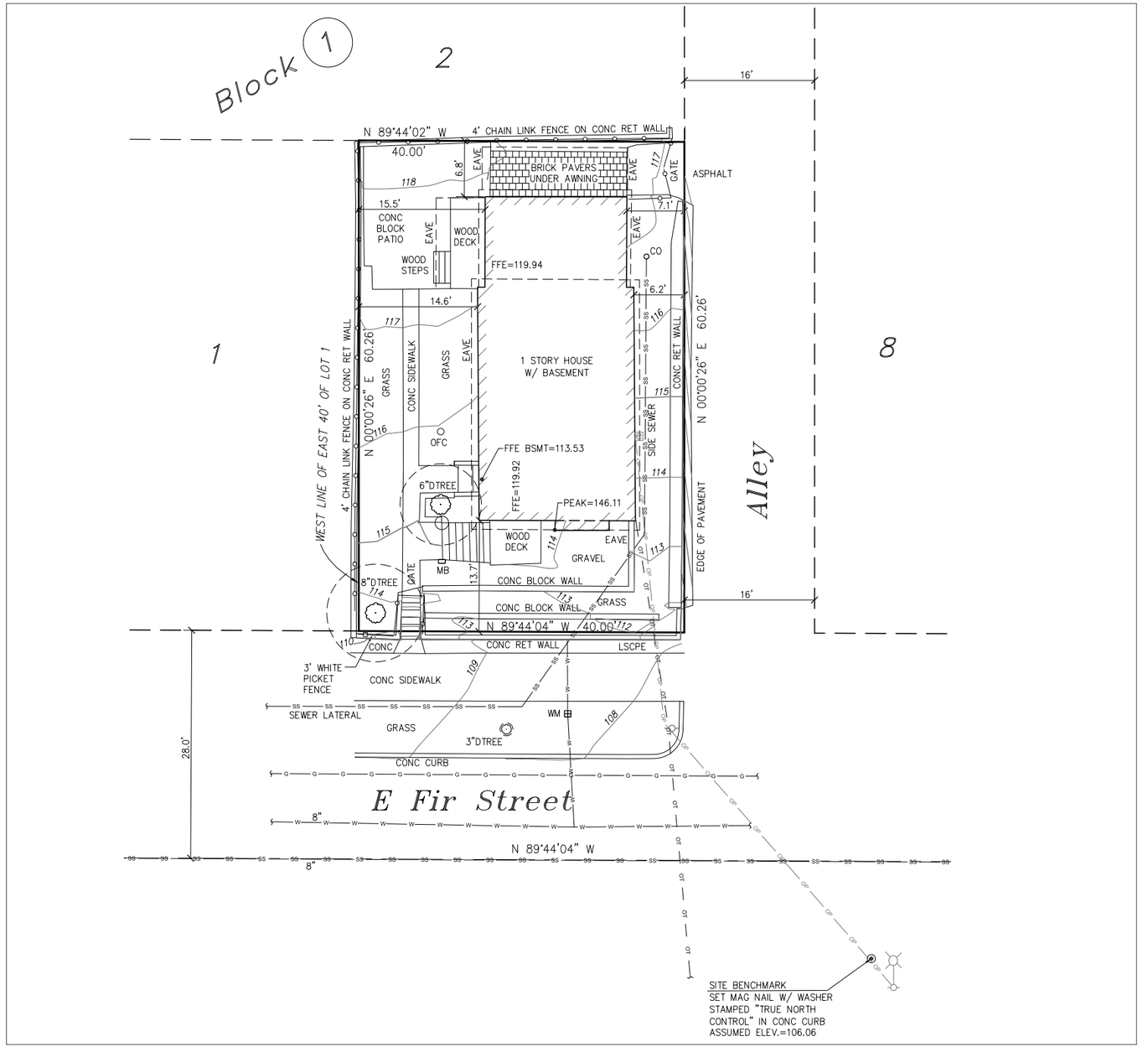
9 Abbottsford Apsrtments at E Fir Street and 11th Ave.

10 Parking Garage at Alder Street and Broadway.

11 Office building at E Spruce Street and Broadway.

12 Epstein Opportunity Center Fir Street and 8th Avenue.

SITE SURVEY



ADDRESS

910 E Fir Street

PARCEL #

219760-0010

LEGAL DESCRIPTION

The east 40 feet of Lot 1, Block 1, eastern addition to the town of Seattle, according to the plat thereof, recorded in Volume 1 of Plats, page 43, in King County, Washington.

LOT SIZE

2,410 SF

ZONE

MR (M1)

URBAN CENTER OVERLAY

First Hill/Capitol Hill

Andrew Lyon,
ISA Certified Arborist, PN-6446A
ISA Tree Risk Assessment Qualified

10016 Edmonds Way Ste C 227,
Edmonds WA 98020
206-734-0705

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206-734-0705

3/26/2021

Arborist Inventory Report for:
910 E Fir St
Seattle WA

Scope- This report includes all trees 6" Diameter at Breast Height (DBH) or larger on or overhanging the lot. According to the Directors Rule 2008, there are no exceptional trees on this lot and no exceptional trees overhanging this lot. There are no groves on or overhanging this lot. The trees are numbered and located according to the attached Tree Location Map and further described in the itemized section below. Any trees retained and protected with the prescribed tree protection measures are expected to survive the proposed development project and continue growing normally.

Methods- Diameter at Breast Height, or DBH, was determined by measuring the circumference of the tree at the narrowest point below 4.5' above grade and dividing by 3.14 and rounding off to the nearest inch. Multi-stemmed tree's total DBH was calculated by squaring the DBHs of the individual trunks, adding them together, taking the square root of the sum, and rounding to the nearest inch. Dripline is measured as a radius from the edge of the tree's trunk.

All Tree Protection Measures follow current Best Management Practices and shall be in place before breaking ground on the project.

1. Common Cherry *Prunus Avium* 9" DBH, 25' tall with a 5' drip line. This tree is in good health and good condition and is to be removed.
2. Camellia *Camellia Japonica* 8" DBH, 15' tall with a 9' drip line. This. This tree is in good health and good condition and is to be removed

If you have any questions about these trees, please feel free to contact me. This report was prepared by:

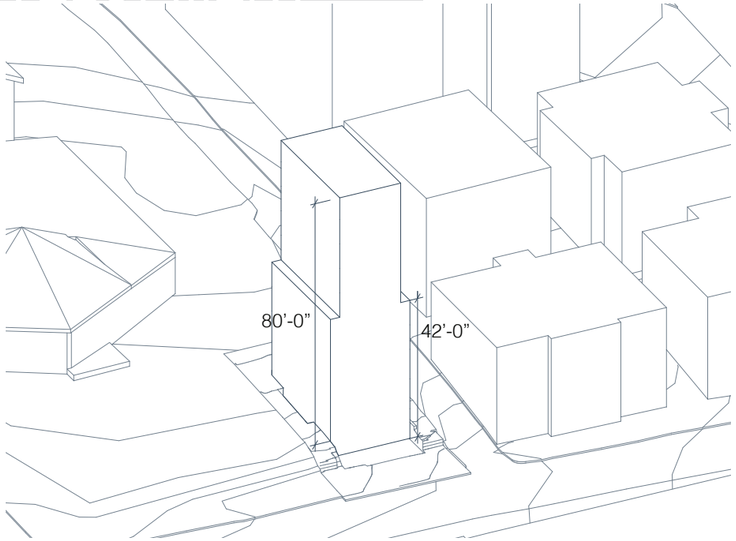
Andrew Lyon

Andrew Lyon
ISA Certified Arborist PN-6446A
Tree Risk Assessment Qualified CTRA #510

Tree Location Chart 910 E Fir St

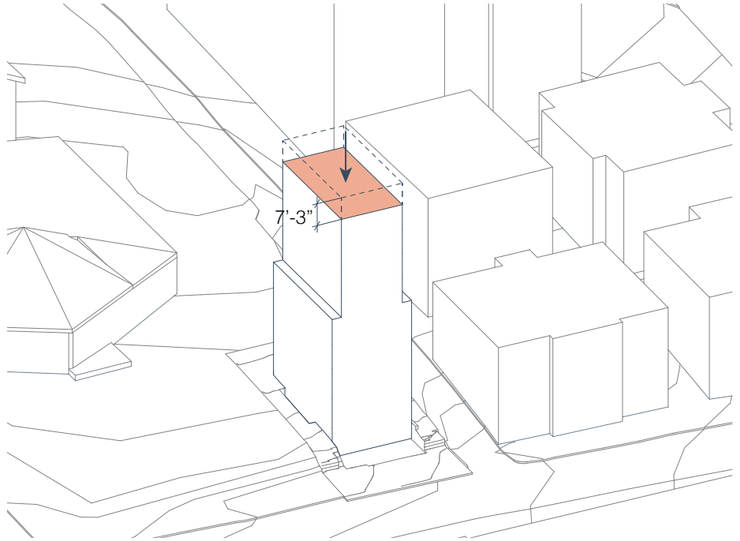
Tree #	Tree Type	DBH in inches	Drip Line in Radius Ft	On Site?	Excep-tional?	Retain or Remove
1	Common Cherry	9	5	Yes	No	Remove
2	Camellia	8	9	Yes	No	Remove

MASSING DEVELOPMENT



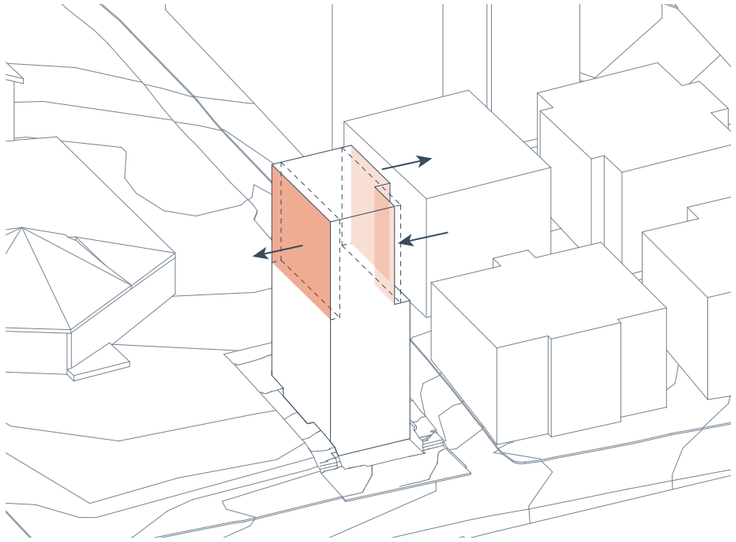
1. ZONING ENVELOPE

Massing shown is based on setback requirements



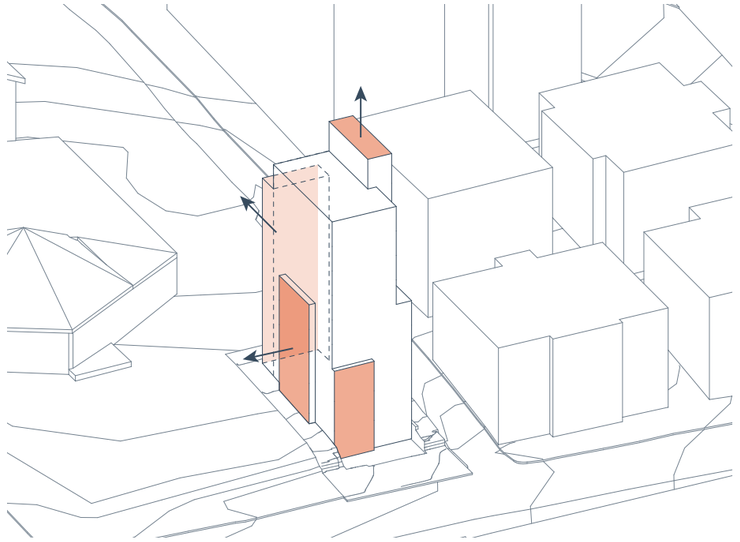
2. HEIGHT REDUCTION

Acknowledgement of scale of surrounding buildings



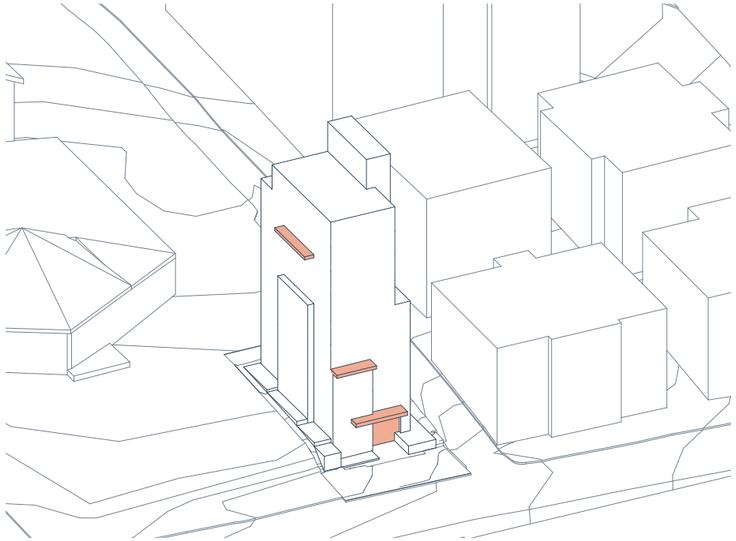
3. SCULPTED MASS THROUGH ADDITION AND SUBTRACTION

Provide a site-specific response to building setbacks



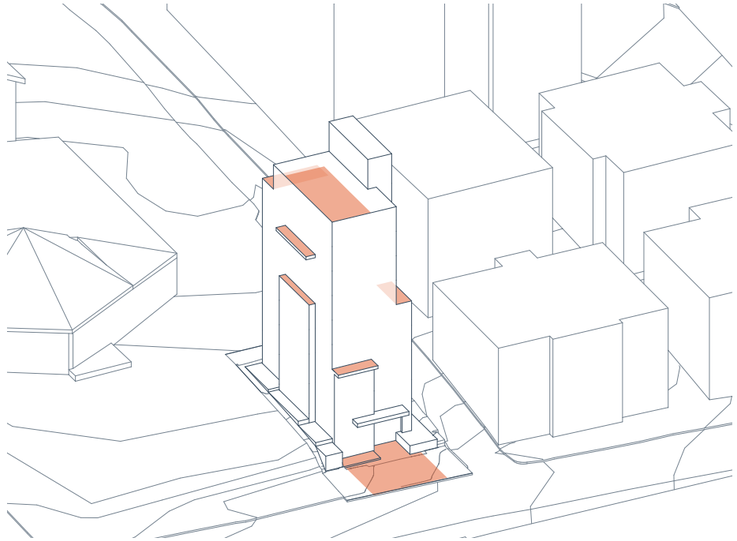
4. MODULATION THROUGH PROJECTION

Design concept features modulation on all facades



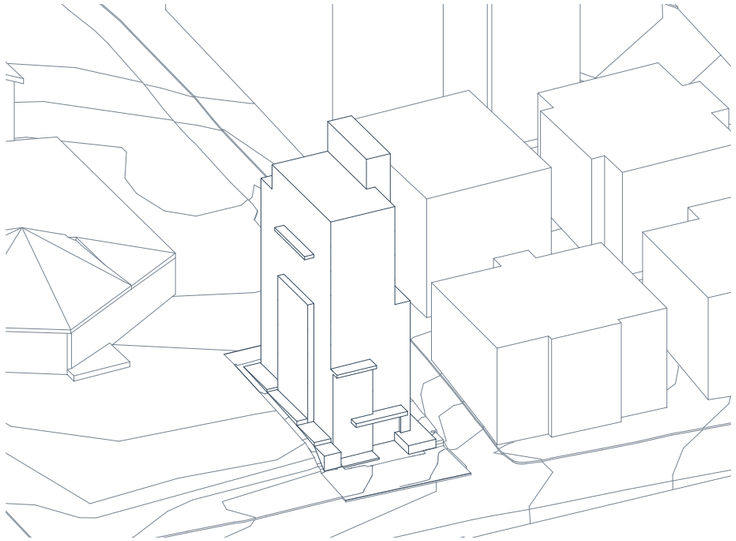
5. ARTICULATION OF TERRACING

Stepped volumes and landscape expressed through terracing



6. OUTDOOR AMENITY SPACE

Outdoor amenity space activates all facades, streetscapes and the roof terrace



7. FINAL

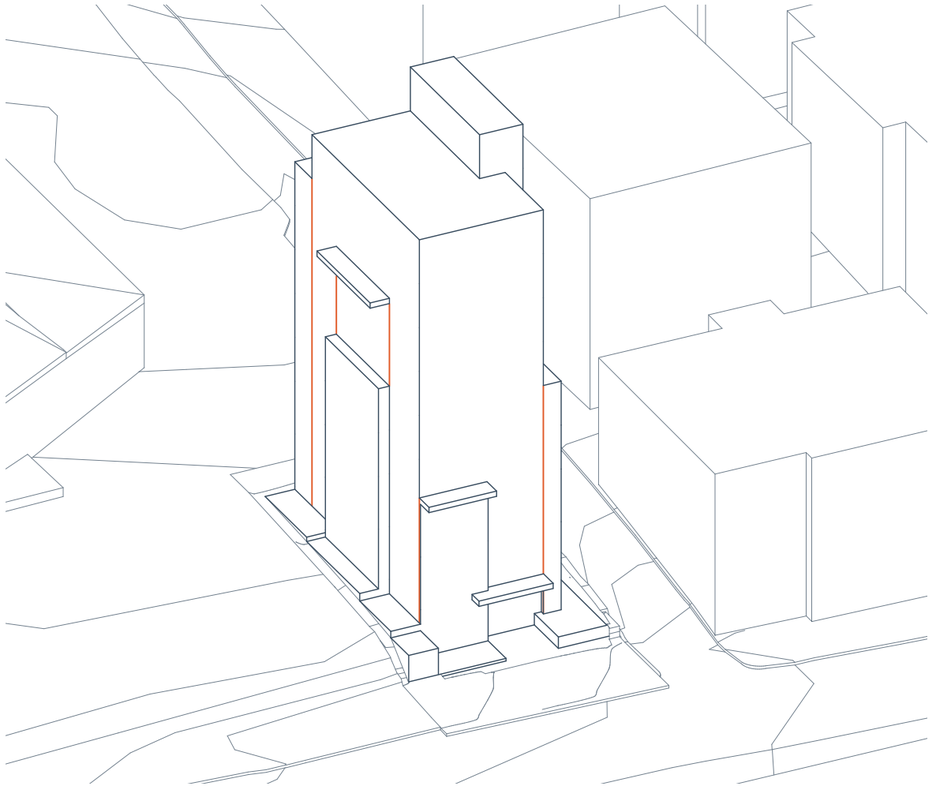
CONCEPT DEVELOPMENT

The design proposal is a six-story residential apartment building that provides a mixture of Small Efficiency Dwelling Units (SEDUs) and loft apartment units.

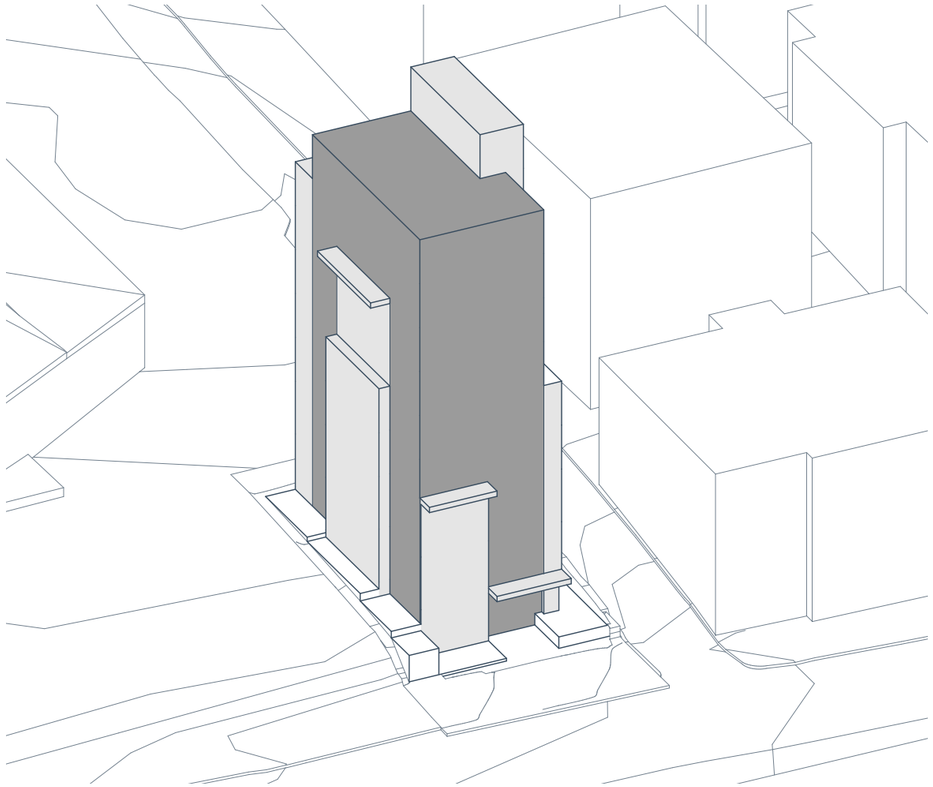
The design concept emerges from the unique position of the site, highly visible from all sides. In response, the massing consists of an aggregation of “basalt columns” of various widths and heights. These columns combine to create a subtle, yet dynamic building mass and landscape concept. This design concept produces modulation and material changes along all facades of the building. The termination of the “columns” at different elevations along the facade creates opportunities for balconies, which further activate the facades of the building. This massing concept and treatment of the facade also creates a large variety of unit types.

The “basalt columns” feature two tones of brick. The primary “column” of the massing is in a dark brick tone, complemented by the secondary “columns” in a contrasting lighter tone. This material change creates a distinction between the “columns” and adds scale and texture to the facades. Detailed treatments are used to provide shadow-lines at the material changes that will further differentiate the “columns” from one another. Windows are aligned in tall, vertical punches that push through the brick. These punches span several floors and emphasize the verticality of the building. In addition to the windows, these punches contain a secondary exterior material: an infill painted fiber cement panel. The color of the infill panel is dependent on the brick tone of the “column” that the punches are placed in, which creates further distinctions between the “columns.”

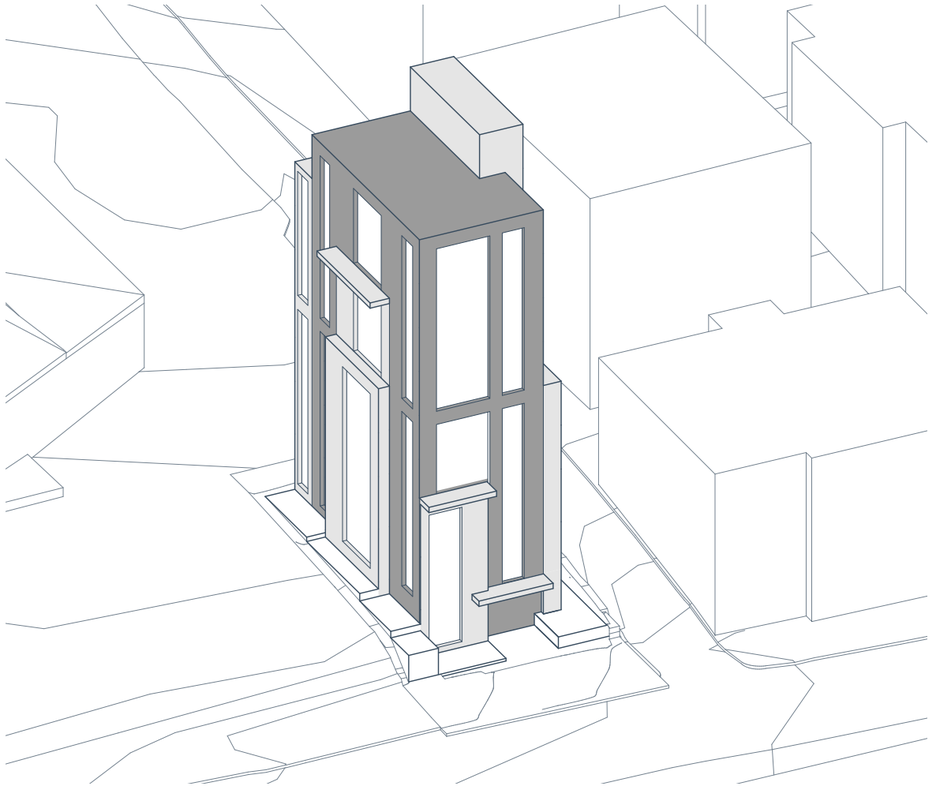
The pedestrian experience includes a generous and enjoyable entry area directly accessible from the E Fir Street sidewalk. This entry area also incorporates the terraced “columns” used in the building massing. The terracing organizes the landscape elements, which step up and around the building in response to existing topography. In the landscape design, these steps allow for distinct transitions between planting areas, which reinforces the idea that the project is a cluster of similarly-articulated “basalt columns” of various sizes.



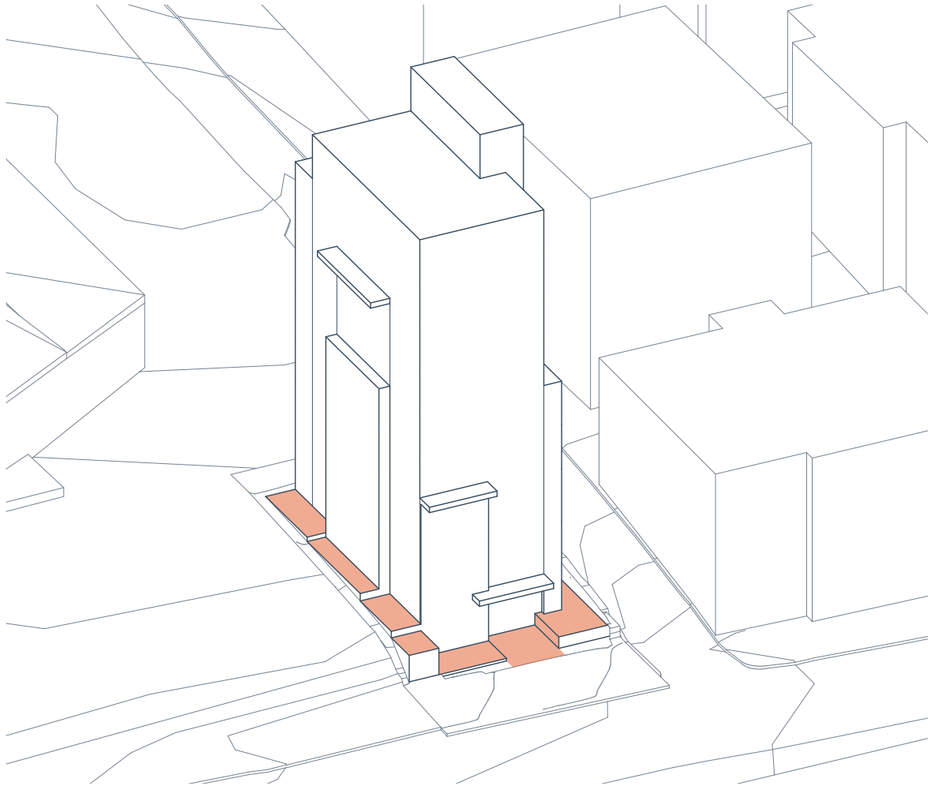
1. FISSURES AT MASSING INTERSECTIONS



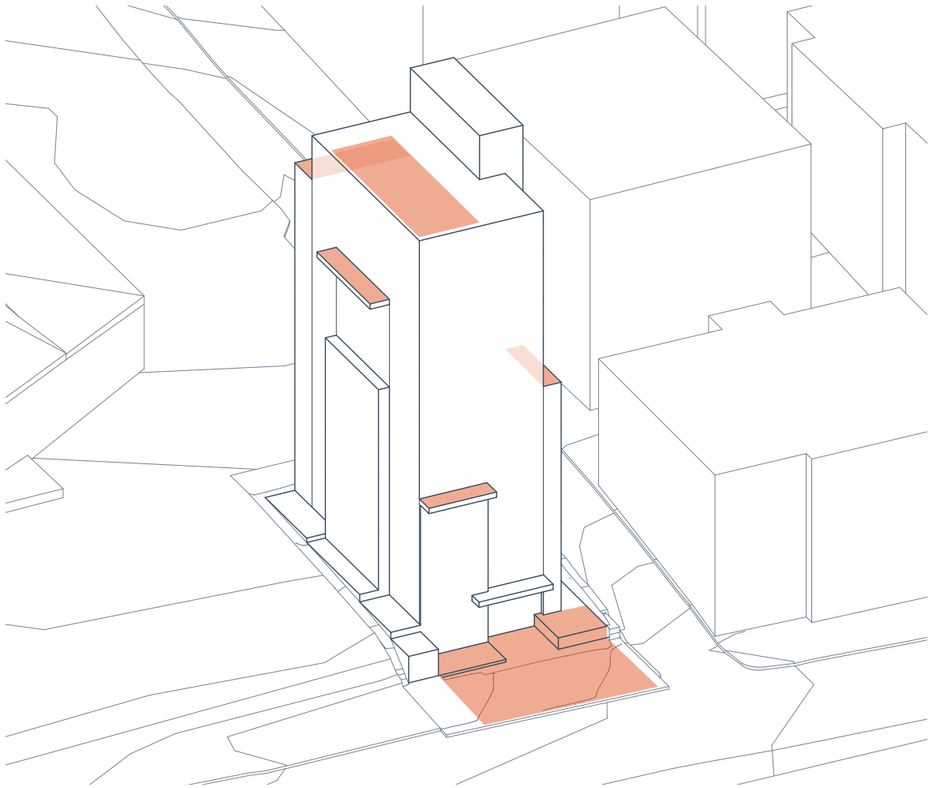
2. MATERIALS DIAGRAM EMPHASIZES VERTICALITY



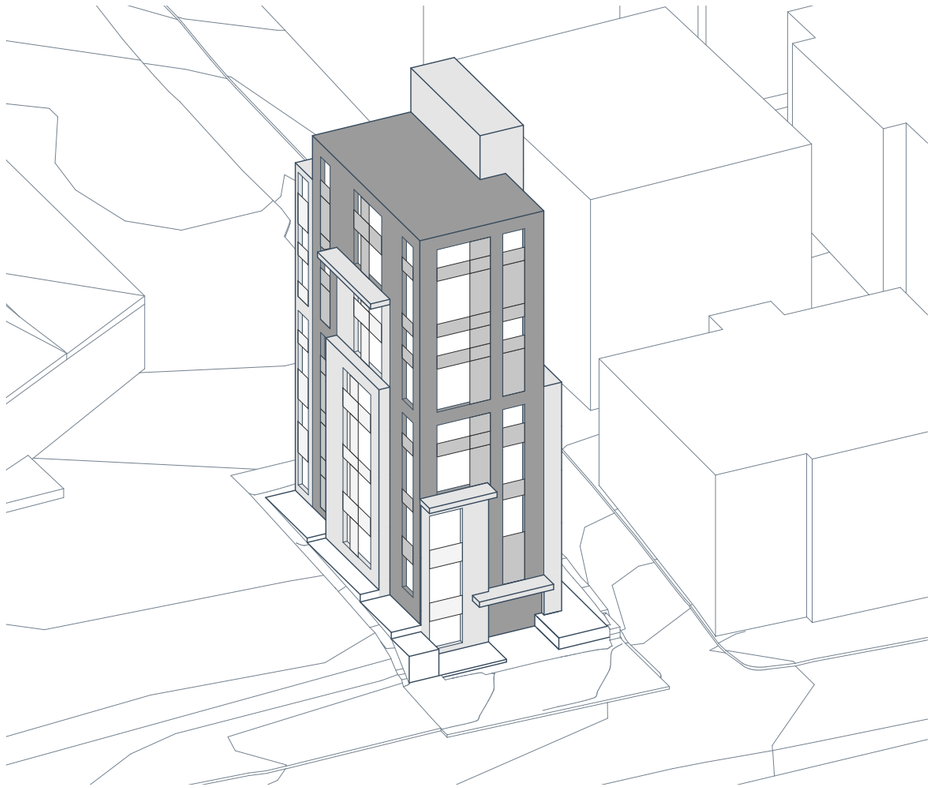
3. WINDOW PUNCHES EMPHASIZE VERTICALITY



4. LANDSCAPE TERRACING



5. BUILDING TERRACING AND AMENITY AREA



6. FINAL

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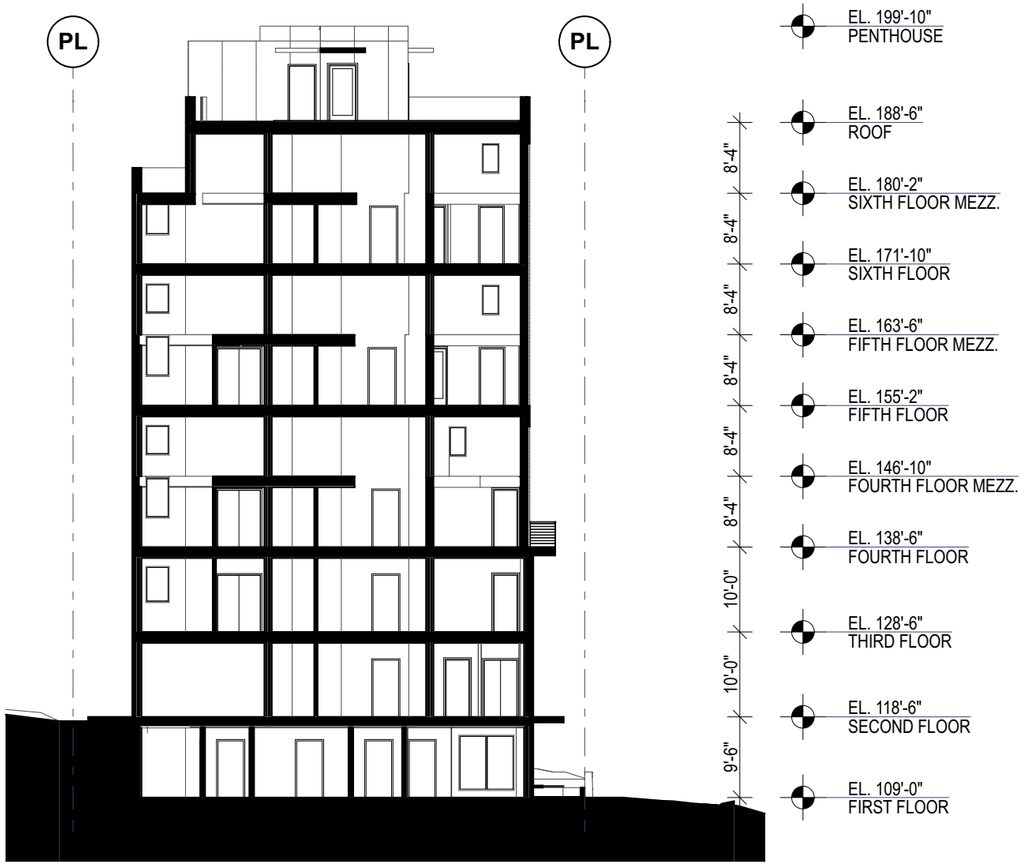
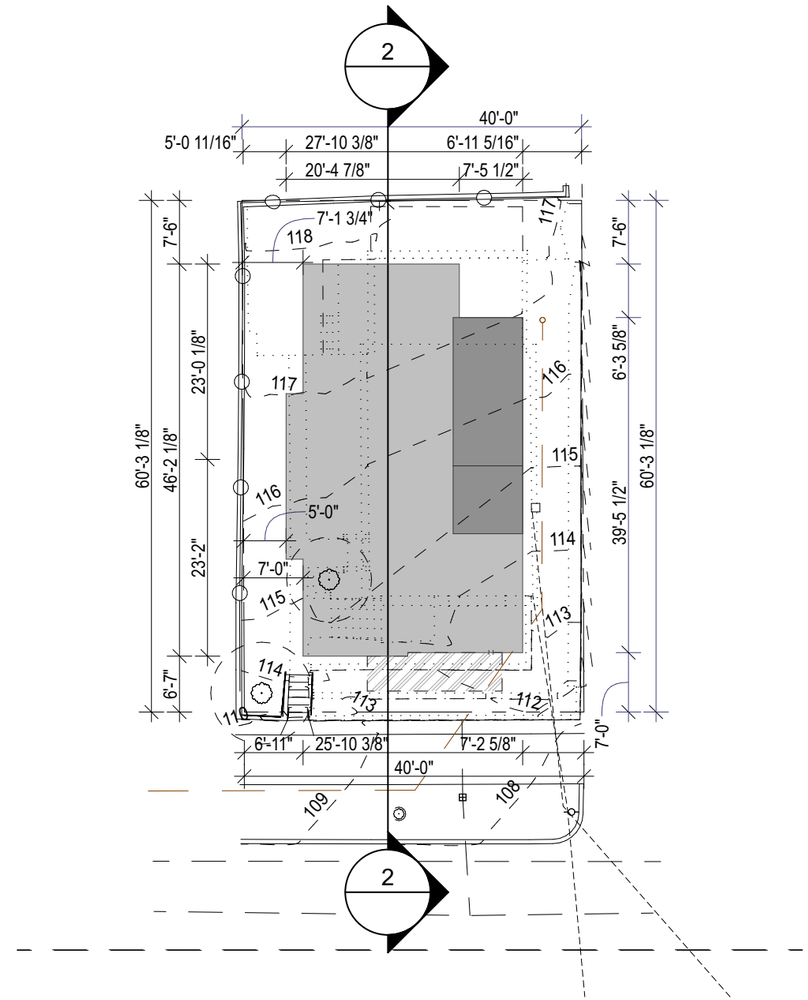
SITE PLANS AND SECTION



2 **LONGITUDINAL SECTION**
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



1 **PLOT PLAN**
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

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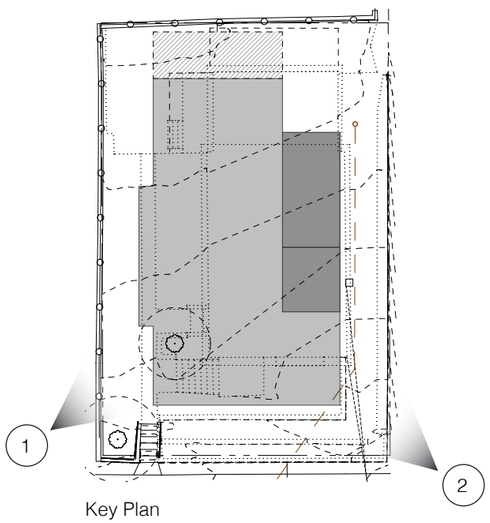
RENDERINGS



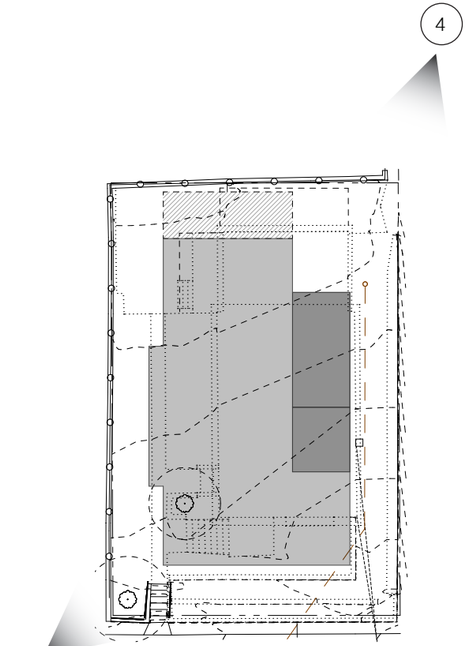
Key Plan

1. Street View looking East

2. Street View looking Northeast

RENDERINGS

3. Aerial View looking Northwest

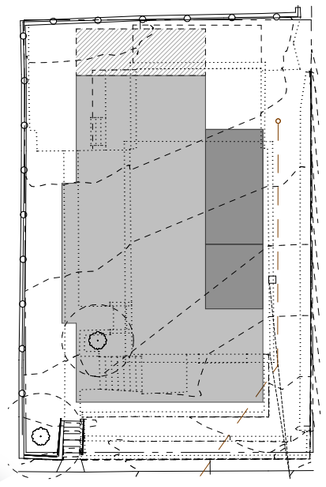


Key Plan

4. Street View looking Northwest

RENDERINGS

5



6

Key Plan

5. Aerial View looking Southeast

6. Aerial View looking Southeast

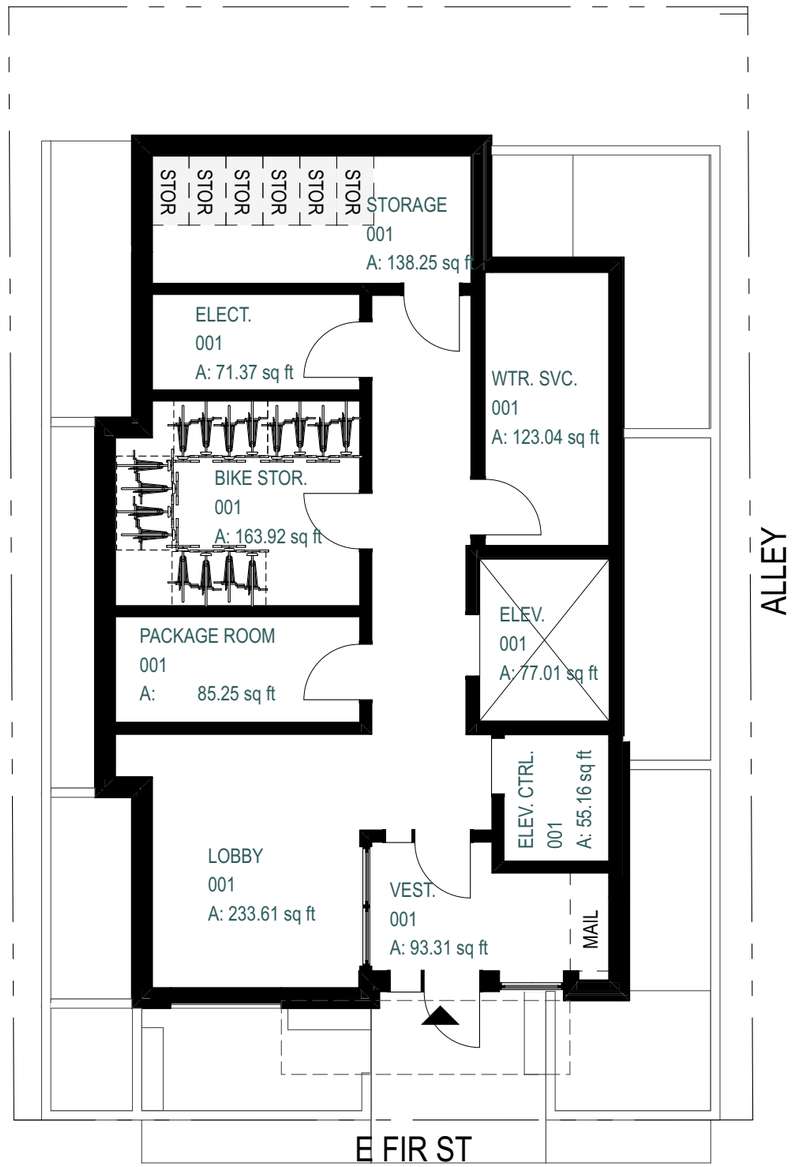
RENDERINGS

Key Plan

7. Alley View looking South

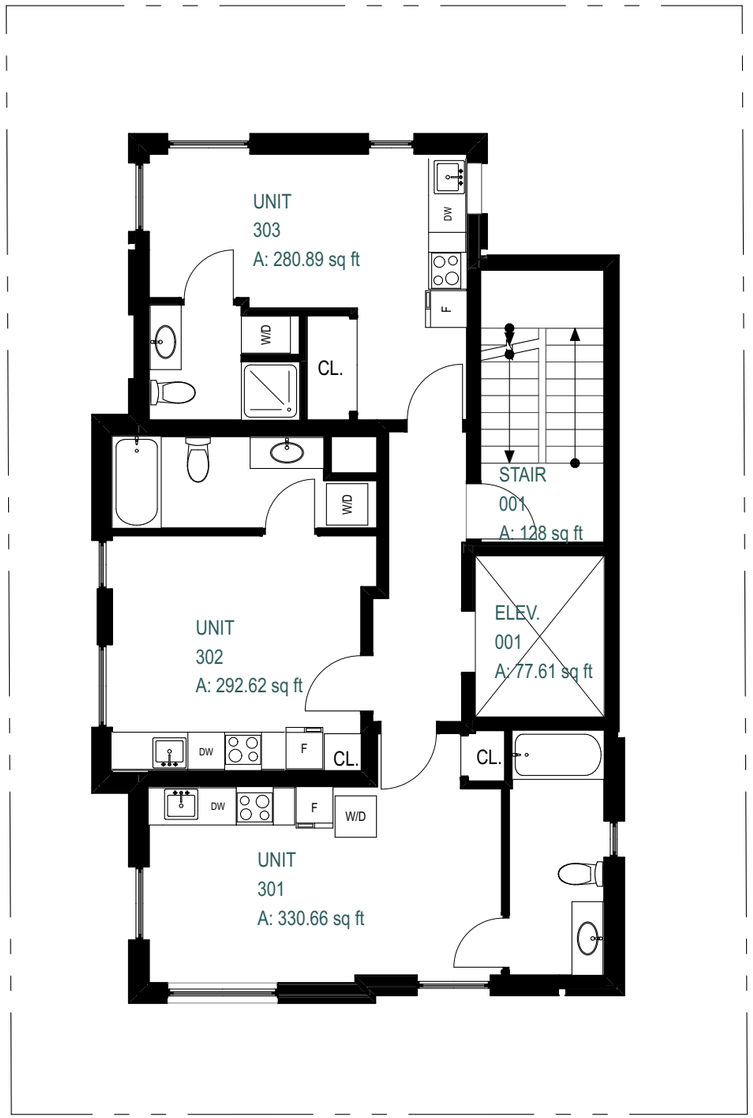
8. Alley View looking Southwest

FLOOR PLANS



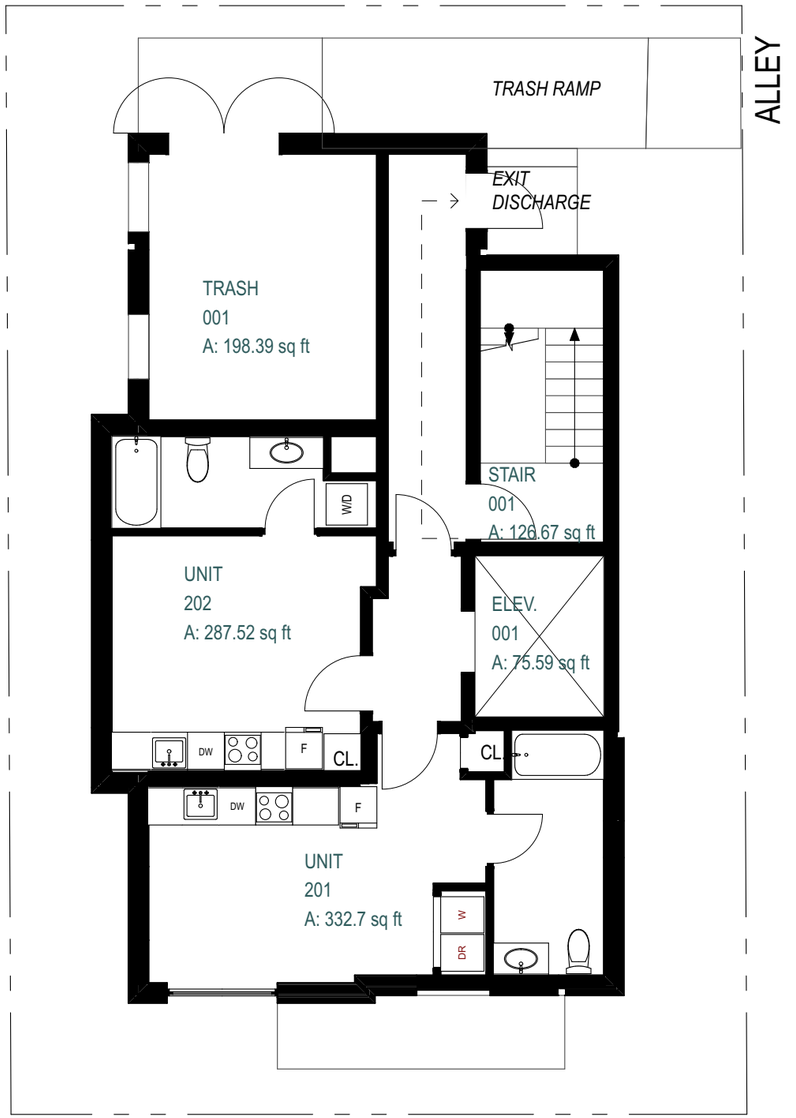
1 **FIRST FLOOR PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



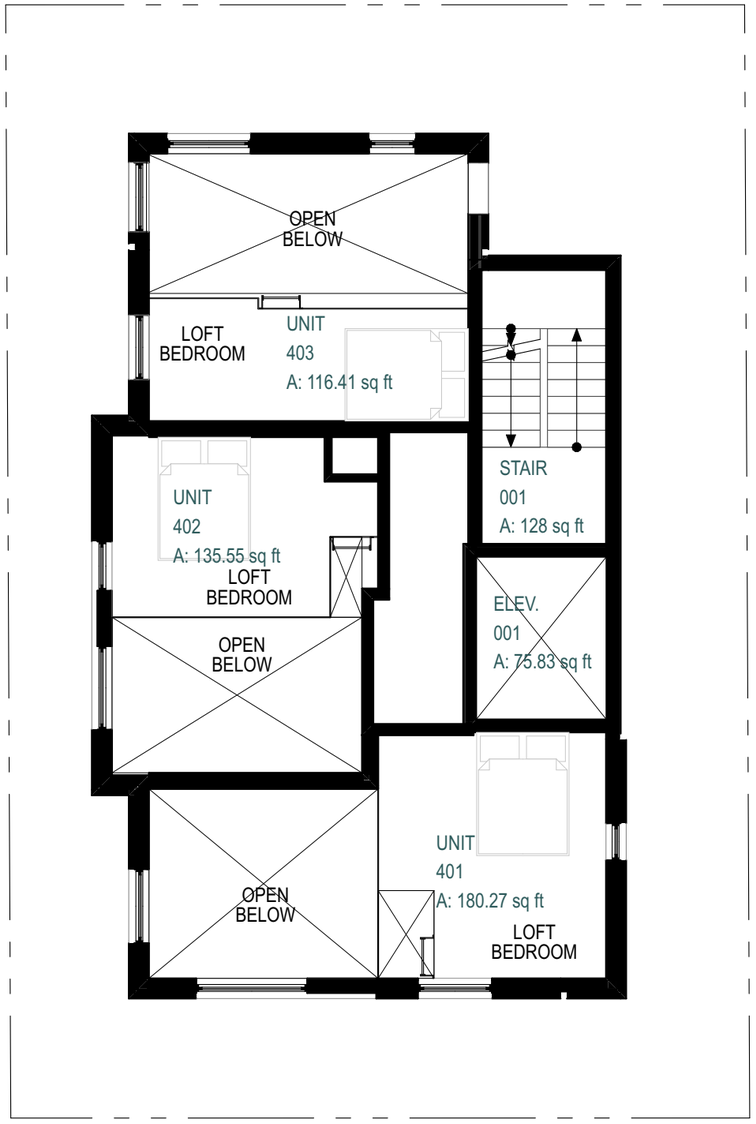
2 **THIRD FLOOR PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



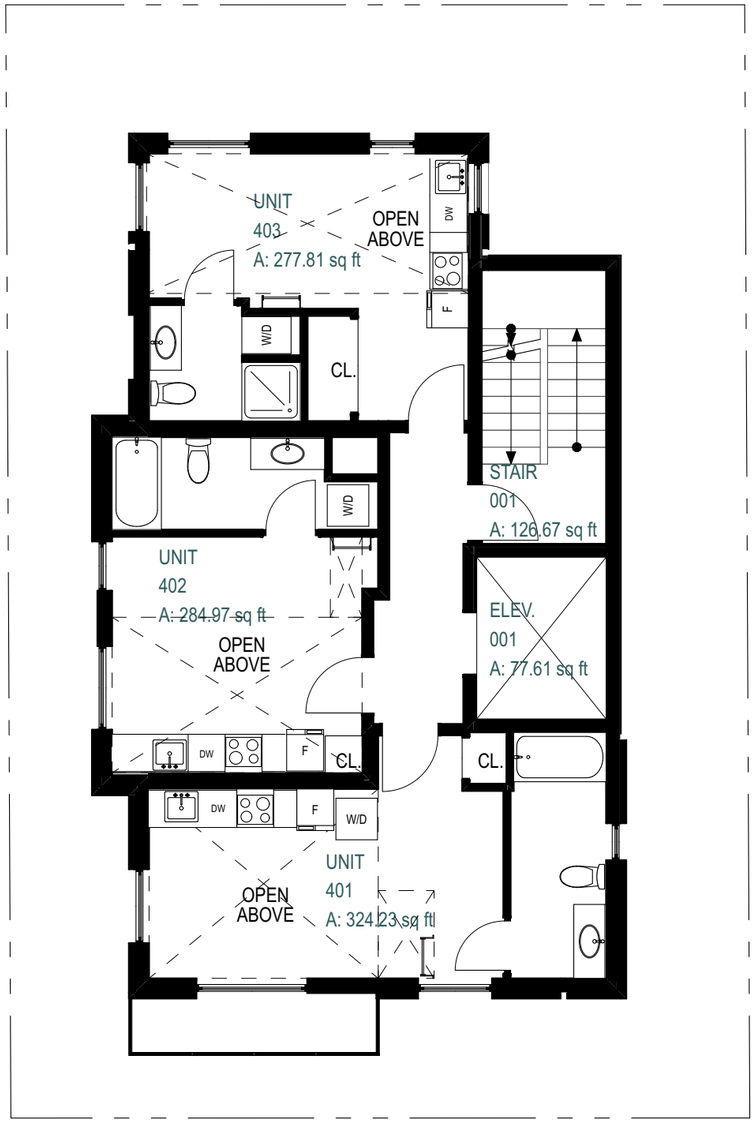
1 **SECOND FLOOR PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



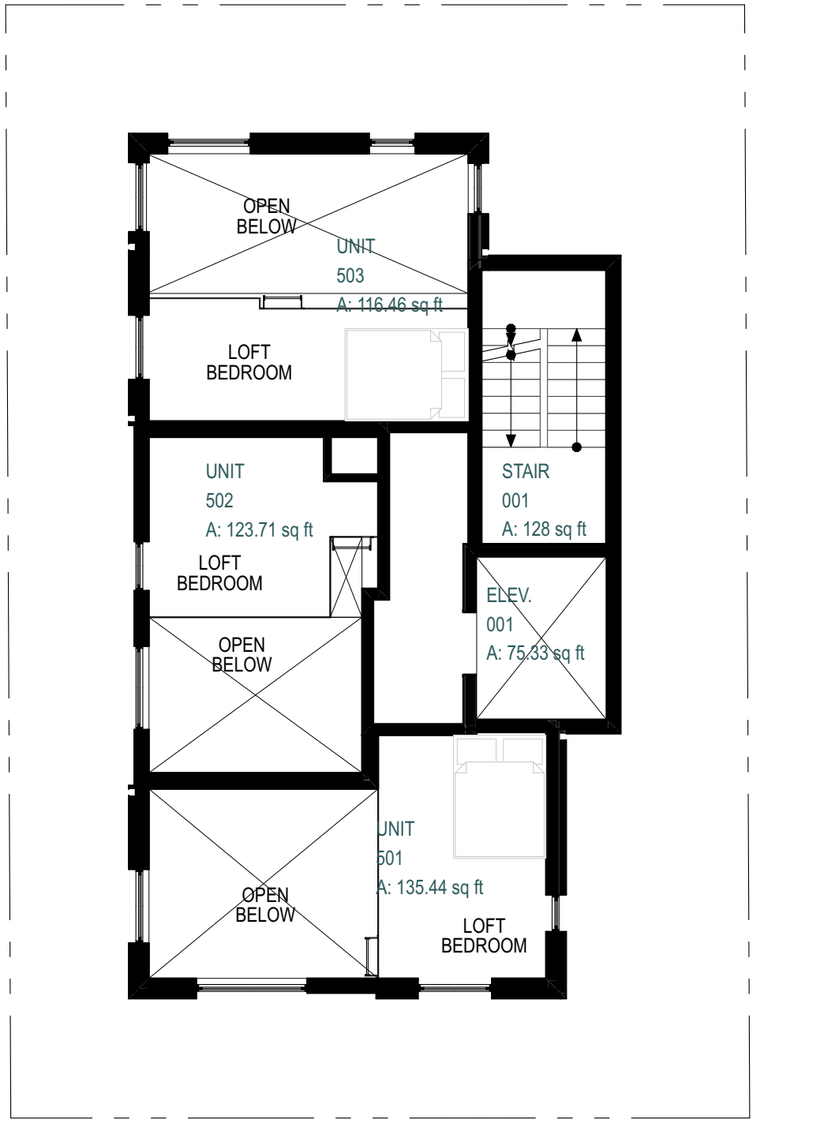
2 **FOURTH FLOOR MEZZANINE PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



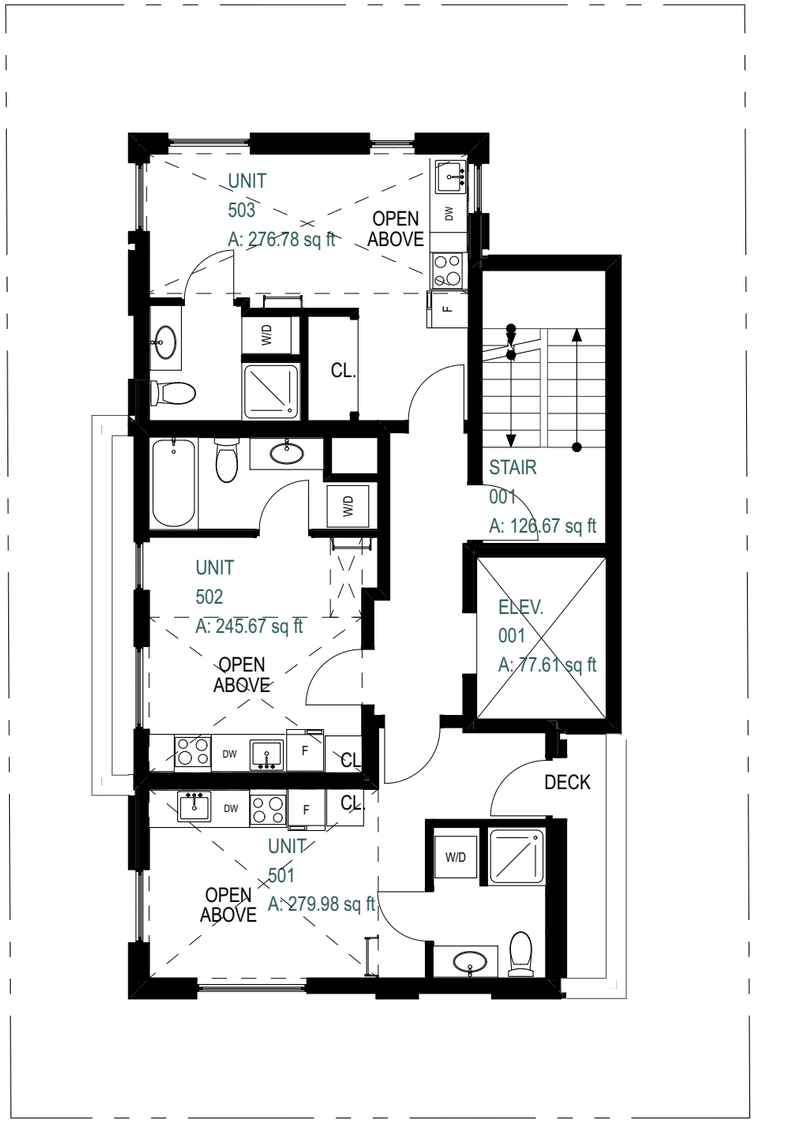
1 **FOURTH FLOOR PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



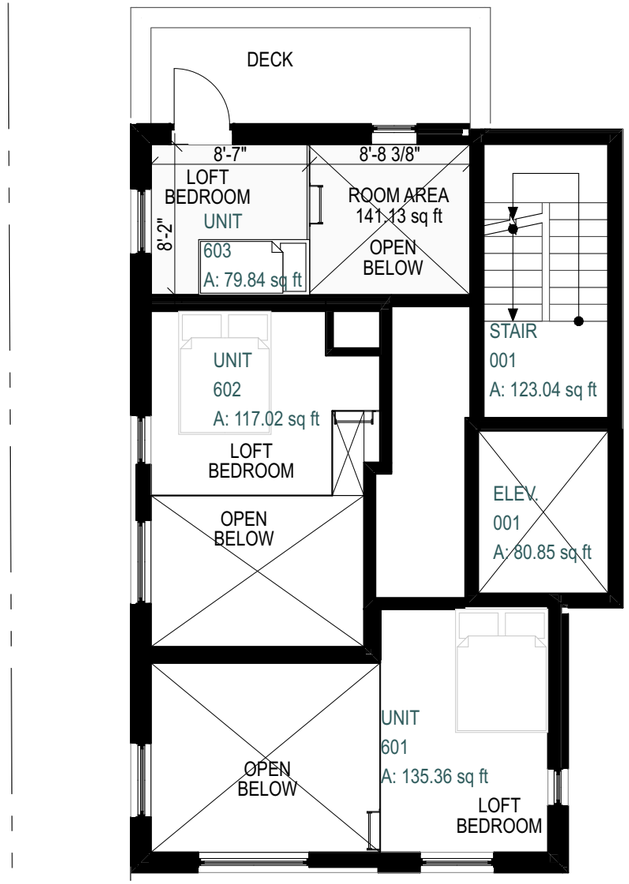
2 **FIFTH FLOOR MEZZANINE PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



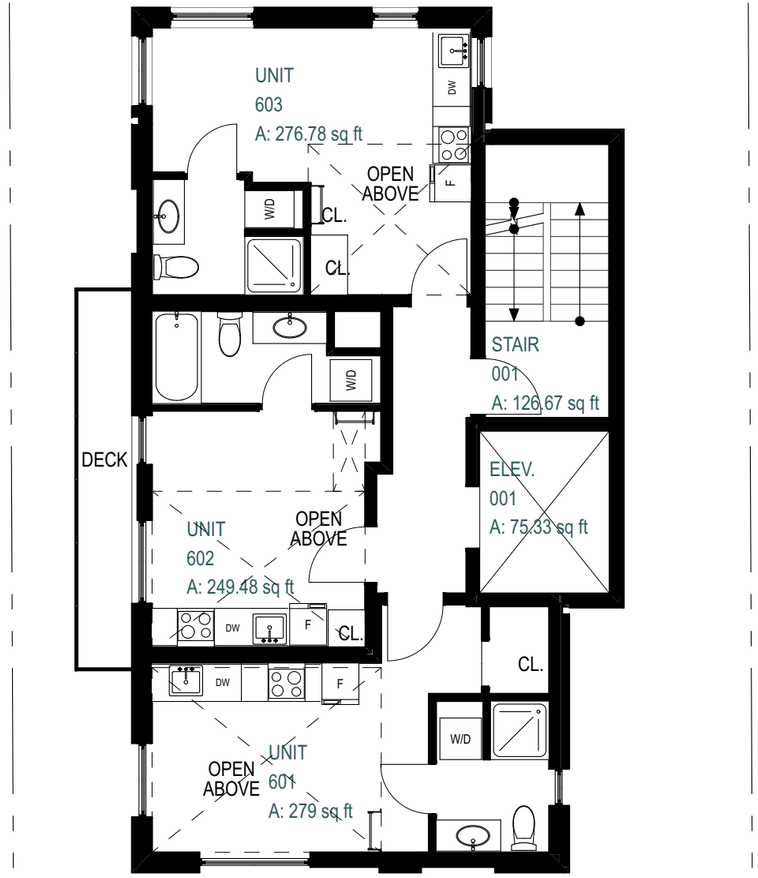
1 **FIFTH FLOOR PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



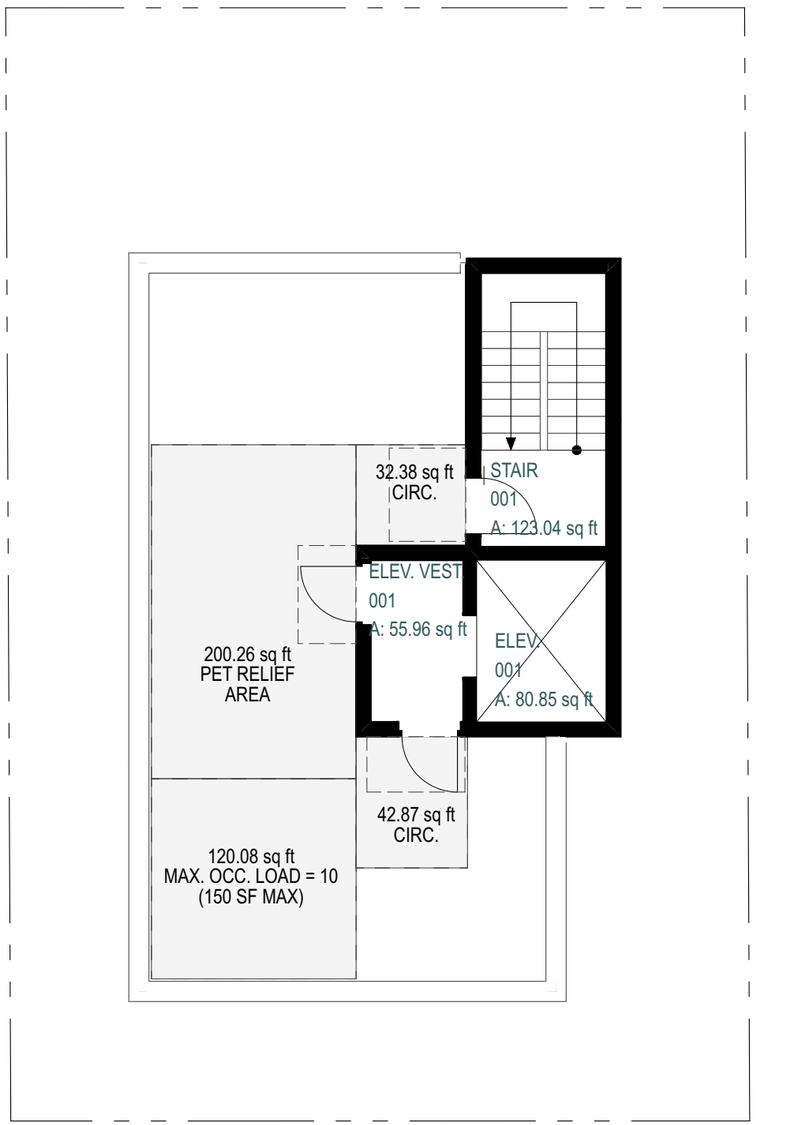
2 **SIXTH FLOOR MEZZANINE PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



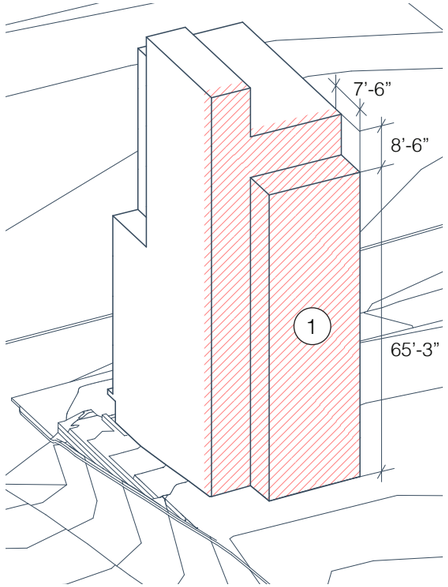
1 **SIXTH FLOOR PLAN**
SCALE: 1/8" = 1'-0"

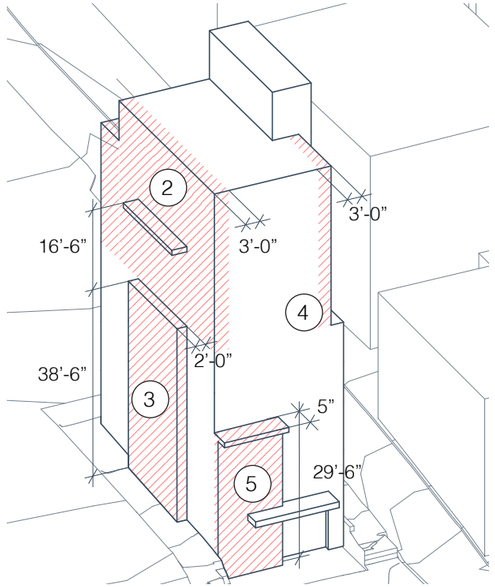
0 4' 8' 16'



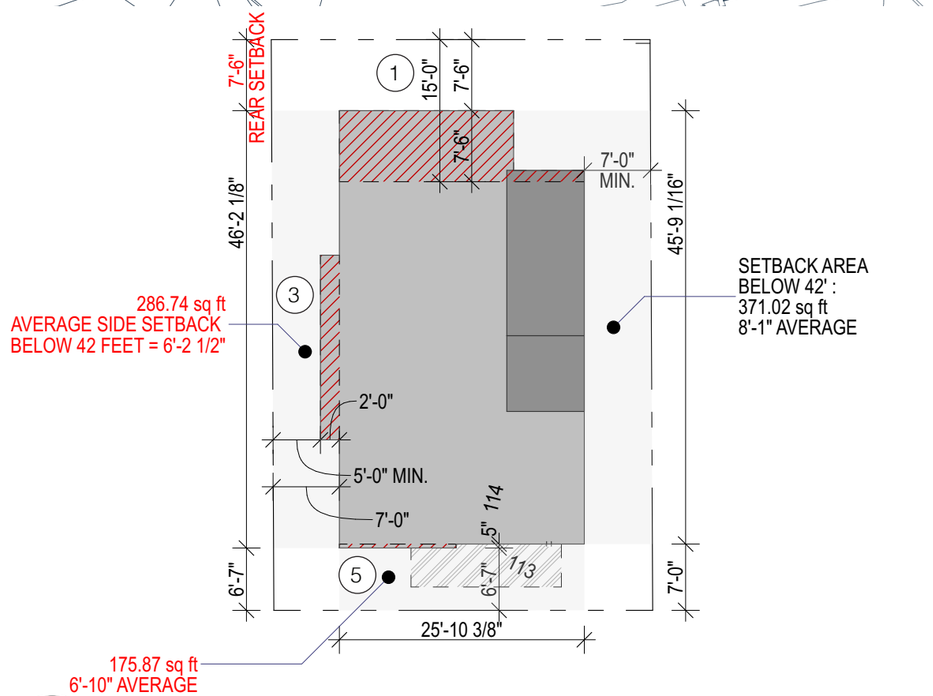
2 **ROOF PLAN**
SCALE: 1/8" = 1'-0"

0 4' 8' 16'



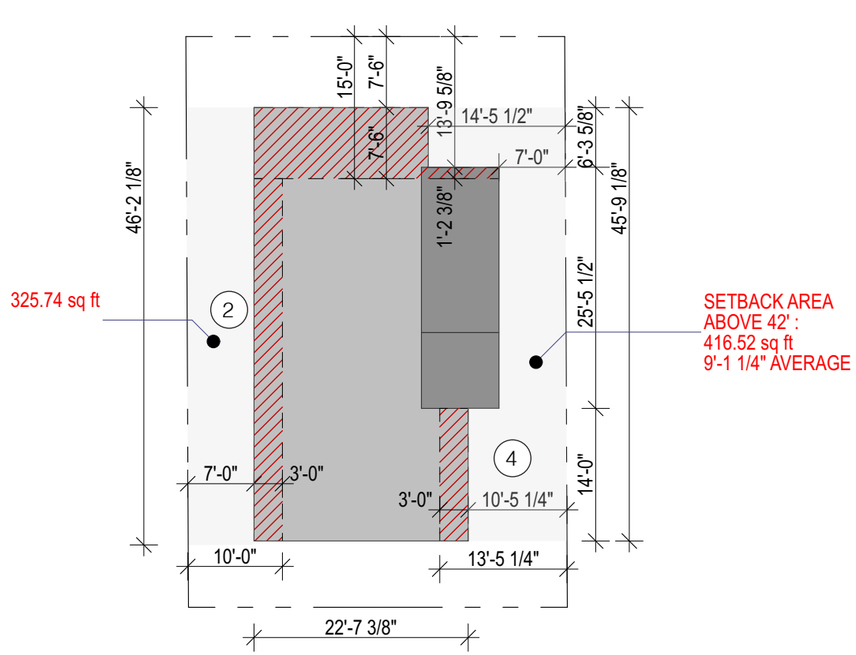


1. Reduction to rear setback
2. Reduction to average side setback above 42 feet
3. Reduction to average side setback below 42 feet
4. Reduction to average side setback above 42 feet
5. Reduction to average front setback below 42 feet



1 ADJUSTMENT PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32'



2 ADJUSTMENT PLAN - ABOVE 42-FEET
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

	CODE SECTION	CODE REQUIREMENT	PROPOSED	JUSTIFICATION
1	**SMC 23.45.518** SETBACKS AND SEPARATIONS	REAR SETBACK 15 FEET MINIMUM	7'-6" MINIMUM	THE BUILDING MASSING HAS BEEN REDUCED IN ORDER TO MINIMIZE THE OVERALL HEIGHT OF THE PROPOSAL . THIS REDUCTION IN HEIGHT CREATES A SMALLER BUILDING THAT IS BETTER SCALED WITH THE SURROUNDING CONTEXT, PRIMARILY NEW MIXED-USE STRUCTURES. IN RESPONSE THE MASSING IS SCULPTED TO CREATE MULTIPLE OPPORTUNITIES FOR PATIOS THAT ARE EXTENSIONS OF LIVING SPACE AND PROVIDE CONNECTIONS TO THE SURROUNDINGS. THIS IS CONSISTENT WITH THE DESIGN CONCEPT THAT FEATURES A DYNAMIC BUILDING FORM THROUGH MODULATION AND MATERIAL CHANGES ON ALL FACADES THROUGH AN AGGREGATION OF “BASALT COLUMNS”. THE REAR ONE IS CREATED THROUGH A VOLUME THAT PROJECTS INTO THE REAR SETBACK. **CS2.B.3 - CHARACTER OF OPEN SPACE** **DC2.A: MASSING** **DC2.B: ARCHITECTURAL AND FACADE COMPOSITION** **DC2.D: SCALE AND TEXTURE** **YESLER TERRACE SUPPLEMENTAL GUIDANCE** **DC3 - BUILDING-OPEN SPACE RELATIONSHIP**
2	**SMC 23.45.518** SETBACKS AND SEPARATIONS	WEST LOT LINE SIDE SETBACK 7 FEET AVERAGE; 5 FEET MINIMUM	6'-2 1/2" AVERAGE; 5 FEET MINIMUM	A REDUCTION IN THE AVERAGE SETBACK BELOW 42 FEET PERMITS A GREATER DEGREE OF ARTICULATION IN THE EXPOSED WEST FACADE, WHICH IS A MORE PROMINENT FACADE DUE TO THE ESTABLISHED NATURE OF THE ADJACENT PARKING AREA. THIS IS CONSISTENT WITH THE DESIGN CONCEPT THAT FEATURES A DYNAMIC BUILDING FORM THROUGH MODULATION AND MATERIAL CHANGES EVENLY ON ALL FACADES THROUGH AN AGGREGATION OF “BASALT COLUMNS”. IN ADDITION, IT IS OFFSET BY A DECK PROJECTION AT THE LOFTED FLOOR ABOVE IT, FURTHER ARTICULATING THE PROMINENT WEST FACADE AND PROVIDE OPPORTUNITIES FOR CONNECTIONS TO EXTERIOR AMENITY SPACE FROM THE UNIT INTERIOR. **DC2.A: MASSING** **DC2.B: ARCHITECTURAL AND FACADE COMPOSITION** **DC2.D.1 - HUMAN SCALE** **PL3.B.2 - GROUND-LEVEL RESIDENTIAL** **YESLER TERRACE SUPPLEMENTAL GUIDANCE** **DC2 - HUMAN SCALE** **DC2 - MASSING** **DC3 - BUILDING-OPEN SPACE RELATIONSHIP**
3	**SMC 23.45.518** SETBACKS AND SEPARATIONS	WEST LOT LINE FOR PORTIONS OF A STRUCTURE ABOVE 42 FEET IN HEIGHT 10 FEET AVERAGE; 7 FEET MINIMUM	7'-0 1/2" AVERAGE; 7 FEET MINIMUM	THE PROPOSAL ACHIEVES A BOLD AND DYNAMIC FORM THAT RESPONDS TO THE PROMINENT SITE CONDITION, HIGHLY VISIBLE FROM ALL SIDES, SURROUNDED ON THREE SIDES BY SPACE DEDICATED TO VEHICLES. THE PROPOSED REDUCTION IN AVERAGE SETBACK ABOVE 42 FEET PERMITS GREATER OPPORTUNITY FOR A HIGHLY ARTICULATED BUILDING FORM AS ENCOURAGED BY THE YESLER TERRACE SUPPLEMENTAL GUIDANCE. THIS RESULTS IN A SITE SPECIFIC DESIGN SOLUTION RATHER THAN A ONE THAT IS MORE FORMULAIC AND COMPLIANT WITH THE REQUIRED STEPPED SIDE SETBACK ABOVE 42 FEET THIS IS CONSISTENT WITH THE DESIGN CONCEPT THAT FEATURES A DYNAMIC BUILDING FORM THROUGH MODULATION AND MATERIAL CHANGES EVENLY ON ALL FACADES THROUGH AN AGGREGATION OF “BASALT COLUMNS”. **CS2.A.2 - ARCHITECTURAL PRESENCE** **CS3.A.2 - CONTEMPORARY DESIGN** **DC2.A: MASSING** **DC2.B: ARCHITECTURAL AND FACADE COMPOSITION** **DC2.D: SCALE AND TEXTURE** **YESLER TERRACE SUPPLEMENTAL GUIDANCE** **DC2 - MASSING** **DC2 - HUMAN SCALE - "FOCUS ON THE FIRST THIRTY FEET"**
4	**SMC 23.45.518** SETBACKS AND SEPARATIONS	EAST LOT LINE FOR PORTIONS OF A STRUCTURE ABOVE 42 FEET IN HEIGHT 10 FEET AVERAGE; 7 FEET MINIMUM	9'-1 1/4" AVERAGE; 7 FEET MINIMUM	THE POSITION OF THE STAIR AND ELEVATOR CORE AT THE NORTHEAST CORNER OF THE BUILDING LOCATES THE TALLEST VERTICAL LINEAR MASS AWAY FROM THE PUBLICLY VISIBLE FACADES. THE POSITION OF THESE ELEMENTS ALLOWS THE REMAINING FACADES TO BE MORE FULLY ARTICULATED AND MINIMIZES THE VISUAL PRESENCE OF THE OPAQUE FACADE ON TO THE LEAST PEDESTRIAN FOCUSED AREA OF THE BUILDING. IN RESPONSE TO THIS ARRANGEMENT THE PROPOSED STRUCTURE STEPS DOWN IN ALL OTHER DIRECTIONS, FOLLOWING EXISTING TOPOGRAPHY. RESIDENTIAL TERRACES ARE CREATED AT EACH OF THESE STEPPED VOLUMES. **DC2.A: MASSING** **DC2.B: ARCHITECTURAL AND FACADE COMPOSITION** **DC2.B.2 - BLANK WALLS** **DC2.D: SCALE AND TEXTURE** **YESLER TERRACE SUPPLEMENTAL GUIDANCE** **DC3 - OPEN SPACE CONCEPT**
5	**SMC 23.45.518** SETBACKS AND SEPARATIONS	FRONT SETBACK FROM STREET LOT LINES: 7 AVERAGE; 5 MINIMUM	6'-10" AVERAGE; 6'-7" MINIMUM	THE DESIGN CONCEPT FEATURES MASSING ARTICULATION KEYED TO MATERIAL CHANGES CONSISTENTLY ON ALL FACADES. THE PROJECT IS CONCEIVED AS AN AGGREGATION OF “BASALT COLUMNS”, EACH VARIED IN DEPTH AND HEIGHT, TO ADD SCALE AND VISUAL INTEREST FROM ALL SIDES. THROUGH THE DESIGN PROCESS, THE PROPORTIONS OF THESE ELEMENTS HAVE BEEN STUDIED CAREFULLY, AND ACKNOWLEDGE THAT THE PROJECT IS LOCATED ON A VERY SMALL SITE, 40 FEET WIDE EAST-WEST BY 60 FEET LONG NORTH-SOUTH. THE SMALLEST “BASALT COLUMN” IS LOCATED IN THE FRONT SETBACK. BY REDUCING THE AVERAGE SETBACK AND PROVIDING A MORE GENEROUS MINIMUM SETBACK, THE BUILDING IS ABLE TO ACHIEVE A MORE DYNAMIC STREET FACADE THAT IS CONSISTENT WITH THE MASSING CONCEPT. THE PROMINENT PUBLIC FACING LOBBY, IS TRANSPARENT AND PROJECTS FORWARD TO MORE FULLY CONNECT TO THE PUBLIC REALM. A SMALL TERRACE IS LOCATED ADJACENT TO THE ENTRY AT THE FRONT OF THE BUILDING, DEVELOPING A GREATER CONNECTION BETWEEN THE PUBLIC AREAS OF THE PROJECT. **CS2.B.2 - CONNECTION TO STREET** **DC2.B.2 - BLANK WALLS** **YESLER TERRACE SUPPLEMENTAL GUIDANCE** **PL1 - OPEN SPACE CONNECTIVITY** **PL3 - STREET-LEVEL INTERACTION, RESIDENTIAL FRONTAGE** **DC3 - OPEN SPACE CONCEPT**

RENDERED ELEVATIONS

1. **BRICK**
DARK GRAY

2. **BRICK**
LIGHT GRAY

3. **FIBER-CEMENT PANEL**
MEDIUM GRAY

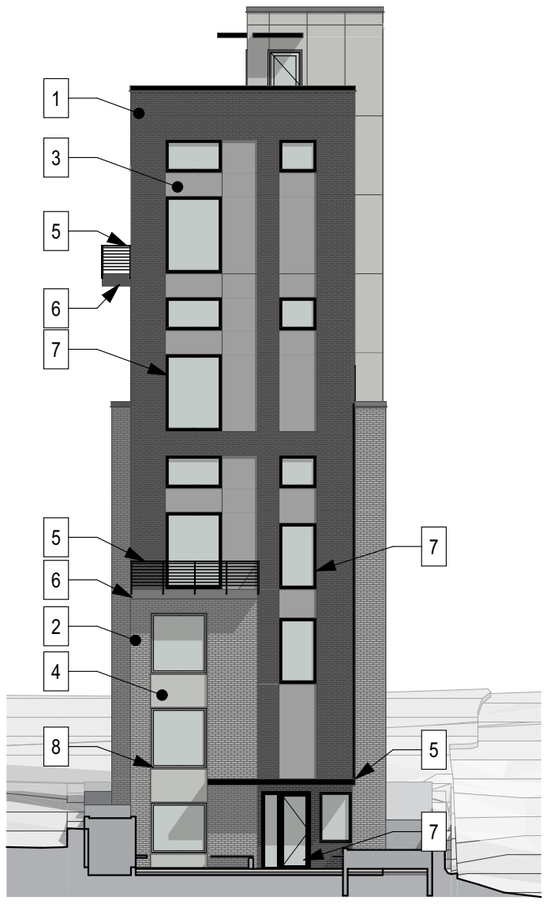
4. **FIBER-CEMENT PANEL**
LIGHT GRAY

5. **COLOR METAL FEATURES**
MATTE BLACK

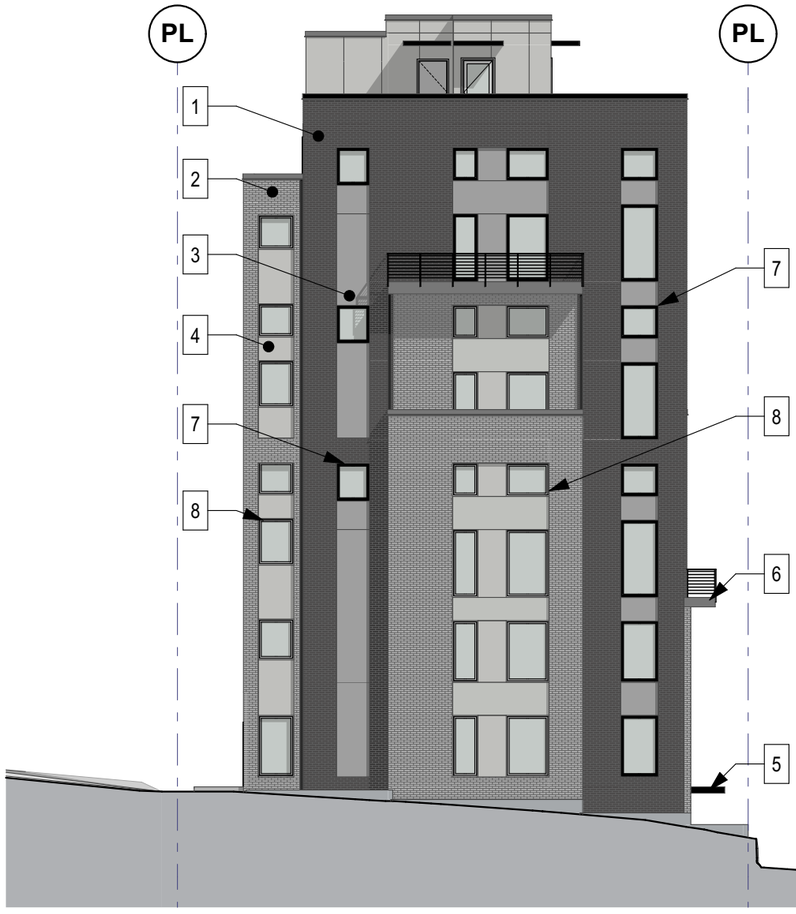
6. **COLOR METAL FEATURES**
LIGHT GRAY

7. **BLACK WINDOWS/DOORS**

8. **WHITE WINDOWS**



1 **SOUTH RENDERED ELEVATION**
SCALE: 1/16" = 1'-0"



2 **WEST RENDERED ELEVATION**
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

RENDERED ELEVATIONS

1. **BRICK**
DARK GRAY

2. **BRICK**
LIGHT GRAY

3. **FIBER-CEMENT PANEL**
MEDIUM GRAY

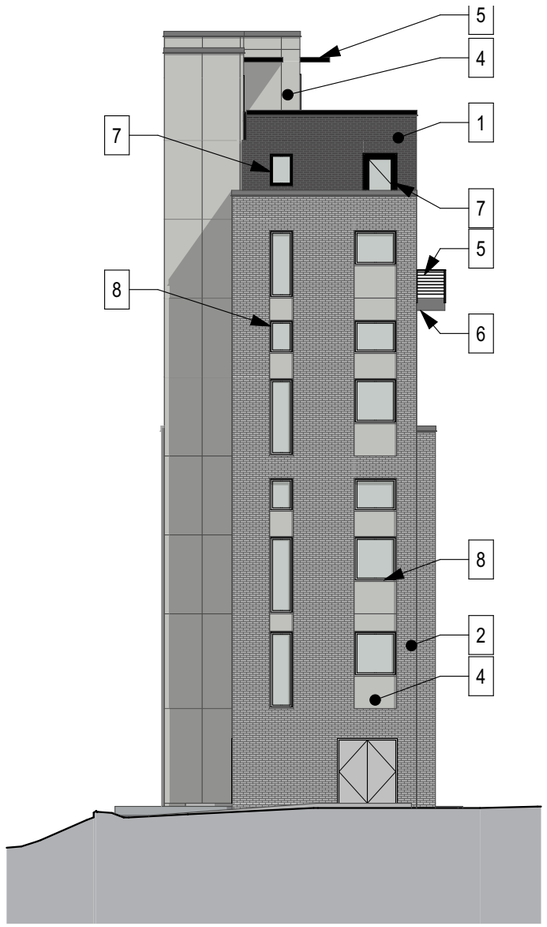
4. **FIBER-CEMENT PANEL**
LIGHT GRAY

5. **COLOR METAL FEATURES**
MATTE BLACK

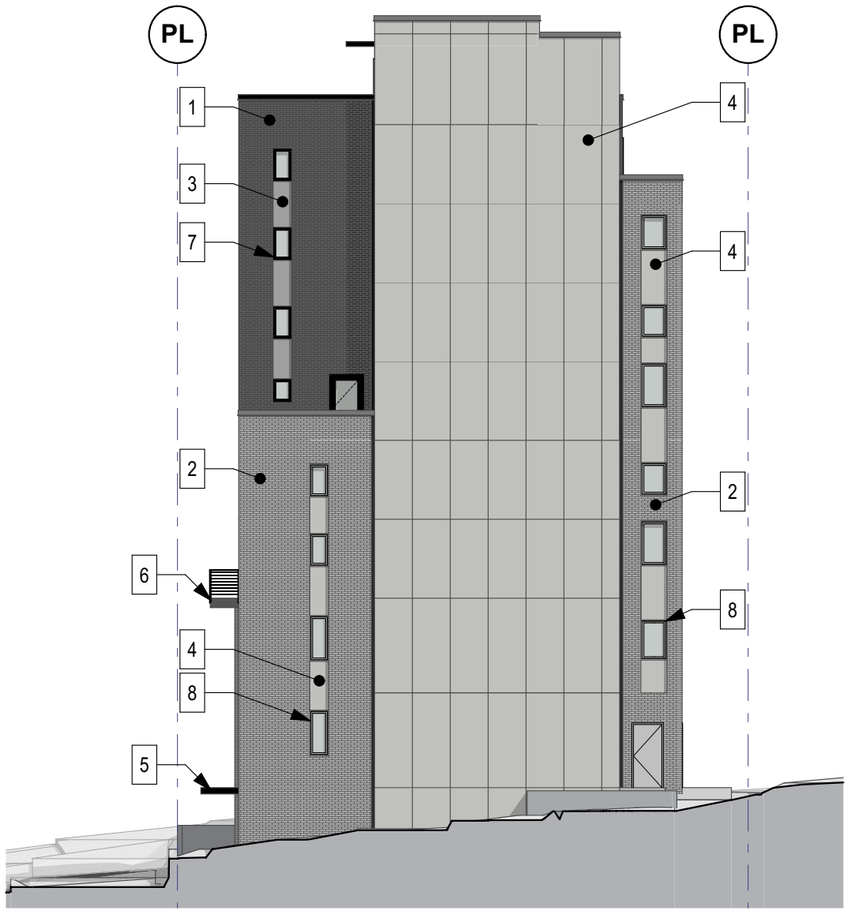
6. **COLOR METAL FEATURES**
LIGHT GRAY

7. **BLACK WINDOWS/DOORS**

8. **WHITE WINDOWS**



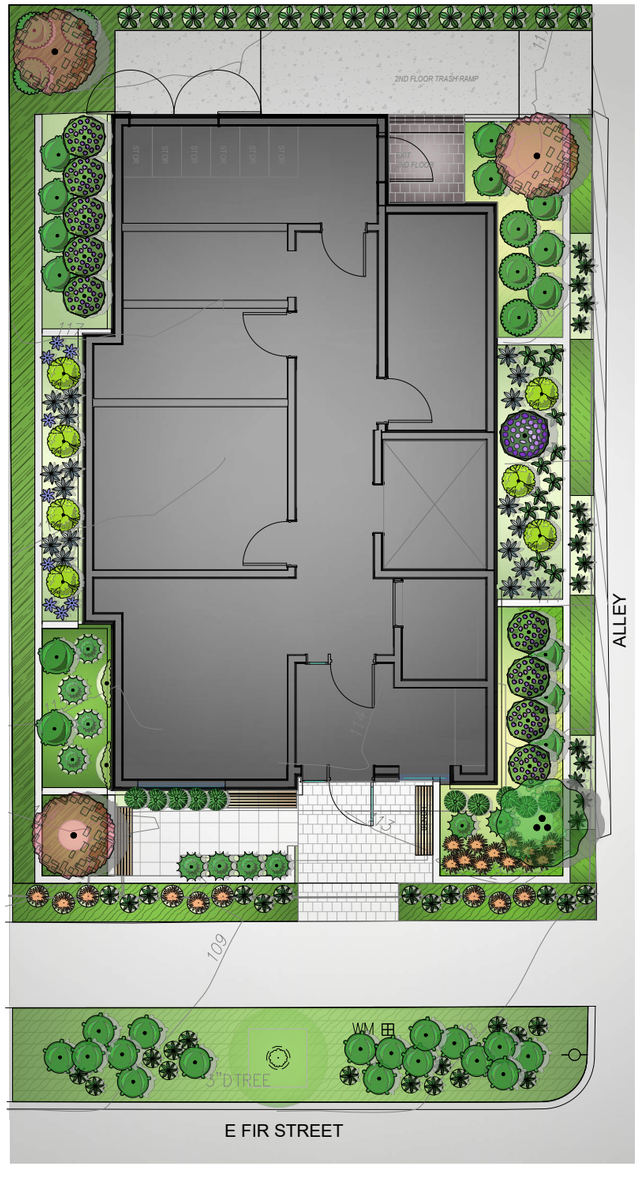
3 **NORTH RENDERED ELEVATION**
SCALE: 1/16" = 1'-0"



4 **EAST RENDERED ELEVATION**
SCALE: 1/16" = 1'-0"

0 8' 16' 32'

LANDSCAPE PLAN



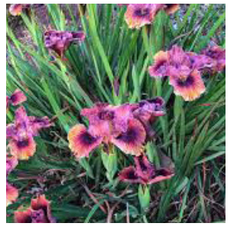
RENDERED LANDSCAPE PLAN
NTS


Dwarf Periwinkle


Vine Maple


Orange Sedge


Feather Reed Grass


Pacific Coast Iris


Fragrant Sarcococca


Black Lace Elderberry


Creeping Raspberry


Blue Switch Grass


Dawyck Purple Beech

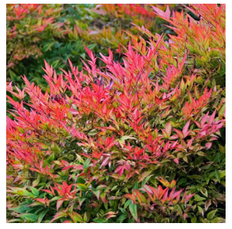

Ramapo Rhododendron


Western Sword Fern


Solomon's Seal


Goldleaf Dogwood


Evergreen Clematis


Heavenly Bamboo

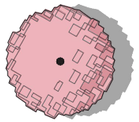

Mount Vernon Laurel

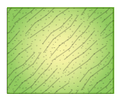
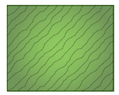

Big Blue Lilyturf


Wintercreeper


Golden Creeping Jenny

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	Acer circinatum / Vine Maple
	Fagus sylvatica 'Dawyck Purple' / Dawyck Purple Beech

GROUND COVERS	BOTANICAL / COMMON NAME
	Epimedium x rubrum / Red Barrenwort
	Lysimachia nummularia 'Aurea' / Golden Creeping Jenny
	Rubus calycinoides 'Emerald Carpet' / Creeping Raspberry
	Vinca minor 'Bowles Blue' / Dwarf Periwinkle

SHRUBS	BOTANICAL / COMMON NAME
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
	Carex testacea / Orange Sedge
	Evonymus fortunei 'Emerald Gaiety' TM / Wintercreeper
	Liriope muscari 'Big Blue' / Big Blue Lilyturf
	Nandina domestica 'Gulf Stream' TM / Heavenly Bamboo
	Polystichum munitum / Western Sword Fern
	Prunus laurocerasus 'Mount Vernon' / Mount Vernon Laurel
	Rhododendron x 'Ramapo' / Ramapo Rhododendron
	Sarcococca ruscifolia / Fragrant Sarcococca

BIORETENTION	BOTANICAL / COMMON NAME
	Cornus alba 'Gouchaultii' / Goldenleaf Dogwood
	Iris x 'Pacific Coast Iris' / Pacific Coast Iris
	Panicum virgatum 'Heavy Metal' / Blue Switch Grass
	Polygonatum odoratum / Solomon's Seal
	Sambucus nigra 'Black Lace' / Black Lace Elderberry

VINES	BOTANICAL / COMMON NAME
	Clematis armandii 'Snowdrift' / Evergreen Clematis

DESIGN GUIDELINES

CONTEXT AND SITE

CS1 NATURAL SYSTEMS AND SITE FEATURES

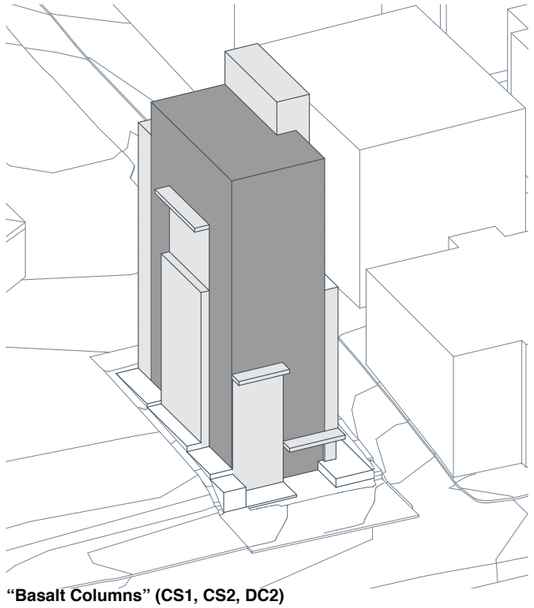
CS1.A: Energy Use
CS1.B: Sunlight and Natural Ventilation
CS1.C: Topography

This project features a majority of units with windows on at least two walls, which will provide access to sunlight and opportunities for natural ventilation. Additionally, the site has a significant grade change which directly informs the project's design concept. This concept, of aggregated "basalt columns" of various sizes, is visible in the terraced design for the topography and the architectural massing.

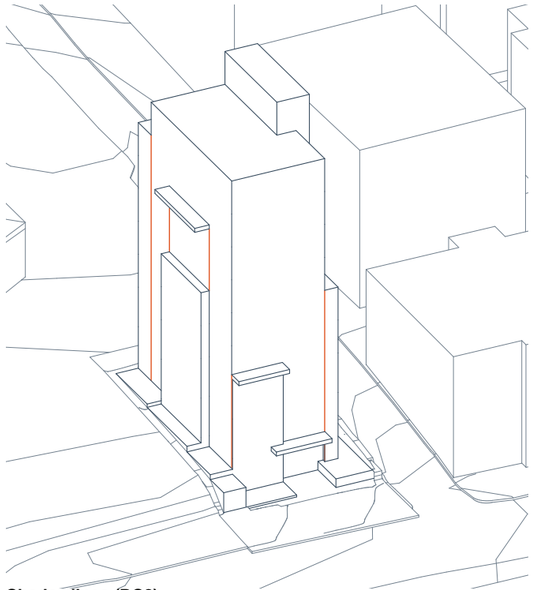
CS2 URBAN PATTERN & FORM

CS2.B: Adjacent Sites, Streets, and Open Spaces
CS2.C: Relationship to the Block
CS2.D: Height, Bulk, and Scale

The site is at a small peninsula of MR zone that is adjacent to the Yesler Terrace Master Planned Community and to the south of a small NC zone. The project team acknowledges the site's prominent location at the end of the block adjacent to the alley. It is midblock on E Fir Street, a short residential side street, extending between Boren Avenue E and Broadway. This site is visible from adjacent rights-of-way as it is surrounded by two parking lots and a garden owned by the neighboring Japanese Baptist Church to the west and the north, with an alley to the east. A pocket park is located across the street and the immediate context features many large new multifamily apartment structures that are part of the Yesler Terrace Master Planned Community. The site dimensions and height allowance result in a vertical structure that helps anchor the pocket park across E Fir Street to the south and respond to the larger surrounding developments. The proposal addresses this unique circumstance and emerges from a clear design concept. In response, the massing consists of an aggregation of "basalt columns" of various widths and heights. These columns combine to create a subtle, yet dynamic building mass and landscape concept. This design concept produces numerous modulations and material changes along all facades of the building. The termination of the "columns" at different elevations along the facade creates opportunities for balconies, which further activate the facades of the building.



"Basalt Columns" (CS1, CS2, DC2)



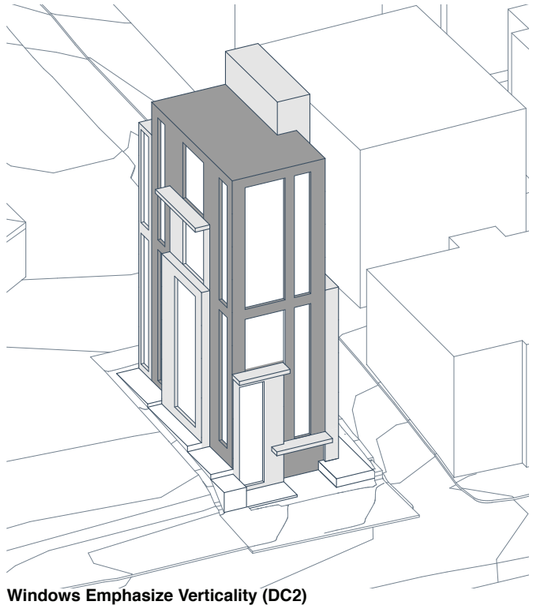
Shadowlines (DC2)

CONTEXT AND SITE

CS3 ARCHITECTURAL CONTEXT AND CHARACTER

CS3.A: Emphasizing Positive Neighborhood Attributes

This project embraces the existing context, specifically through the presence of materiality and landscape features in the immediate neighborhood. The project design features two tones of brick as the primary cladding material, a prominent material in both the established and newer buildings in the immediate surroundings, with particular acknowledgement of the adjacent Japanese Baptist Church. The project also has a strong landscape concept integral to the project design, that responds to the pocket park across the street and the nearby Yesler Terrace Park. This scale and massing of the project is a transition from the larger multifamily projects of Yesler Terrace to the south and west to the smaller multifamily projects to the east and north. The project's height is consistent with many of the newer buildings in the Yesler Terrace Master Planned Community to the south and west; the footprint is more consistent with the fourplexes, townhouses, and smaller apartment buildings to the east and north.



Windows Emphasize Verticality (DC2)

DESIGN GUIDELINES

PUBLIC LIFE

PL1 OPEN SPACE AND CONNECTIVITY

PL1.B: Walkways and Connections
PL1.C: Outdoor Uses and Activities

PL2 WALKABILITY

PL2.D: Wayfinding

A prominent entrance, highly visible from the nearest major intersection at Broadway and E Fir Street, connects directly to the sidewalk. It is south-facing and incorporates seating and landscape elements so it can be enjoyed by the residents and contribute to the immediate neighborhood. A large overhang at the front entry complemented by bench seating clearly indicates the residential entrance

PL3 STREET LEVEL INTERACTION

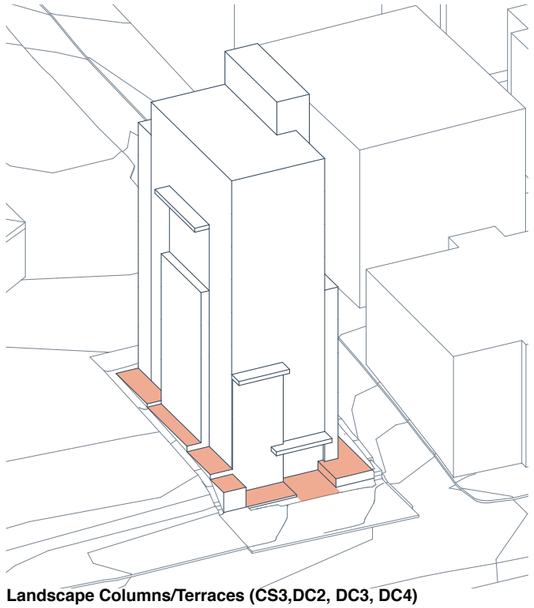
PL3.C: Residential Edges

The project treats all edges thoughtfully. The residential lobby directly engages the sidewalk to the south on E Fir Street. The internal stair/elevator circulation is located adjacent to the alley, away from immediate neighbors and the street-facing facade. Due to the site's topography, the trash storage defines the rear edge at the higher alley grade. Residential units are lifted above the sloped topography facing west. The building design stitches together the variety of residential and civic structures in the immediate surrounding. It provides a small footprint that is reflective of the smaller residential buildings in the area, in contrast to its height, which is more similar to the large residential buildings nearby. Modulation and changes in materials help to reduce the perceived scale of the project, complemented by strategic balconies that humanize and activate the building elevations.

PL4 ACTIVE TRANSIT

PL4.A: Entry Locations and Relationships

The building entrance is highly visible from the nearest major intersection at Broadway and E Fir Street, a block north of the Seattle Streetcar stop. The entrance area is enhanced with landscape features such as plants and benches, and the entry door itself is highly visible with a large canopy.



Landscape Columns/Terraces (CS3,DC2, DC3, DC4)

DESIGN CONCEPT

DC1 PROJECT USES AND ACTIVITY

DC1.C: Parking and Service Uses

Service uses and trash storage are hidden from the street, sidewalk, and alley. All service uses are located at the rear of the site, with utilities located below grade and the trash storage at the second floor in an enclosed storage room accessed from the alley. This position eliminates any staging for the trash and recycling as it can be picked up directly from the storage area. Parking is not incorporated into the project.

DC2 ARCHITECTURAL CONCEPT

DC2.A: Massing
DC2.B: Architectural and Facade Composition
DC2.D: Scale and Texture

The massing consists of an aggregation of "basalt columns" of various widths and heights. These columns combine to create a subtle, yet dynamic building mass and landscape concept. This design concept produces numerous modulations and material changes along all facades of the building. The termination of the "columns" at different elevations along the facade creates opportunities for balconies, which further activate the facades of the building. The "basalt columns" feature two tones of brick. The primary "column" of the massing is a dark brick tone, complemented by the secondary "columns" in a contrasting lighter tone. This material change creates a distinction between the "columns." and adds scale and texture to the facades. Detailed treatments are used to provide shadow-lines at the material changes that will further differentiate the "columns" from one another. Windows are aligned in tall, vertical punches that push through the brick. These punches span several floors and emphasize the verticality of the building. In addition to the windows, these punches contain a secondary exterior material: an infill painted fiber cement panel. The color of the infill panel is dependent on the brick tone of the "column" that the punches are placed in, which creates further distinctions between the "columns."

DESIGN CONCEPT

DC3 OPEN SPACE CONCEPT

DC3.A: Building-Open Space Relationship

The building massing concept and the open space concept are a part of the same, articulated expression. Both are conceived as a collection of terraced columns of various heights, aggregated together into a series of stepped volumes that form the building and help the landscape navigate the grade change.

DC4 EXTERIOR ELEMENTS AND MATERIALS

DC4.A: Exterior Elements and Finishes
DC4.D: Trees, Landscape, and Hardscape Materials

Exterior finishes include two tones of high-quality brick on all facades. The brick references both the established and more modern buildings in the area. Many of the plant choices, such as the trees at the corners of the project and the evergreen clematis, further reinforce the verticality of the building. The landscape design incorporates multiple types of pavers, to differentiate between the sidewalk, entry path, and gathering/ seating area. The terraces nearest the sidewalk clearly designate the property line, but the right-of-way between the sidewalk and the property line will be improved with the same plants that will be used throughout the project.

WORK IN PROGRESS b9 ARCHITECTS

Apartments in Capitol Hill by b9 Architects

Apartments in Roosevelt by b9 Architects

COMPLETED WORK b9 ARCHITECTS

Apartments in Wallingford by b9 Architects