



City of Seattle

Department of Construction & Inspections
Nathan Torgelson, Director



RECOMMENDATION OF THE EAST DESIGN REVIEW BOARD

Project Number: 3028954-LU

Address: 1020 South Main St

Applicant: Gary Oppenheimer, Ankrom Moisan Architects, Inc.

Date of Meeting: Wednesday, November 14, 2018

Board Members Present: Andrew Haas, Chair
Melissa Alexander
Betsy Anderson
AJ Taaca

Board Members Absent: Carson Hartman
Alastair Townsend

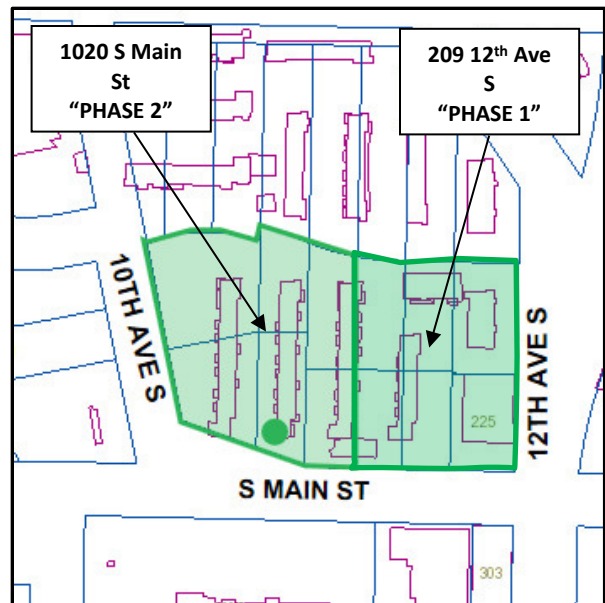
SDCI Staff Present: Abby Weber

SITE & VICINITY

Site Zone: Master Planned Community Yesler Terrace (MPC-YT) and Neighborhood Commercial (NC2-65)

Nearby Zones: (North) MPC-YT
(South) Downtown Mixed Residential (DMR/C 75/75-95)
(East) NC2-65
(West) MPC-YT

Lot Area: Phase 1 Site: 54,000 sf
Phase 2 Site: 53,000 sf



Current Development:

The sites are developed with early to mid-20th century low-rise affordable housing apartment buildings as part of Seattle's oldest public housing project. Buildings are set back from the street and are separated by yards and public walkways. Both existing sites include several mature trees.

Surrounding Development and Neighborhood Character:

The Yesler Terrace community was developed following World War II in response to a need for housing in the Seattle area and was the first racially integrated public housing development in the United States. In 2013 the City Council adopted a rezone of the Yesler Terrace neighborhood, including Design Review Guidelines. A series of approved street vacations will result in realignment of the public rights of way and parks/open spaces within the Yesler Terrace neighborhood.

The neighborhood is rapidly changing from early and mid-20th century apartment buildings with several sites under construction or in the process of demolition, in line with the intended plan for the area. The historic landmark Yesler Terrace Steam Plant is located immediately two blocks to the northwest of the project sites. The structure has recently been converted to include community rooms and Seattle Housing Authority services. A community center is located across 10th Ave S from the site, and was constructed in 2005, replacing the original facility. A future park is planned adjacent to the west side of the community center. A pocket park has been identified for the western portion of the Phase 2 site, and will reviewed under separate permit and approval through the Design Commission, Seattle Department of Transportation and City Council.

Recent development includes a seven-story multi-family building across 10th Ave S to the west, project number 3017950. A seven-story multi-family building is proposed under MUP project number 3023987 across the access drive to the north of the Phase 1 site. To the south across S Main St, an eight-story building containing residential, hotel, grocery store, child care center, theater and retail/restaurant uses is proposed under project number 3022675.

Yesler Terrace is surrounded by First Hill hospitals to the north, I-5 and downtown to the west, the Central District to the east, and the International District to the south. The area is close to several mass transportation routes, including the streetcar, several bus routes, and the Light Rail stations in downtown and the International District. A bridge connects Yesler Way from the site to downtown.

Access:

Vehicular access to proposed from S Main St from both sites.

Environmentally Critical Areas:

The Yesler Terrace neighborhood is steeply sloped at the west and south edges. The specific development sites are sloped from west down to east and from north down to south. There are mapped steep slope ECAs on both development sites.

PROJECT DESCRIPTIONS

The applicant is proposing development on two adjacent development sites located in Yesler Terrace. Both sites were brought to the Board for their first Early Design Guidance Meeting on September 27, 2017. At the conclusion of that meeting, the Board recommended project #3026743 (Phase 1) move forward to MUP application and project #3028954 (Phase 2) return for another meeting in response to the guidance provided.

3026743 (Phase 1) at 209 12th Ave S: The proposal is for a nine-story building containing 330 apartment units above 7,165 SF of retail space located at ground level and below-grade parking for 208 vehicles. The phase numbering refers to the anticipated sequence of construction.

3028954 (Phase 2) at 1020 South Main Street: This proposal includes an 8-story building containing 214 apartments, a pocket park, and below grade parking for 110 vehicles.

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCl:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019
Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE September 27, 2017

PUBLIC COMMENT

No public comments were offered at this meeting or submitted in writing before the meeting.

All public comments submitted in writing for this project can be viewed using the following link and entering record #3028954-LU: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

- 1. Massing Options, Height Bulk and Scale:** The Board discussed the strengths of the different massing options for both sites and strongly supported the at-grade open space

shown in Options A and B and the response to the site and topography shown in Option C. The majority of the Board supported Massing Option C for both Phase 1 and 2 but also agreed that additional massing articulation and different scales of modulation is needed to diminish the appearance of one long building. The Board recommended that Phase 1 move forward to MUP application, while the Phase 2 return for another meeting in response to the guidance provided.

- a. Both Sites: The Board approved of the strong proposed street wall articulation but had concerns with the how the upper tower volumes met the podium. The Board recommended examining the connection to the base and noted that this condition presented an opportunity to differentiate the two phases, potentially by grounding the tower volume. If the tower volumes remained as an upper massing volume, the Board recommended expanding the height and depth of the upper setback in order to have it be legible from a pedestrian level. (CS2, PL3, DC2)
- b. Phase 2: The Board struggled with the lack of clarity for the Phase 2 Massing Option C and requested the following development and information be provided for the next meeting:
 - i. The Board was concerned with the courtyard depth, proportion, function and lack of pedestrian access. In order to enhance light, air and access, the Board recommended providing a direct connection between the courtyard and the street by pulling apart the two buildings to reveal the courtyard. The Board considered this as an option for large scale modulation. The Board also requested landscape information for the interior courtyard. (CS2, PL3, DC2-A, DC2-B, DC2-C)
 - ii. The Board supported the massing for the upper stories shown in the model and recommended further developing the articulation, large scale modulation and separation along S Main St to diminish the appearance of one long building when considered with Phase 1. (CS2, PL3, DC2-A, DC2-B, DC2-C)
 - iii. The Board requested additional information for the access drive frontage and the pocket park frontage and recommended revising each to provide a strong public edge and better meet the Yesler Terrace Design Guidelines. (CS2-B2, PL1-A, PL1-B, PL2-A, PL2-B, PL3)

2. Streetscape, Frontage Edges and Entries: The Board gave guidance for the design development in response to the different frontages.

- a. Both Sites: For the lobby spaces along 12th Ave S and S Main St, the Board recommended minimizing the frontage dedicated to these functions and rearranging the ground floor with more active uses along the street edge. Related to the lobby along S Main St, the Board struggled with the relationship to grade and requested sections for the next meeting. (CS2-B2, PL1-B, PL2-B3, PL3-C, DC1-A)
- b. Phase 1: The Board agreed the design should maximize retail space and flexibility for varied retail uses to continue the vibrancy of Little Saigon. To encourage a lively street front, the Board recommended extending the retail along 12th Ave S. (CS2-B2, CS3-A, PL1-B, PL2-B3, PL3-C)

- c. Phase 2: For the residential frontage facing the pocket park, the Board recommended developing each entry to read as a front door and requested more information illustrating the relationship between the individual units and pocket park. The Board also encouraged designing a path that is “discovered”, mindful of the boundary with the pocket park. Related to the entry sequence, the Board agreed that minor below grade changes could work with the design, provided that low landscaping successfully eases the grade change. (CS2-B2, PL1-A, PL1-B, PL2-A, PL2-B, PL3-B)
 - d. Both Phases: The Board stressed the importance of encouraging pedestrian interaction along the access drive and strongly recommended including direct entries or patios buffered from the vehicular area. The Board supported the residential expression of Phase 1 along S Main St and encouraged development of a similar condition along the access drive. The Board also recommended revising the design of the access drive to better meet the Yesler Terrace Design Guidelines, by either providing a shared circulation space, in the spirit of a woonerf, or incorporating an additional setback to create a buffer for the residential outdoor spaces. (PL3)
3. **Safety and Security:** Both Sites: Related to the access drive, the Board acknowledged that safety and security are important considerations for both sites to create a safe and comfortable walking environment. The Board agreed the design should incorporate CPTED principles, consistent with the Yesler Terrace Design Guidelines, which recommended “eyes on the street” and maximizing the number of ground-related residential entries. (PL2-B)
 4. **Water Management:** Both Sites: The Board recommended thoroughly exploring natural water features and stormwater planters into project design, to create visual interest for site drainage. (CS1-E)
 5. **History of the Site:** Both Sites: The Board agreed the design approach should be further developed to respond to the historic and cultural context, consistent with the Yesler Terrace Design Guidelines. The Board recommended integrating art in a meaningful way and encouraged working directly with the neighborhood groups for inspiration on how to address the history and diversity of the site. (PL1, CS3-B)
 6. **Vehicular Access:** Both Sites: The Board agreed that the preferred driveway locations along S Main St for both sites appear to be the best options, given the topography and the opportunity to bring additional pedestrians through the access drive. In order to address the Design Guidelines, any parts of the parking structure that are visible above grade along the street front should be completely masked, designed to be visually interesting, relate to the pedestrian environment and detailed for passive surveillance. (DC1-B, DC1-C)
 7. **Materials, Architectural Character and Appearance:** Both Sites: The Board approved of the cladding and material response for the intersection at S Main St and Boren and strongly supported the high quality materials indicated, in particular the masonry. The

Board noted that the Yesler Terrace Design Guidelines have specific guidance for material quality and that the project should be consistent with the relevant Design Guidelines. The Board also supported the general intent to provide similar but different materials for the two phases. The Board recognized that the buildings may be built separately and agreed material selection should factor in a large time gap between construction. For the next meeting, the Board requested presenting the design intent for both phases with larger side by side elevations and additional renderings. (DC4-A)

SECOND EARLY DESIGN GUIDANCE December 20, 2017 for Phase 2 (3028954) only

PUBLIC COMMENT

No public comments were offered at this meeting or submitted in writing before the meeting.

All public comments submitted in writing for this project can be viewed using the following link and entering record #3028954-LU: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

The Board commended the thoughtful response to guidance and was pleased overall with the revised massing option, in particular the effort to open up the courtyard with a direct connection to the street.

1. **Massing and Height Bulk and Scale:** The Board discussed the modified massing option and alternates which investigate the upper volume relationship to the lower podium massing.
 - a. The Board supported the proportion of the 3-story upper volume and the translation of the horizontal to vertical notch as shown in the packet on page 15, as the design breaks up the bulk and scale of the frontage and logically defines the corner. (CS2, PL3, DC2)
 - b. Related to the notch, the Board also approved of the dark material treatment which highlights the main entry and reinforces a cohesive design. (PL3, DC2)
 - c. The Board strongly supported the proposed deep balconies as they create shadows and depth along the facades. (DC2)
 - d. The Board strongly approved of the direct connection between the courtyard and the street which provides large scale modulation along S Main St and diminishes the appearance of one long building when considered with Phase 1. The Board also supported the thoughtful development of the courtyard including the overall proportion, function and arrangement of surrounding uses. (CS2, PL3, DC2-A, DC2-B, DC2-C)
 - e. Related to massing, the Board indicated early support for the requested departure for a reduced setback area along the access drive, as the encroachment establishes a singular vertical break which better differentiates the two phases and breaks up the bulk and scale of the frontage. (DC2)

2. **Streetscape, Frontage Edges, Entries, Safety and Security:** The Board supported the overall development and gave guidance on the revised access drive frontage and the pocket park frontage.
 - a. Related to the lobby along S Main St, the Board supported the proposed relationship to grade and the courtyard as well as the inclusion of a community room. (CS2-B2, PL1-B, PL2-B3, PL3-C, DC1-A)
 - b. The Board supported the revised residential frontage facing the pocket park as the refined entry sequence creates a front door experience for the individual units and thoughtfully transitions to the pocket park. The Board initially supported the related departure request as the slightly below grade frontage is mitigated with the proposed series of stepped planters and stoops. (CS2-B2, PL1-A, PL1-B, PL2-A, PL2-B, PL3-B)
 - c. For the access drive frontage, the Board strongly supported the proposed alternate with direct entries and shared circulation space, referred to as the “stoop walk.” The Board agreed the design appropriately incorporates CPTED principles, which recommended “eyes on the street” and maximizing the number of ground-related residential entries, addresses safety concerns and better meets the intent of the access drive to function as a woonerf. (PL2-B, PL3)
3. **Water Management:** The Board supported the proposed bio-retention and stormwater planters near the S Main St sidewalk as the design takes advantage of the site topography and has the potential to create visual interest for the pedestrian. (CS1-E)
4. **History of the Site:** The Board approved of the addition of a mural and the intent to work directly with the community and a local artist for the art development to address the history and diversity of the site. (PL1, CS3-B)
5. **Vehicular Access:** The Board agreed the location of the courtyard open space and the placement of the mural cleverly conceals the proposed vehicular access and parking function. (DC1-B, DC1-C)
6. **Materials, Architectural Character and Appearance:** The Board supported the high quality materials proposed, in particular the masonry and the combination horizontal and vertical texture to provide an additional layer of detail.
 - a. Although the Board approved of the design intent, the Board observed the large amount of fiber cement proposed and noted the range of quality between fiber cement panel products. The Board indicated cladding that would be acceptable that includes a thicker panel depth and potentially integral color. The Board agreed samples were needed to determine if the wood-look fiber cement panel would qualify as a higher quality material, consistent with the Yesler Terrace Design Guidelines and requested photographs of built precedents. (DC2-B, DC2-D, DC4-A)
 - b. The Board was concerned with the detailing of the wood-look fiber cement panel in the vertical orientation and cautioned against the use of a panelized system with apparent horizontal reveals. (DC2-B, DC2-D, DC4-A)

- c. The Board acknowledged the amount of masonry proposed along the base and agreed that a slight deviation from the Yesler Terrace Design Guideline related to materials would be acceptable for the corner volume along the access drive, provided that high quality detailing was incorporated. For the rest of the frontages, the Board unanimously agreed that the proposal should meet the Yesler Terrace Guideline DC4 criteria. (DC4-A)
- d. The Board also supported the intent to clad the two phases with the same materials and distinguishing the two structures through different detailing, scale of materials and window proportions. (DC4-A)

RECOMMENDATION November 14, 2018

PUBLIC COMMENT

No public comments were offered at this meeting.

All public comments submitted in writing for this project can be viewed using the following link and entering record #3028954-LU: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following recommendations.

1. Massing

- a. Three of the four Board members recommended conditional approval of the project. The fourth Board member recommended the project return for a second Recommendation meeting for further development of the north façade and mass in response to the guidance provided herein. (DC2, DC2-A, DC2-B-1)
- b. The Board generally supported the adjustments to the overall mass in response to EDG, particularly the development of the southwest corner and the townhouse scale of massing on the west façade as it establishes an appropriate rhythm along the edge of the pocket park. (DC2, DC2-A)
- c. The Board was concerned that the combined north elevations of Building A and Building B are too massive, and that the “tower” form, proportion, materiality and composition is unresolved. The Board recommended a condition that the “tower” be further refined to strengthen the visual break between the two sites, reinforce the hinge concept, and provide relief from the extreme length and monotony of the north block frontage. The Board afforded flexibility in how this is resolved, but recommended further study of the materiality, entry condition, fenestration pattern and secondary features to resolve this condition, as detailed below. (CS2-C-3, DC2, DC2-A-1, DC2-B-1, DC4-A)
 - i. The Board did not support the use of the wood-look material on the “tower” form since wood is typically used at smaller residential scales. The final

- material should be selected from the existing palette, however, the white fiber cement panel would not be appropriate as it is abundantly used on the north façade and would not provide a visual break. (DC2-B-1, DC4-A)
- ii. The Board supported the individual entries as part of the 3-story mass along the alley access drive because it contributes to a townhouse expression, however, they stated that the prominence and unique character of the “tower” form warrants a different entry condition at its base. The Board noted this could include individual entries, a common building entry or a recessed ground-level, but overall the entry expression should be grander, in scale with the “tower” form, and read as a portal. (PL3-A)
 - iii. The Board encouraged further study of fenestration patterns – particularly larger windows at the lower levels – and secondary features that could strengthen the hinge concept and reinforce the visual break between the two buildings. The size of windows should not be reduced. (DC2-B-1, DC2-C)
 - iv. The Board recommended simplicity in design and noted new elements should not be introduced that are not observed elsewhere in the design. (DC2, DC4)
- d. The Board questioned the success of the vertical, dark-colored notches on the south and north façade, particularly whether the 6-inch plane change is a sufficient depth. Ultimately, the Board stated that the dark color enhances the perceived depth of the recess, but recommended a condition that the notch be no less than 6-inches deep. (DC2)

2. Entry Experience & Landscape

- a. The Board considered the three entry alternatives provided on pages 11-12 of the Recommendation packet. The Board recommended approval of the alternative on page 11 as the teal entry canopy complements the mural design, whereas the upper-level teal accents – as shown in the top alternative on page 12 – distract from the mural design. (DC3, DC2-B-1)
- b. The Board supported the development of the courtyard since EDG, particularly the courtyard proportions and orientation. (DC3-B-1)
- c. The Board supported the teal-colored LED courtyard lighting concept, as shown on page 10 of the Recommendation packet, as it relates well to the entry and mural design. (DC3, DC3-C-2, DC4-C-1)
- d. The Board stated that the courtyard gate should not create a visual barrier. The Board recommended a condition that design of the gate be highly porous, promote visibility from the public realm and relate to the overall architectural language. The Board noted that a grid/mesh pattern is acceptable for the courtyard gate provided it is more transparent and has larger openings than the balcony railing metalwork. (DC2, DC2-B-1, DC2-C-1, DC4)
- e. The Board recommended approval of the treatment of the ground-level residential units along the edge of the pocket park, particularly the access from the sidewalk, vertical separation from the public realm, and the layered landscape and material screening. The Board, however, questioned whether the gate was one too many layers and strongly advised elimination of these gates to promote activation of the park edge. The Board declined to recommend this as a condition. (PL3)

- f. The Board recommended approval of the stormwater feature as it provides visual continuity with the adjacent site to the east, Building A. The Board encouraged the applicant to design the stormwater systems on both sites with similar materials to strengthen the continuity between sites and highlight the stormwater system, but declined to recommend this as a condition. The Board supported the requested departure from GSI requirements for structures in required setbacks. (CS1-E, PL1)
- g. The Board supported the proposed approach to the use of different types of planter materials and noted that the materials at street level should correspond with the overall architectural design and rooftop landscape design. (DC4-D)

3. Access & Service Uses

- a. The Board recommended approval of the proposed location of parking access and the requested departure from parking access requirements, as the resulting design balances well with other recent developments and access patterns within the Yesler Terrace neighborhood. (DC1-B-1)
- b. The Board was concerned that the garage ramp was too steep and that the tree proposed to be located between the residential lobby and the garage entry would block sight lines, both of which could hinder the visibility of pedestrians from vehicles exiting the garage. To promote pedestrian safety, the Board recommended a condition to incorporate a flat area for vehicles between the ramp and the sidewalk, and that a type of tree be selected that does not block sightlines – drivers should be able to see over or under the tree. (DC1-B-1)
- c. The Board supported the proposed location of the trash staging area. The Board, however, was concerned with the blank concrete wall adjacent to the gas meters and recommended a condition to thoughtfully screen or incorporate a green treatment in this location. (DC1-C-4, DC2-B-2)

4. Materiality

- a. The Board supported the use of the thicker fiber cement material. (DC2-B-1, DC4-A)
- b. The Board recommended a condition to use integrated vents that are flush with and match the color of the façade on either side. (DC2, DC4-A)
- c. The Board supported the proposed use of brick and recommended a condition to use full size, hand-set brick. (DC4)
- d. The Board stated that the metalwork – including balconies, railings and gates – should be cohesive and of the same design vocabulary, but with an established hierarchy. (DC4)

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departures was based on the departure's potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departures. At the time of the Recommendation meeting, four departures were requested.

1. **Setbacks and Projections (SMC 23.75.140.J.1):** The Code limits the projection of bay windows and other portions of structures containing enclosed space to 30-feet in width and 4-feet into required setbacks. The applicant proposes projections up to 10-feet deep into the required setbacks with a maximum width of 82-feet.

The Board unanimously recommended approval of the departure based on the design rationale provided, as the encroachment into the required setback establishes a singular vertical break to better differentiate the two separate phases and breaks up the bulk and scale of the frontage. The resulting design better meets the intent of Design Guideline DC2-A, Architectural Concept.

2. **Street Level Development Standards (SMC 23.75.170.C.1):** The Code requires the floor level entries providing access from the dwelling unit to the amenity area to be at or above grade. The applicant proposes a range of height for the entries, lowered to a maximum of 3-feet below grade.

The Board unanimously recommended approval of the departure based on the design rationale provided and the notion that the vertical separation helps delineate the public space from the private individual residential spaces. The resulting design better meets the intent of Design Guidelines PL1, Open Space Connectivity; PL2, Safety and Security; and DC3, Building-Open Space Relationship.

3. **Parking Access (SMC 23.75.180.I.1.b):** The Code does not allow parking and loading access to be located within 20-feet of a structure corner that includes a regulated façade on one or both sides. The applicant proposes to allow parking access along the east property line, within 20-feet of a structure corner that includes a regulated façade.

The Board unanimously recommended approval of the departure based on the design rationale provided and noted that the proposed access balances well with other recent developments and access patterns within the Yesler Terrace neighborhood. The resulting design better meets the intent of Design Guidelines CS3, Architectural Context and Character; DC1-B-1, Access Location and Design; and DC2, Architectural Concept.

4. **Structures in Required Setbacks – Stormwater (SMC 23.75.140.J.9.b):** The Code allows above-grade green stormwater infrastructure to project within the required setback if each feature is less than 4-feet wide. The applicant proposes above-grade green stormwater infrastructure features that are 6-feet wide within the required setback.

The Board unanimously recommended approval of the departure based on the design rationale provided and noted that it provides visual continuity with adjacent site to the east, Building A. The resulting design better meets the intent of Design Guidelines CS1-E, Water and PL1, Connectivity.

DESIGN REVIEW GUIDELINES

The priority Citywide and Neighborhood guidelines identified by the Board as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

Yesler Terrace Supplemental Guidance:

Topography

- Design buildings to step up and down hillsides, in order to reflect the site context and provide light and air at lower levels
- Coordinate underground parking access with adjacent properties where feasible, in order to minimize the visual and traffic impacts of parking. This guideline is especially relevant where parking extends to a shared property line.
- Provide internal connections such as stairways and terraces, in order to give pedestrians more options for navigating the hills of Yesler Terrace. Where possible, allow access to the public.
- Orient building facades and open space to activate the 9th Ave pedestrian pathway location (described in the “Context and Priority Issues” section).

CS1-D Plants and Habitat

CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and

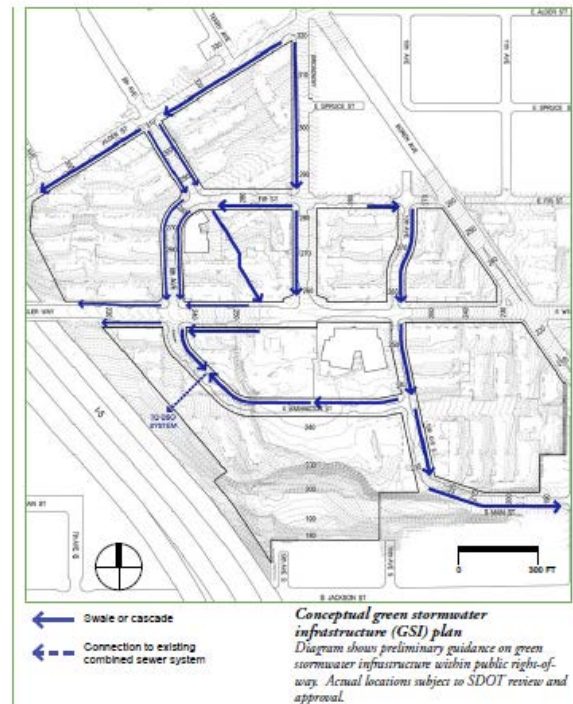
natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

Both

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

Yesler Terrace Supplemental Guidance:
Plants and Habitat

- To protect existing habitat and provide a sense of an established neighborhood, preserve trees designated for protection in the adopted Yesler Terrace Tree Protection Plan.
- Design buildings and open space to optimize the visibility and long term health of preserved trees, as well as major new tree plantings.
- When providing landscape amenities to meet Land Use Code requirements, focus on locations where the improvements will provide the greatest benefits for building occupants and passersby.
- To enhance screening from Interstate 5, work with the Washington State Department of Transportation as feasible to preserve and enhance the tree buffer separating Yesler Terrace from the freeway. Manage these areas to improve public safety, soils, and tree cover.



CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Yesler Terrace Supplemental Guidance:

Water

- Use cascading stormwater features to manage stormwater and create visual interest, as sites and drainage plans allow.
- Incorporate GSI in streetscapes to meet Stormwater Code requirements. The conceptual GSI plan (right) gives preliminary guidance on the placement of these features, but other locations may also be appropriate depending on final grading and streetscape design.

- When GSI is proposed, integrate the drainage features into building and site design to enhance the overall interest and attractiveness. (see conceptual GSI plan on page 3 of the Guidelines)



CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area. Both

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists, and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

Yesler Terrace Supplemental Guidance:

Location in the City and Neighborhood:

- Gateways: Use signage, street banners, or other placemaking features to highlight routes in and out of the neighborhood, especially at major gateways as identified in the “Neighborhood gateways + wayfinding kiosks” diagram. Both
- Wayfinding kiosks: To help visitors orient and appreciate site context, provide wayfinding kiosks that include information on public open space and pedestrian pathways. Signs and kiosks should be designed and built according to SDOT standards for pedestrian and bicycle signage.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

Yesler Terrace Supplemental Guidance:

Street Character and Abutting Uses:

- Consider the intended character of abutting streets, access drives, and pedestrian pathways in the design of open space and building frontage. (see Street Character Diagram, right, from Page 5)



CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level, and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located 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.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

Arterials, which focus commercial activity at intersections.
Connectors, which provide connectivity to and from the neighborhood.
Green street loop, which provides circulation within the neighborhood and connects the pocket parks.



CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Yesler Terrace Supplemental Guidance:

Emphasizing Urban Residential:

- Line sidewalks with residential units with views to the street, landscaped setbacks, and, where feasible, ground-level entries.
- Concentrate landscape improvements and architectural detailing in the lowest 30 feet of buildings.

Neighborhood Context:

- To the north, architectural character is dominated by the highrise medical office buildings of Harborview Medical Center.
- Development at a similar intensity is appropriate along Alder St; compatible uses include office, medical services, lodging, residential, and street level commercial. Use the tiered form and intricate facade of Harborview’s East Hospital as a design inspiration for buildings in this area.
- To the east, the Central District is a medium-density residential neighborhood with buildings ranging in age, scale, and architectural style. Adjacent uses include midrise multifamily housing, a school, low-rise commercial uses, and SHA housing.
- Design buildings to create visual connections to and across Boren.
- To the south is Little Saigon, an evolving neighborhood of lowrise commercial buildings and surface parking lots, and an active and lively street character. To improve the safety and comfort of the pedestrian connection from Yesler Terrace to Little Saigon, design uses and facades of adjacent buildings to provide “eyes on the street” toward the hill climb.
- I-5 runs along the western border, creating a substantial gap between Yesler Terrace and the urban fabric on the other side of the freeway. Design buildings and landscape features along the western edge of the site to reduce freeway impacts where feasible. Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design and maintenance of buffer plantings.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Yesler Terrace Supplemental Guidance:

Historic and Cultural Context

- Provide a distinguishing landscape design in the space in front of the steam plant’s west facade.
- Throughout the site, reference the history and unique cultural mix of Yesler Terrace through art and architectural features.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

Yesler Terrace Supplemental Guidance:

A Network of Public Spaces

- Design open spaces to serve as an outdoor stage for daily life, with designs that maximize social interaction throughout the day and year.
- Program open spaces for multiple functions and uses, combining social, recreational, and ecological functions.
- Provide a mix of passive places (e.g. sitting and watching) and active areas (e.g. play, exercise) to support users of all ages and abilities.
- Highlight the intrinsic qualities of Yesler Terrace, such as its views, topography, trees, history and culture.
- Incorporate landscape features for visual amenity, cooling, stormwater management, and habitat for birds and insects (CS1: Natural Systems and Site Features: Water).
- Inspire environmental appreciation through exposure to diverse plantings, habitat areas, and community gardens (CS1: Natural Systems and Site Features: Water).
- Use natural surveillance and other CPTED principles to create safe and secure spaces.
- Select landscape and hardscape materials per the guidelines in DC4: Exterior Elements and Finishes.

Neighborhood Park at the Neighborhood Heart

- As the park concept is developed, the design should:
- Strengthen connections in and out of the community center to promote more shared activities inside and outside the building.
- Provide spaces that accommodate community and family events such as street fairs, craft markets, performances, barbecues, and birthday parties.
- Use plantings as buffers between uses but also to frame views and create gateways.
- Design natural drainage features that are educational, offer space for exploration, and provide environmental benefits.

Pocket Parks

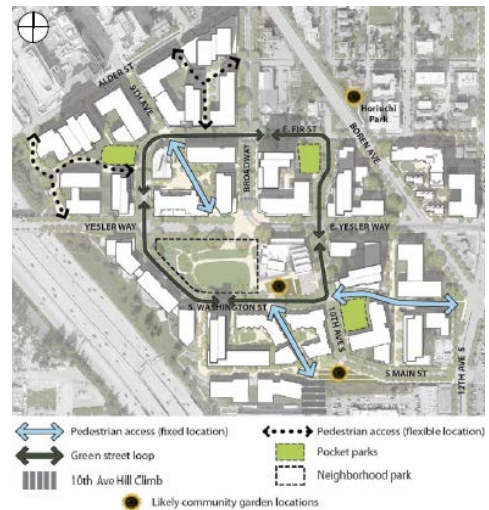
- Active and Passive Spaces: Program pocket parks to accommodate smaller spaces for adults to sit and visit, look at the views, or read, and incorporate active play areas focused on those under eight years of age.

PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

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



Yesler Terrace Supplemental Guidance:

Pedestrian Pathways and Access Drives

- Pedestrian pathways and access drives should be located and designed to:
- Improve pedestrian connections, encourage interaction, and mediate the site's topography.
- Incorporate small gathering spaces, outdoor seating, bike racks and/or planting areas.
- Have well-defined entries where they meet a public right-of-way.
- Coordinate with adjacent parks and private residential amenity areas.
- Use landscape buffers at the transition from shared pathways to private residential amenity areas and entries.

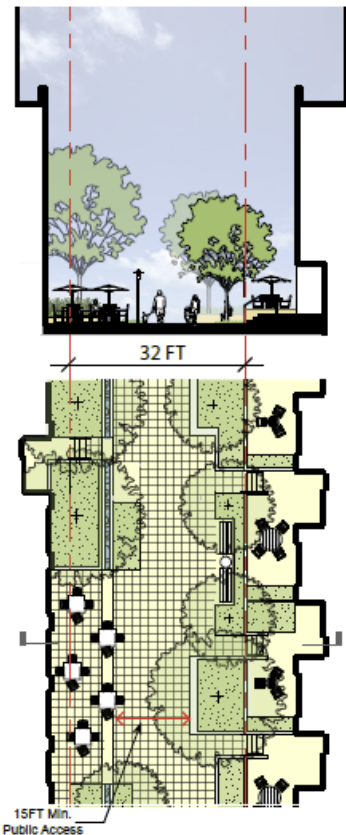
- Coordinate plantings with adjacent developments, and consider incorporating edible landscapes or plantings that provide beneficial habitat.
- Incorporate CPTED principles, using clear sight lines and consistent pedestrian lighting.
- Where site conditions and adjacent uses allow, pedestrian pathways and access drives should:
- Provide active uses along their edges.
- Incorporate a runnel conveyance element that captures and reveals stormwater, capturing roof runoff from adjacent buildings if feasible.
- Pedestrians and recreational users should have an equal priority to vehicles in access drives. The design speed for vehicles should be 5 mph.
- Access drives shall have a minimum easement width of 32', with a dedicated pedestrian walkway of at least 6' and a 20' roadway width for vehicle access. Curbs, bollards, planters, paving details or a combination of these elements shall be used to mark the boundary between vehicle and pedestrian zones.
- Access drives should also incorporate small gathering and play areas, outdoor seating, bike racks, planting areas and limited parking (for visitors, deliveries, drop-offs, etc.).

Pedestrian Pathways are similar to access drives, but they do not allow vehicular access.

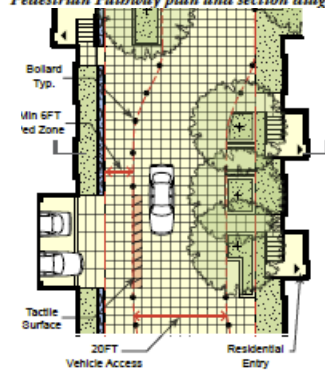
- Pedestrian pathways may have commercial or residential uses along their edges.
- Pedestrian pathways should be designed to invite and encourage walking.
- Like access drives, pedestrian pathways must have a minimum width of 32', dedicated through an easement between properties or to an open space association. Within that space, a 15' wide public easement must be granted to provide public pedestrian access.
- Pedestrian pathways should include secondary spaces for impromptu gatherings, play opportunities, outdoor seating, bike racks and plantings.
- See the "Pedestrian Pathway plan and section diagram".

Sloped Pedestrian Pathways:

- Many pedestrian pathways at Yesler Terrace will require a substantial grade change.



Pedestrian Pathway plan and section diagram



*Access Drive plan and section diagram
A prosotypical 32' wide access drive with water runnels, trees, mixed paving, integrated landscape beds and seating, residential scoops, and parking access entrances.*

- Provide viewpoints, seating opportunities, and solar exposure in addition to other standard pedestrian pathway amenities.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer’s markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Yesler Terrace Supplemental Guidance:

Outdoor Uses and Activities

- Each open space should be designed to respond specifically to the needs of one or (preferably) more of the following groups:
- Young children and families (1-5 years) -- Need safe and creative places to play close to home; comfortable places to supervise children; destination play spaces further from home
- School-age children (5-12 years) -- Need safe connections that allow them to circulate; opportunities for adventurous play
- Teens -- Need exciting places to gather, socialize and recreate; to see and be seen
- Adults -- Need spaces for recreation, socializing, relaxation, and retail services; circulation paths serving multiple modes of travel
- Older Adults -- Need walkable connections to visit friends and family; frequent places to stop, sit, and rest; places to feel part of the mix, but not overwhelmed by younger users
- Visitors -- Need clear wayfinding guidance; welcoming gateways; destination spaces, such as view spots, a retail core, and community and cultural events
- Office & Hospital Workers -- Need places to eat lunch, get coffee, and people watch; paths to the retail core; easy access in and out of the neighborhood

Street Furniture, Art and Fun

- Incorporate playful features and details that engage passersby and create memorable spaces.

PL2 Walkability: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

Yesler Terrace Supplemental Guidance:

Accessibility

- Where feasible, mid-block pedestrian pathways and access drives should be designed to provide reduced slopes, improving accessibility.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Yesler Terrace Supplemental Guidance:

Safety and Security

- All streets, open spaces, walkways and connections should be designed with CPTED principles. And to promote safety and security, design buildings so that residents and businesses provide “eyes on the street” to create an active, comfortable, and safe pedestrian environment.
- Maximize the number of ground-related residential entries to create activity along the street edge.
- Concentrate retail uses north of the central park (see PL1: Open Space Connectivity: Neighborhood Park at the Neighborhood Heart).
- To prevent blank facades, conceal aboveground structured parking behind habitable space as required by code.
- Provide access drives and mid-block pedestrian pathways that improve connectivity; avoid creating dead ends.

Lighting for Safety and Vibrancy

- Establish a visual cadence to the streetscape.
- Create elegant, lighted “punctuation points” along the street edge at a variety of scales.
- Reinforce the distinct street characters (see CS2: Urban Pattern and Form).
- Avoid excessive lighting or light spillage.
- Emphasize pedestrian-scale lighting in streetscapes, placing fixtures at an appropriate height to illuminate faces.
- Provide adequate light in potential problem areas, including pathways, stairs, entrances/exits, parking areas, mailboxes, recreation areas, and waste disposal areas.
- Avoid lighting that creates blind spots, glare, or deep shadows.
- Luminaires should have full cutoff above the light source, and should be directed downward and away from living quarters.

- Use LED, metal halide, and halogen lamps to provide illumination with a true-color daylight spectrum. Minimize exposed fluorescent lighting; flashing, animated, intermittent, or other xenon “strobe” type lighting; high intensity discharge; incandescent; low-pressure sodium; and neon.

Reflect the Character of the Adjacent Space:

- Design lighting along streets and sidewalks, access drives, pedestrian pathways, and open spaces to reflect and enhance the character of the adjacent space. Use pedestrian-scale lighting to light the sidewalk and provide a consistent vertical design element along the green street loop.

Guidelines for specific areas:

Access Drives

- Lighting for access drives should generally be pedestrian-scale, with an emphasis on building-mounted lighting where possible.
- Provide a maximum average spacing of 60 feet.
- Place lights within 15 feet of each intersection with a street right of- way.

Pedestrian Pathways

- Illuminate pedestrian pathways continuously during nighttime hours with low-intensity, downward-directed lighting.
- Consider using catenary lighting where feasible to create attractive, comfortable nighttime outdoor spaces.

Shared, Semi-Private Open Spaces

- Provide continuous illumination for circulation paths through these spaces during nighttime hours with low-intensity, downward-directed lighting.
- Emphasize illumination of stairs and ramps where they occur.
- For residential entries along streets, incorporate low-level recessed lights to supplement lighting for the adjacent sidewalk.
- Integrate lighting with landscape features and art where appropriate.

Building-Integrated Lighting

- Fixtures built into building facades can provide lighting that is functional and attractive. In particular, building-integrated lighting enhances pathways and open spaces.
- Focus building-integrated lighting in the bottom 20 feet of a building facade.

Parking and Loading Areas

- Light parking and loading areas such that light does not spill into the street, on buildings/open space, or create glare as viewed from those spaces.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters and downspouts into the design of the structure as a whole, and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.

Yesler Terrace Supplemental Guidance:

PL3 Frontage

Frontage guidelines address facades, ground-level uses, and qualities of the public space abutting the setback. Frontage generally pertains to the bottom 30' to 50' of buildings, with greatest emphasis at the street-level.

Yesler Terrace has two basic types of frontage: Residential and Non-Residential.

Ensure that all frontage engage the street-level in order to:

- Create a sidewalk environment that's lively and safe.
- Provide visual surveillance of the public realm without compromising privacy and security for ground-floor dwelling units.
- Make urban living inviting and desirable.
- Give the neighborhood a predominantly residential character.

The following conditions are exempt from PL3 street-level frontage guidelines:

- Facades that do not abut a street, pocket park, access drive, or pedestrian pathway.
- Facades set back more than 30' from a lot line or easement line.
- Facades along Interstate 5.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

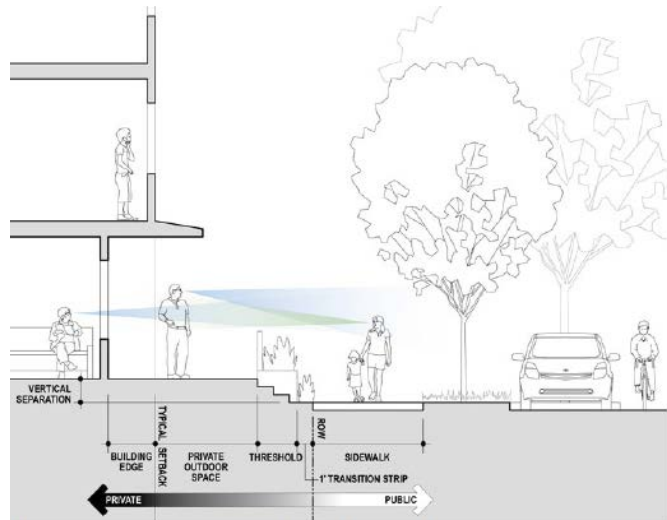
Yesler Terrace Supplemental Guidance:

Residential Frontage: These guidelines apply to buildings with ground-level residential uses or live-work units.

Typical Residential Frontage

(Facing onto streets and pocket parks)

- Articulate individual dwelling units at the ground level and provide opportunities for personalization by occupants.
- Establish a streetscape that clearly looks and feels residential.
- Where feasible, provide street-facing entries for ground-level units.
- For security and privacy, use design elements and techniques to create a layered transition from the privacy of the home to the public space of the street and sidewalk, incorporating each of the following elements. Where barrier-free entry is provided, modify or waive provisions relating to vertical separation and thresholds as needed.
- The preferred entry-level elevation for ground floor residential units is between 2 and 6 feet above the sidewalk. Design residential frontage to maximize the number of units in this zone.
- While topography will sometimes require portions of a unit to be less than 2 feet above the sidewalk, no entries should be below finished grade.
- Provide a physical feature on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Locate this threshold between 1' and 4' from the sidewalk, with features such as a hedge, retaining wall, rockery, stair, gate, railing or a combination thereof. Thresholds should screen but not block views to and from the street, and should help define individual units.



*Essential elements of a typical residential frontage (facing a street or open space)
Residential frontage on streets and open spaces should include each element identified in this diagram.*

- Retaining walls should generally not be taller than 4', but may be up to 6' if grade conditions require; any retaining walls taller than 4' should be separated from an abutting sidewalk, pedestrian pathway, or access drive by one or more terraces of landscaping stepping down from the top of the wall.
- Provide direct access to any private outdoor space provided for a dwelling unit. Make the space large enough to be usable by residents, and place it at the same level as the interior of the unit where feasible. Minimize the amount of amenity space below the level of the abutting sidewalk or pocket park.
- Create a ground-level facade with a residential character. Design the front door and entry area to enhance the privacy transition. Provide operable windows for ground-level units.

Residential Frontage on Access Drives or Pedestrian Pathways

The following guidelines apply:

- Articulate individual dwelling units at the ground level and provide opportunities for personalization by occupants.
- Establish a frontage that feels residential, but has a variety of building forms, styles and materials that add up to a space that's eclectic and intimate.
- Where building program allows, provide street-facing entries for ground-level units.
- Integrate the design of residential entries and associated threshold elements with the access drive or pedestrian pathway design, so that landscaping, street furniture and other amenities contribute to the overall character of a unit's entry.
- For security and privacy, create a layered transition from the privacy of the home to the shared space of the access drive or pedestrian pathway. Incorporate each of the following elements within this transition area. Where barrier-free entry is provided, modify or waive provisions relating to vertical separation and thresholds as needed.
- Where grading allows, locate the entry level of each unit 1' to 4' above the access drive or pedestrian pathway it faces.
- The substantial threshold described for typical residential frontage is not required, but provide at least one of the following: a rail, wall, or landscape separation.
- Provide direct access to the shared space of the access drive or pedestrian pathway. Private amenity space is allowed, but not required in these locations.
- Integrate elements of a porch or stoop into the unit entries as the setback allows; these features will necessarily have a smaller scale than they would on streets or parks.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Yesler Terrace Supplemental Guidance:

Non-Residential Frontage

- Non-residential frontage guidelines apply to buildings that have nonresidential uses at street-level, including retail, services, and office.
- Non-residential frontages may also apply to buildings with residential uses at street-level where that use is a residential lobby, live/work unit, or shared residential amenity space. Frontage should:
 - Articulate building bases with a scale and cadence similar to traditional storefronts. However, style and materials do not need to be traditional.
 - Locate entrances at or slightly above grade.
 - Provide direct, barrier-free access from the sidewalk, pedestrian pathway, or access drive to the primary entrance. Stairs may be used for secondary access.
 - Provide moderate to high transparency at the ground level, consistent with code requirements.
 - Extend the public realm from the right-of-way to the edge of the building. Threshold elements should only be used within a narrow zone to define or enclose outdoor seating areas, or to increase privacy for ground-level office or live/work units.
 - Provide shading, weather protection, and human-scale definition at the street level with canopies, awnings, and/or upper-level balconies.
 - Do not use canopies and awnings with back-lighting, high-gloss finishes, or plasticized fabrics.
 - Avoid projections at pedestrian height unless they make the sidewalk and building base more active and pedestrian-friendly.

PL4 Active Transportation: Incorporate design features that facilitate active forms of transportation such as walking, bicycling, and use of transit.

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.

Yesler Terrace Supplemental Guidance:

Entry Locations and Relationships

Planning Ahead for Cyclists

- Provide visible, attractive bike racks that meet City standards at entrances to buildings and pedestrian pathways, within courtyards, next to neighborhood parks, and the retail core, as appropriate.
- Design sites to reinforce the conceptual pattern shown in the “Sitewide bicycle circulation diagram”
- Provide wayfinding signage for cyclists at major neighborhood entries and the intersection of Yesler Way and Broadway, consistent with city-wide bicycle signage standards (see “Neighborhood gateways + wayfinding kiosk locations” diagram in CS2: Location in the City and Neighborhood).

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops and pedestrian routes are and include design features and connections within the project design as appropriate.



Conceptual bicycle circulation diagram
Primary bike routes served by bike lanes, buffered bike lanes and sharrows are indicated with a solid orange line. The green street loop will provide secondary routes, as indicated with the dashed orange line. Access drives will provide through-block bike routes where topography allows; likely locations are shown with red dashed lines.

Yesler Terrace Supplemental Guidance:

Planning Ahead for Transit

- Provide public seating and other pedestrian amenities for sites that abut a transit stop, consistent with the recommendations of the Seattle Design Guideline for “On-site Transit Stops”.
- For sites at Yesler and Broadway, help connect retail activity on the north side of the intersection with recreation and social activity at the community center and neighborhood park. This may be done through paving details or other design cues (DC1: Project Uses and Activities and PL1: Open Space Connectivity: Neighborhood Park at the Neighborhood Heart).

- Include weather protection and lean rails or other seating as part of frontage abutting transit stops.

DESIGN CONCEPT

DC1 Project Uses and Activities: Optimize the arrangement of uses and activities on site.

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

Yesler Terrace Supplemental Guidance:

Arrangement of Land Uses Vehicular Access and Circulation

- Vehicular circulation and parking access will be provided on a network of streets and access drives (CS2: Urban Pattern and Form). Allowed access points and curb cuts are regulated by SMC 23.75.180.
- In order to promote safety for pedestrians, cyclists, and drivers, minimize the size and frequency of curb cuts and vehicular access points.
- Separate parking access points by a minimum of 30' on an access drive as measured between the two closest spaces or locate parking access points directly across from each other.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Yesler Terrace Supplemental Guidance:

Parking and Loading Uses

- To reduce the visual impacts of parking, Land Use Code standards require that onsite parking be underground, or, if aboveground, concealed from streets, parks, access drives, or pedestrian pathways by space dedicated to active uses (residential units, storefronts, etc.). Specific provisions are located in SMC 23.75.180.
- Frontage that wraps structured parking should have dimensions and architectural detailing that create usable, desirable space; occupancy and activity in these frontages is key to truly concealing the parking.
- Screen and gate parking and loading access areas, concealing the opening through use of elements such as walls, louvers, fins, solid or perforated metal panels, or vegetated walls. Gates should fully enclose the area up to a minimum height of 8', have a maximum transparency of 15%, and use materials that do not detract from the appearance of the street level facade.

DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

Yesler Terrace Supplemental Guidance:

Building Siting, Size, and Configuration

Site design should promote:

- A building's flexibility and adaptability over time, as owners, users, visitors, and building systems change.
- Connectivity between project sites and opportunities for human interaction in the space between buildings.
- A clear, intuitive organization of buildings on a site; a fine-grained, human-scaled development pattern; and a sense of each individual building's identity within the neighborhood.

Buildings should be designed to reduce shading to the neighborhood park and pocket parks. Any structure greater than 85' in height that will shade an existing or future park should incorporate the following measures to the extent feasible:

- Exceed minimum upper level setbacks from the park.
- Orient the floor plate configuration(s) of the highrise structure to reduce shading to the park.

- Arrange rooftop features to reduce shading to the park.

Massing

- Highly articulated building forms at all levels are desired at Yesler Terrace; development standards are written in part to achieve this variety.
- Use massing to differentiate between portions of a building with different functions.
- Foster architectural variety on a block.
- Design massing to reduce shading impacts to public open spaces and shared amenity spaces, where feasible.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Yesler Terrace Supplemental Guidance:

Scales of Architectural Composition

Building design at Yesler Terrace should pay particular attention to three scales:

- Human Scale – near the level of the sidewalk and at building openings such as windows and doors where the tactile nature of materials, the subtlety of colors, and well-articulated architectural details or ornament can help establish connections between a building, its occupants, and passersby.
- Neighborhood Scale – at the mid to upper building levels, where the building mass establishes the overall spatial enclosure for the street, park, access drive, or pedestrian pathway; and
- City Scale – at the building tops, where rooftops, highrise forms, and groups of highrises can shape the skyline as viewed statically from afar, or dynamically on approach from the freeway.

Human Scale

Focus on the First Thirty Feet

Strategies and features to meet this guideline include, but are not limited to, the following:

- Provide places to sit at the base of the building.
- Include doors and operable windows with glazing area subdivided by frames, muntins, or mullions; or curtain wall systems whose dividing elements are finely detailed with snap caps, fins, or expressed structural elements of the window system.
- Express structural elements (such as window and door lintels, colonnades and arcades, and bolt and pin connections), weather protection elements (such as

sills, sunshades, canopies, rainwater leaders, downspouts, and eaves), and differentiate these elements from the primary façade through the use of materials, patterns, or ornament.

- Provide distinctive exterior lighting fixtures, window and door hardware, or other functional building elements.
- Use clear, Low E, or slightly tinted glazing to ensure the visibility of pedestrian-oriented commercial uses and to limit glare off of glazed areas.
- Relate window size, proportion, and pattern to unit types and room layouts.
- Coordinate architectural detailing of street-level shop fronts with the dimensions and proportions of building elements above to visually extend the building mass and character to the ground.
- Avoid clear glass with surface reflective coatings or reflectance ratings above .20.

Neighborhood Scale

Create variety: Articulate building facades below 85' with modulation elements and secondary architectural features that add visual interest to the streetscape and functionality to the building.

Acceptable elements and features include, but are not limited to:

- Building recesses and terraces;
- Projecting balconies, enclosed bays, and covered porches;
- Expressed structural members;
- Ground-level pedestrian passages through the building.

City Scale

Design the Skyline:

- Collectively, building tops and roofscapes help establish the identity of the neighborhood as viewed from afar and from above. Because Yesler Terrace can be seen from many locations throughout the city, the visual impact of midrises, highrises, and rooftops should receive special consideration.
- Highrise buildings should use modulation or upper-level detailing to present an attractive form to the static views from First Hill, Squire Park, the Central District, the International District, Beacon Hill, the stadiums, and Pioneer Square. Additionally, the dynamic views experienced approaching from the south along I-5 and from the LINK light rail alignment should be considered.
- Building tops and highrise forms should be both sculptural and functional. Where appropriate, building tops should provide open spaces for building occupants, and/or opportunities for energy and water capture.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

Yesler Terrace Supplemental Guidance:

Integrate Modulation Elements: Where individual elements or features are repeated along a facade, vary their spacing, design, rhythm, type, or purpose to support architectural variety within the context of the overall architectural design concept.

- Arrange modulation elements and secondary architectural features on the facade to create a balanced composition integrated with the design of the building.
- Avoid bolt-on balconies and similar elements that appear “tacked-on” to the building facade.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

Yesler Terrace Supplemental Guidance:

Human Scale

Focus on the First Thirty Feet

Strategies and features to meet this guideline include, but are not limited to, the following:

- Provide places to sit at the base of the building.
- Include doors and operable windows with glazing area subdivided by frames, muntins, or mullions; or curtain wall systems whose dividing elements are finely detailed with snap caps, fins, or expressed structural elements of the window system.
- Express structural elements (such as window and door lintels, colonnades and arcades, and bolt and pin connections), weather protection elements (such as sills, sunshades, canopies, rainwater leaders, downspouts, and eaves), and differentiate these elements from the primary façade through the use of materials, patterns, or ornament.
- Provide distinctive exterior lighting fixtures, window and door hardware, or other functional building elements.
- Use clear, Low E, or slightly tinted glazing to ensure the visibility of pedestrian-oriented commercial uses and to limit glare off of glazed areas.
- Relate window size, proportion, and pattern to unit types and room layouts.
- Coordinate architectural detailing of street-level shop fronts with the dimensions and proportions of building elements above to visually extend the building mass and character to the ground.
- Avoid clear glass with surface reflective coatings or reflectance ratings above .20.

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

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

Yesler Terrace Supplemental Guidance:

Building-Open Space Relationship

Private Yards, Patios and Balconies:

Design these areas to:

- Provide refuge and relaxation for residents.
- Integrate with the building design, and with adjacent semi-private or public open spaces.

Courtyards, Gardens and Rooftop Patios: Think of these spaces as shared outdoor rooms. Take advantage of this concept when laying out plots and designing building forms. In stepped buildings, use roofs and terraces for private and communal outdoor patios and gardens. Buildings with courtyards, gardens and rooftop patios should:

- Provide a mix of passive places (e.g. sitting) and active areas (e.g. play) to support residents of all ages and needs. Examples include niches for a single or a few people; larger areas for a crowd; places to sit, cook, garden, play, and exercise; and a variety of levels and materials.
- Provide gardening opportunities in locations where they will be used, incorporating access to light, water and storage.
- Use native, drought-tolerant, and regionally adapted plants.
- Consider views from above; green roofs are encouraged as a multifunctional design strategy to beautify roofs, enhance space, and provide functional benefits including cooling and stormwater management.
- Apply passive and active design strategies for making spaces safe and secure, such as incorporating natural surveillance techniques and adequate lighting (i.e., CPTED principles).

Forecourts and Entry Courtyards: Forecourts and entry courtyards are a special kind of courtyard condition that can help provide level entry areas for buildings on steeply sloping sites.

Design forecourts and entry courtyards to

- Provide clear physical and visual differentiation between the public realm of the street, park, access drive, or pedestrian pathway and the semi-private realm of the forecourt or courtyard.
- Complement the abutting residential or non-residential frontage, as determined by the primary use of the building frontage adjacent to the forecourt and/or entry courtyard (PL3: Street- Level Interaction: Frontage). Entry courtyards may extend all the way through a project site and effectively become a pedestrian pathway; this is encouraged in order to break up building mass and provide pedestrian permeability.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

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

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

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

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

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

Yesler Terrace Supplemental Guidance:

Building Materials

Preferred Exterior Materials:

- Use materials that have a durability that is appropriate for an urban application. Masonry (such as local rock, cut stone, brick, or ground face concrete masonry units), integral color cement plaster, metal, and concrete are preferred primary façade materials.
- Where wood and heavy timber are exposed to weather, provide appropriate protection to increase their durability.
- Clad projecting ground-level and upper-level bays in a material that differentiates the bay from the background facade.

Street-Level Facade:

- Along streets, access drives, pedestrian pathways, and open space, use the above preferred materials for at least 50% of the street-level facade, excluding areas with glazing.
- Use the above preferred materials at all heights on facades

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Yesler Terrace Supplemental Guidance:

Signage

- Permanently attach signs to the ground, building or other structure by direct attachment to a rigid wall, frame, or structure.
- Incorporate signs with the architectural design of a building where feasible; integrate the design of the sign with that of the building for a coordinated appearance; blade signs are encouraged because they enhance the pedestrian experience.
- Make a sign master plan for projects with four or more nonresidential tenants, and/or where the total area of signs for all uses exceeds 100 square feet.

DC4-C Lighting

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

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-D Trees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

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

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

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

Yesler Terrace Supplemental Guidance:

Fences and Free-standing Walls:

- Where a fence or free-standing wall is proposed in a required setback, any portion that is more than 2 feet above the adjacent sidewalk, park, or pedestrian area should be at least 50% open or transparent.

Plant Materials:

- Emphasize native, drought-tolerant, and regionally adapted plants.
- Design plantings to provide year-round color and texture.
- Integrate landscape amenities with stormwater management features.
- In designing private landscape features, complement plantings in adjacent open spaces.

Hardscape Materials:

- Use durable materials that complement the architectural elements of a project.
- Use light-colored materials with a high solar reflectance for at least 50% of the site's hardscaped area for high foot traffic / recreation applications.
- Consider using natural stone products such as crushed rock or stone dust for light foot traffic or passive use applications.
- Create texture and character in the ground plane through paving details.
- Use permeable paving to support stormwater control requirements.
- Use salvaged wood, stone, metal, and other materials to add character to design features while reducing environmental impacts.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

BOARD RECOMMENDATIONS

The recommendation summarized above was based on the design review packet dated Wednesday, November 14, 2018, and the materials shown and verbally described by the applicant at the Wednesday, November 14, 2018 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, the four Design Review Board members recommended APPROVAL of the subject design and departures with the following conditions:

1. Refine the materiality, entry condition, fenestration pattern and/or secondary features of the “tower” form to strengthen the visual break between Building A and Building B, reinforce the hinge concept, and provide relief from the extreme length and monotony of the north block frontage. (CS2-C-3, DC2, DC2-A-1, DC2-B-1, DC4-A)
2. The vertical, recessed notch shall be no less than 6-inches deep. (DC2)
3. Design the courtyard gate to be highly porous, promote visibility from the public realm and relate to the overall architectural language. (DC2, DC2-B-1, DC2-C-1, DC4)
4. Incorporate a flat area for vehicles between the ramp and the sidewalk, and select a tree between the residential lobby and the garage entry that does not block sightlines. (DC1-B-1)
5. Thoughtfully screen or incorporate a green treatment on the blank concrete wall adjacent to the trash staging area and gas meters. (DC1-C-4, DC2-B-2)
6. Design all vents to be integrated and flush with the façade; color to match the adjacent material color. (DC2, DC4-A)
7. Use hand-lain, full-size brick. (DC4)