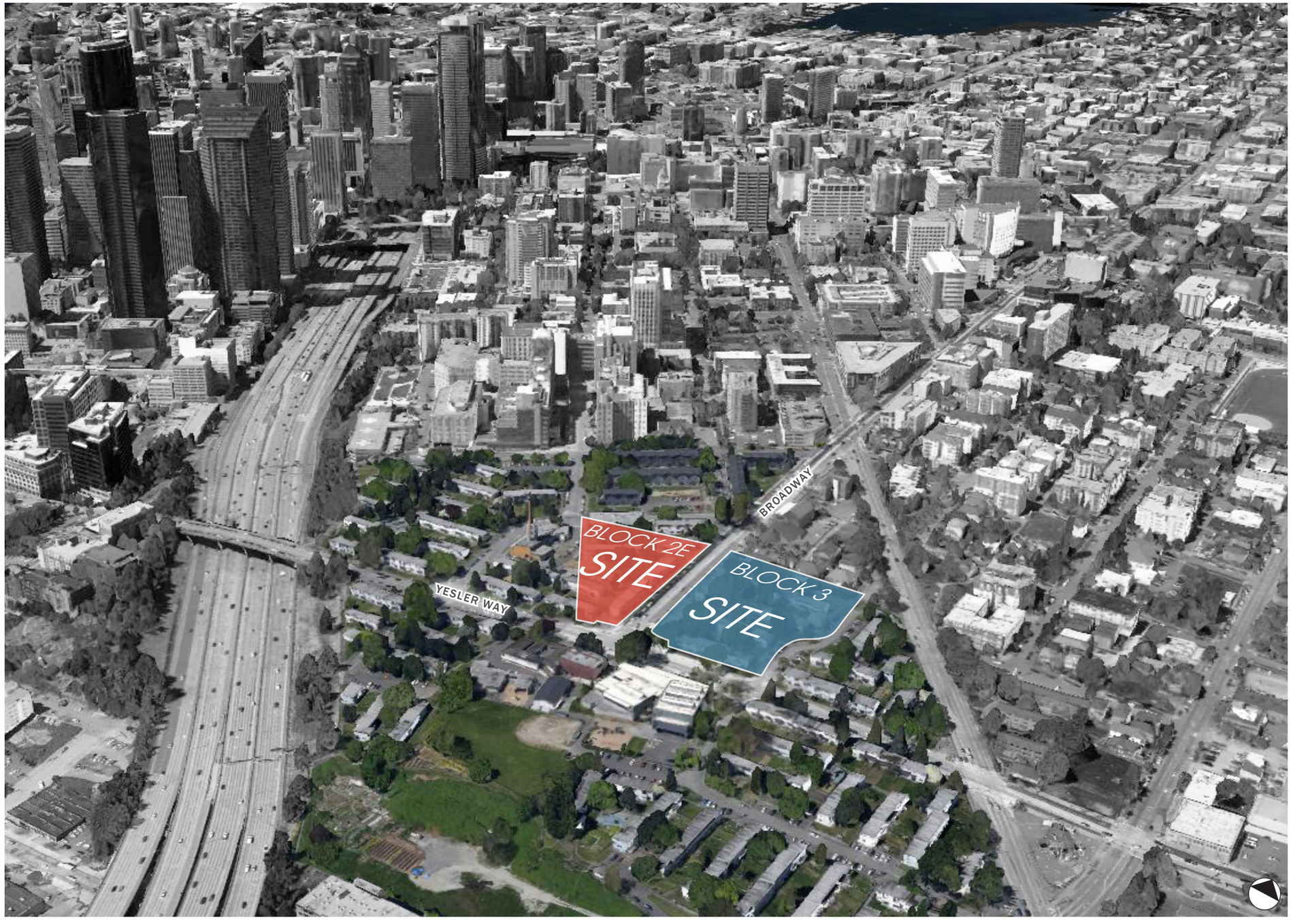

YESLER TERRACE

BLOCK 2E

MUP# 3020158
123 BROADWAY

BLOCK 3

MUP# 3020159
120 BROADWAY

EARLY DESIGN GUIDANCE
EAST DESIGN REVIEW BOARD
MAY 13, 2015

RUNBERG ARCHITECTURE GROUP
VULCAN REAL ESTATE

VULCAN

RUNBERG
ARCHITECTURE
GROUP

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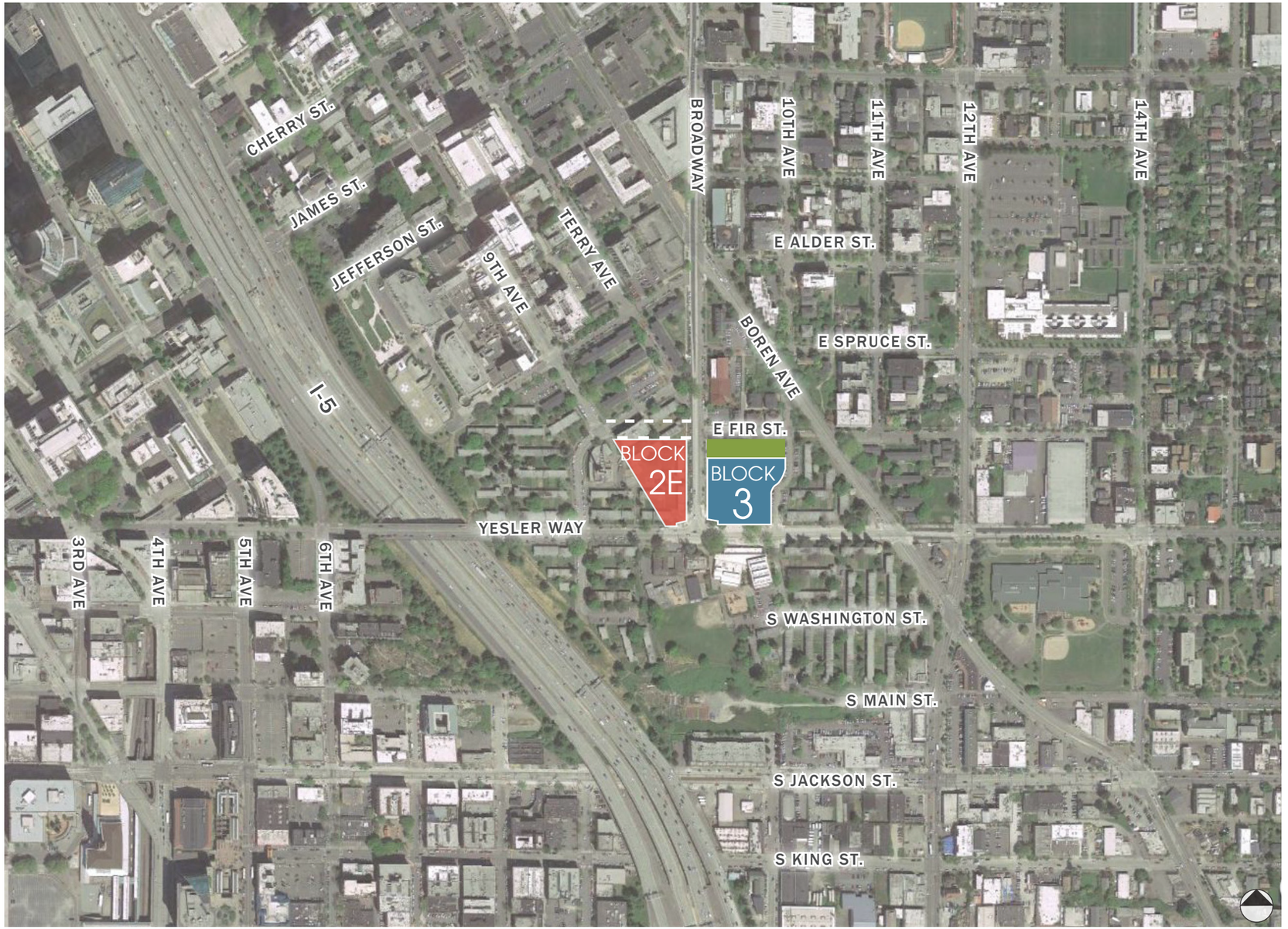
BLOCK 2E

BLOCK 3



*NOTE - Block 3 pocket park subject to Seattle Design Commission approval

CONTENTS

VULCAN

RUNBERG ARCHITECTURE GROUP

Contact:
Brian Runberg, AIA
Runberg Architecture Group
1 Yesler Way - Suite 200
Seattle, WA 98104

CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE

PART I: CONTACT INFO

1. Property Address: 123 Broadway, Seattle, WA 98104

2. Project number: 3020158

3. Additional related project number(s): none

4. Owner/Lessee Name	Yesler Investors 2, L.L.C.
5. Contact Person* Name	Jodi Patterson O'Hare
Firm	Permit Consultants NW
Mailing Address	26456 Marine View Dr So
City State Zip	Des Moines, WA 98198
Phone	(425) 681-4718
E-mail address	jodi@permitcnw.com
6. Applicant's Name	Brian Runberg, AIA
Relationship to Project	Architect
7. Design Professional's Name	Brian Runberg, AIA Runberg Architecture Group, PLLC
Address	1 Yesler Way, Suite 200
Phone	(206) 956-1970
Email address	brianr@runberg.com

8. Applicant's Signature_____Date _____
*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

PART II: SITE AND DEVELOPMENT INFO

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located in the eastern half of Block 2 of the Yesler Terrace Master Planned Community. The site is located approximately two blocks east of Interstate 5, one block southeast of Harborview Medical Center and directly north of the future Yesler Terrace Neighborhood Park and the existing Yesler Community Center. The triangular site measures approximately 244' x 295', with the diagonal measuring approximately 349'. The site is bounded by Broadway to the east, Yesler Way to the south, the future 9th Ave Pedestrian Pathway to the west, and future Fir Street to the north. The site slopes downward from the north to the south +/- 25 ft. The northern portion of the site is occupied by the Jesse Epstein Building/Kenyon Apartments (a four-story brick building constructed in 1909) and four two-story apartment buildings constructed between 1941-1943. The five existing buildings on the site are planned to be demolished by the Seattle Housing Authority as part of the Yesler Terrace Master Planned Community.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.
The site is zoned MPC - YT (Yesler Terrace Master Planned Community). The site's designated height limit is 85'/240'. The Yesler Terrace rezone ordinance was adopted in August 2012 and the Yesler Terrace Master Planned Community Design Guidelines were published in July 2012.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site is at the center of the MPC-YT zone. The neighborhood slopes predominantly downward from the north to the south toward the International District and Little Saigon neighborhoods. It also slopes on its western edge toward Interstate-5 and Downtown, and on its eastern edge, toward the Central District. This condition creates views from the neighborhood toward Mt. Rainier, Elliott Bay, SODO, Beacon Hill and Pioneer Square. Immediately west of the site is a mixed-use residential building, which is currently under construction, and the Epstein Opportunity Center in the former Steam Plant. The future Yesler Terrace Neighborhood Park and the existing Yesler Community Center are south of the site, across Yesler Way. The area will be well served by the new First Hill Streetcar, which is set to run in 2015.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The applicant is considering the following development scheme:

A 7-story multifamily residential building with approximately 195-205 residential units, approximately 2,000-3000 square feet of commercial space and parking for approximately 100-140 vehicles.

*Potential Departures: Façade width, setbacks, and aboveground parking setback.

CITY OF SEATTLE | APPLICATION FOR EARLY DESIGN GUIDANCE

PART I: CONTACT INFO

1. Property Address: 120 Broadway, Seattle, WA 98104

2. Project number: 3020159

3. Additional related project number(s): none

4. Owner/Lessee Name	Yesler Investors 3, L.L.C.
5. Contact Person* Name	Jodi Patterson O'Hare
Firm	Permit Consultants NW
Mailing Address	26456 Marine View Dr So
City State Zip	Des Moines, WA 98198
Phone	(425) 681-4718
E-mail address	jodi@permitcnw.com
6. Applicant's Name	Brian Runberg, AIA
Relationship to Project	Architect
7. Design Professional's Name	Brian Runberg, AIA Runberg Architecture Group, PLLC
Address	1 Yesler Way, Suite 200
Phone	(206) 956-1970
Email address	brianr@runberg.com

8. Applicant's Signature_____Date _____
*Only the contact person will receive notice of the meeting. The contact person is responsible for informing other pertinent parties.

PART II: SITE AND DEVELOPMENT INFO

1. Please describe the existing site, including location, existing uses and/or structures, topographical or other physical features, etc.

The site is located in Block 3 of the Yesler Terrace Master Planned Community. The site is located approximately three blocks east of Interstate 5, two blocks southeast of Harborview Medical Center and directly north of the Yesler Community Center. The square block measures approximately 220' x 300'. The site is bounded by E Fir Street to the north, 10th Avenue to the east, E Yesler Way to the south, and Broadway to the west. The north side of the block will contain a future pocket park. The site slopes downward from the north to the south +/- 25 ft. The site is currently occupied by six two-story apartment buildings constructed from 1941-1943, which are planned to be demolished by the Seattle Housing Authority as part of the Yesler Terrace Master Planned Community.

2. Please indicate the site's zoning and any other overlay designations, including applicable Neighborhood-Specific Guidelines.
The site is zoned MPC - YT (Yesler Terrace Master Planned Community). The site's designated height limit is 85'/240'.

The Yesler Terrace rezone ordinance was adopted in August 2012 and the Yesler Terrace Master Planned Community Design Guidelines were published in July 2012.

3. Please describe neighboring development and uses, including adjacent zoning, physical features, existing architectural and siting patterns, views, community landmarks, etc.

The site is at the center of the MPC-YT zone. The neighborhood is under significant transformation due to the recent rezone. The neighborhood slopes predominantly downward from the north to the south toward the International District and Little Saigon neighborhoods. It also slopes on its western edge toward Interstate-5 and Downtown, and on its eastern edge, toward the Central District. This condition creates views from the neighborhood toward Mt. Rainier, Elliott Bay, SODO, Beacon Hill and Pioneer Square. The future Yesler Terrace Neighborhood Park and the existing Yesler Community Center are south of the site, across E Yesler Way. Recent and upcoming construction is occurring two blocks east, across Boren Ave. Seattle Housing Authority is building replacement housing and a private developer is building a 120-unit building. The area will be well served by the new First Hill Streetcar, which is set to run in 2015. A transit stop for the streetcar line and metro bus is located on the southern edge of the site, along E Yesler Way between Broadway and 10th Avenue.

4. Please describe the applicant's development objectives, indicating types of desired uses, structure height (approx), number of residential units (approx), amount of commercial square footage (approx), and number of parking stalls (approx). Please also include potential requests for departure from development standards.

The applicant is considering the following development scheme:

A 7-story residential building consisting of approximately 225-235 residential units, approximately 5,000-7,500 square feet of commercial space and parking for approximately 150-170 vehicles.

*Potential Departures: Street-level use, setbacks, aboveground parking setback, and aboveground parking separation 80% facade.

PROJECT VISION

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

DEVELOP HEALTHY COMMUNITY

Opportunities to develop healthy community include:

- Integrating projects with surrounding neighborhood
- Interface of building to surroundings is an opportunity to foster engagement between neighbors and building residents

DEVELOP HEALTHY BUILDINGS

Opportunities to develop healthy buildings include:

- Targeting LEED
- Considering best practices for healthy built environment

DEVELOP HEALTHY RESIDENTS

Opportunities to develop healthy residents include:

- Building design to encourage healthy lifestyle through integrated social spaces to encourage resident interaction and planned social activities

BLOCK 2E PROJECT DATA | 123 BROADWAY

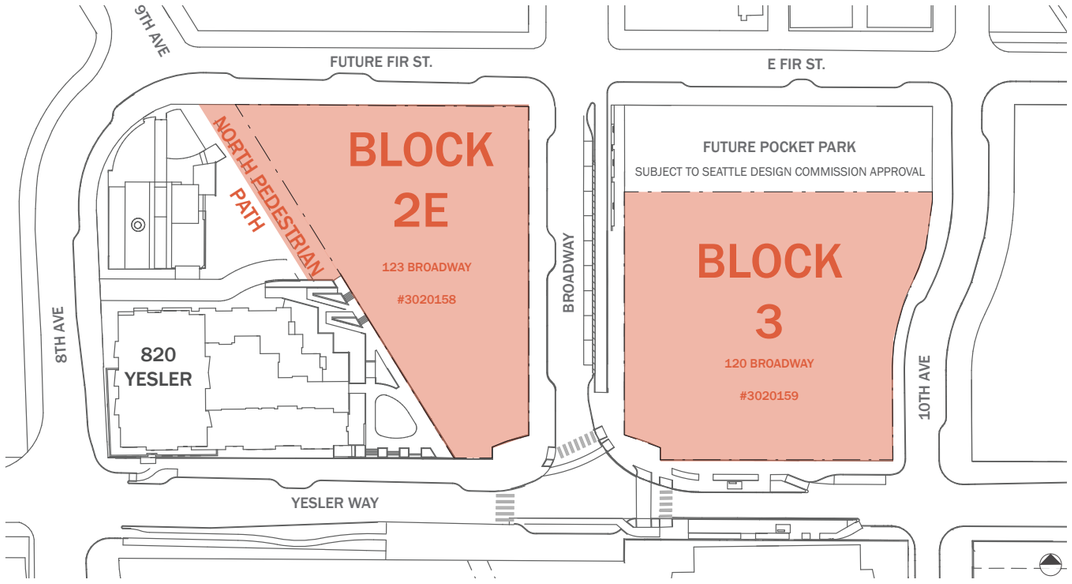
- Approximately 195-205 residential units
- Approximately 2,000-3,000 square feet of commercial space
- Parking for approximately 100-140 vehicles

BLOCK 3 PROJECT DATA | 120 BROADWAY

- Approximately 225-235 residential units
- Approximately 5,000-7,500 square feet of commercial space
- Parking for approximately 150-170 vehicles

PROJECT SCOPE

The Design Review scope for the project includes Block 2 East, the northern portion of the 9th Avenue Pedestrian Path (which will connect to the southern portion currently under construction by SHA), and Block 3, excluding the pocket park. The Block 3 pocket park is subject to Seattle Design Commission approval.



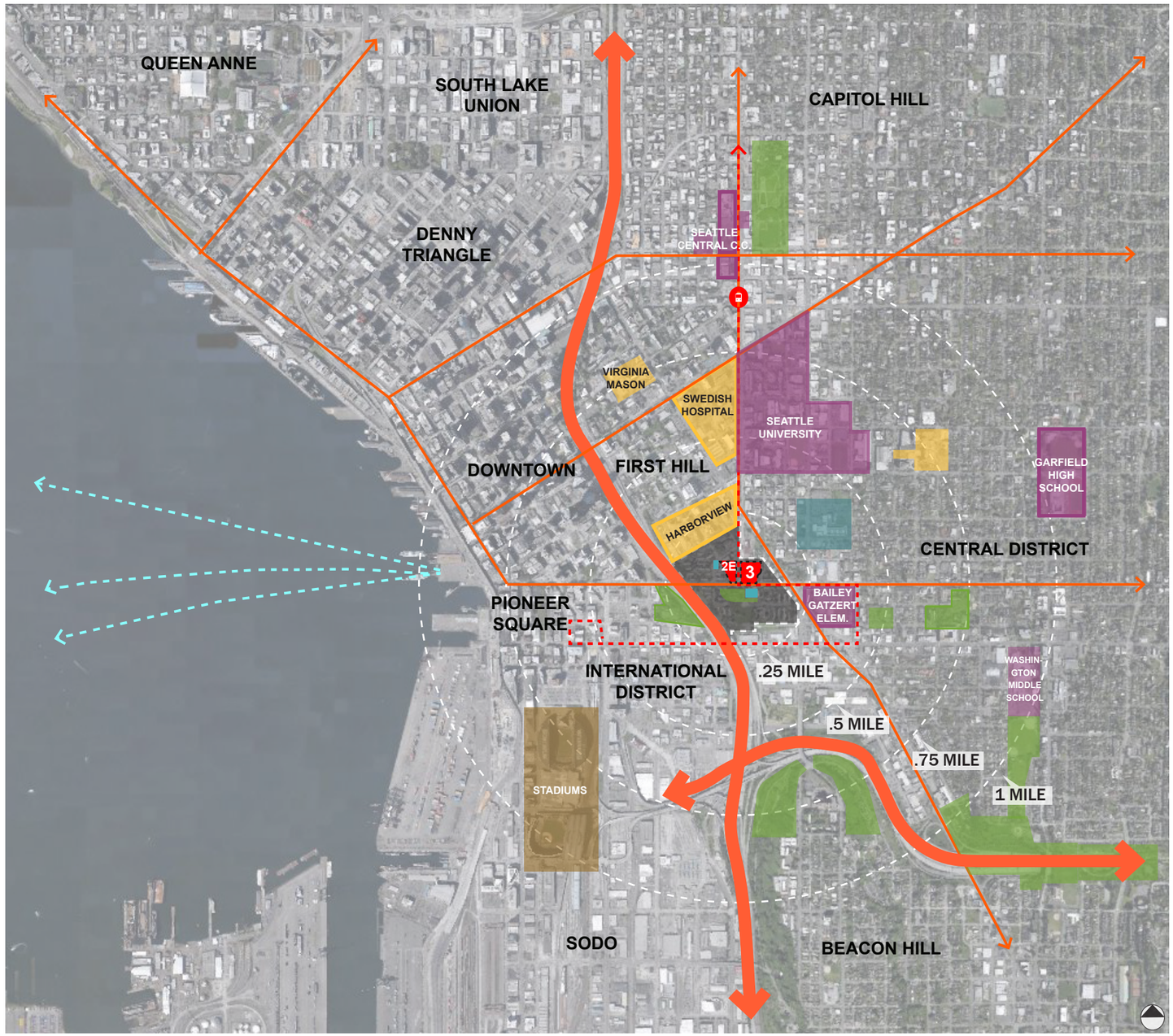
BLOCK 2E

BLOCK 3

CONTEXT ANALYSIS

CITY CONTEXT

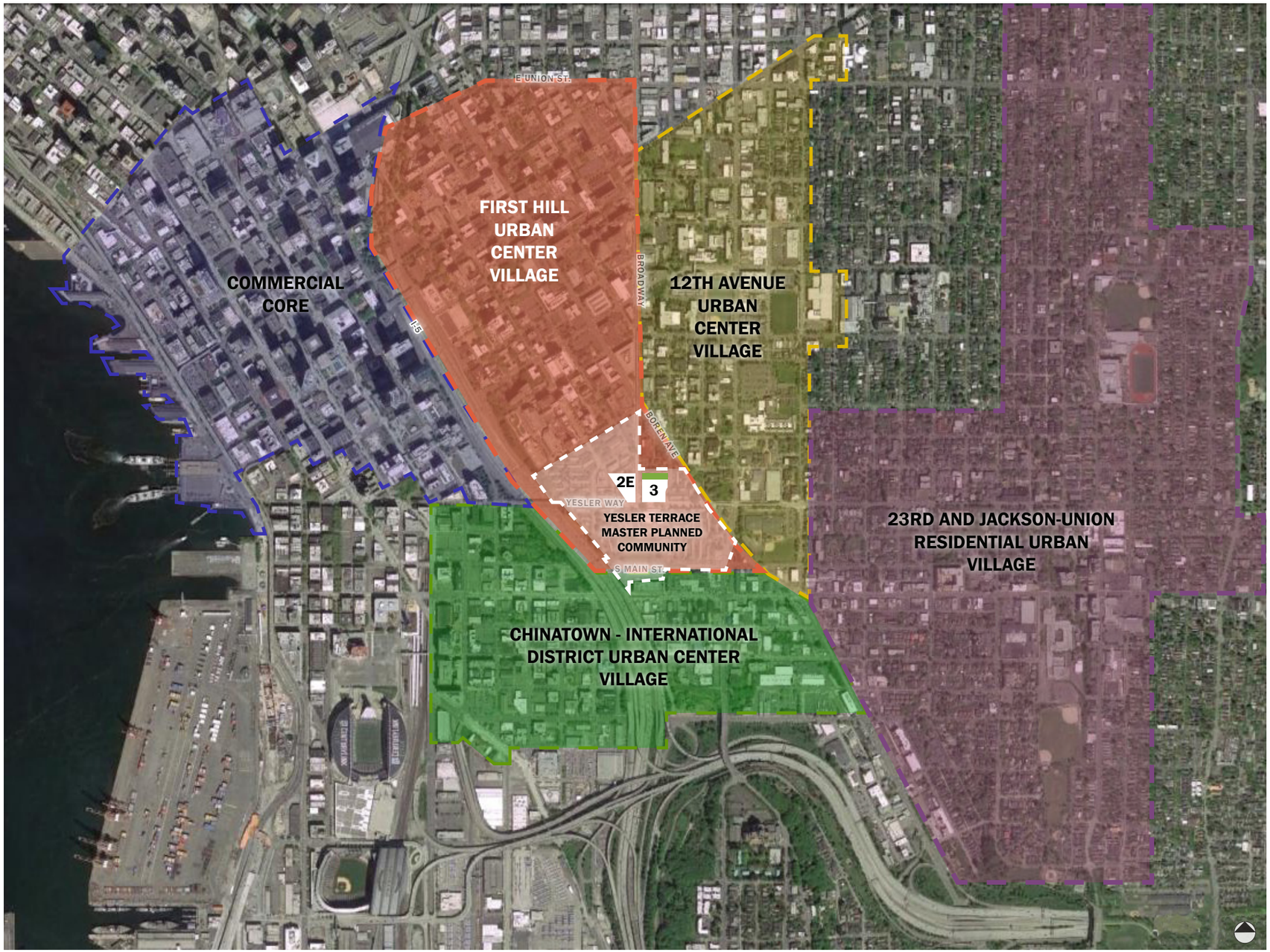
The sites are located within the Yesler Terrace Master Planned Community, on the southern slope of First Hill. They sit at the intersection point of First Hill, the Central District, the International District, Downtown and Pioneer Square. The sites are also in close proximity to a number of educational, medical and community services, as well as parks. Transportation infrastructure has greatly improved access to the neighborhood and reconnected the area to the rest of the city.



- Yesler Terrace Master Planned Community
- Medical Services
- Educational Services
- Community Services
- Park
- Site
- Transit Route
- Streetcar

CITY CONTEXT - URBAN VILLAGE

The sites are situated within the First Hill Urban Center Village, and near the intersection point of multiple Urban Villages.

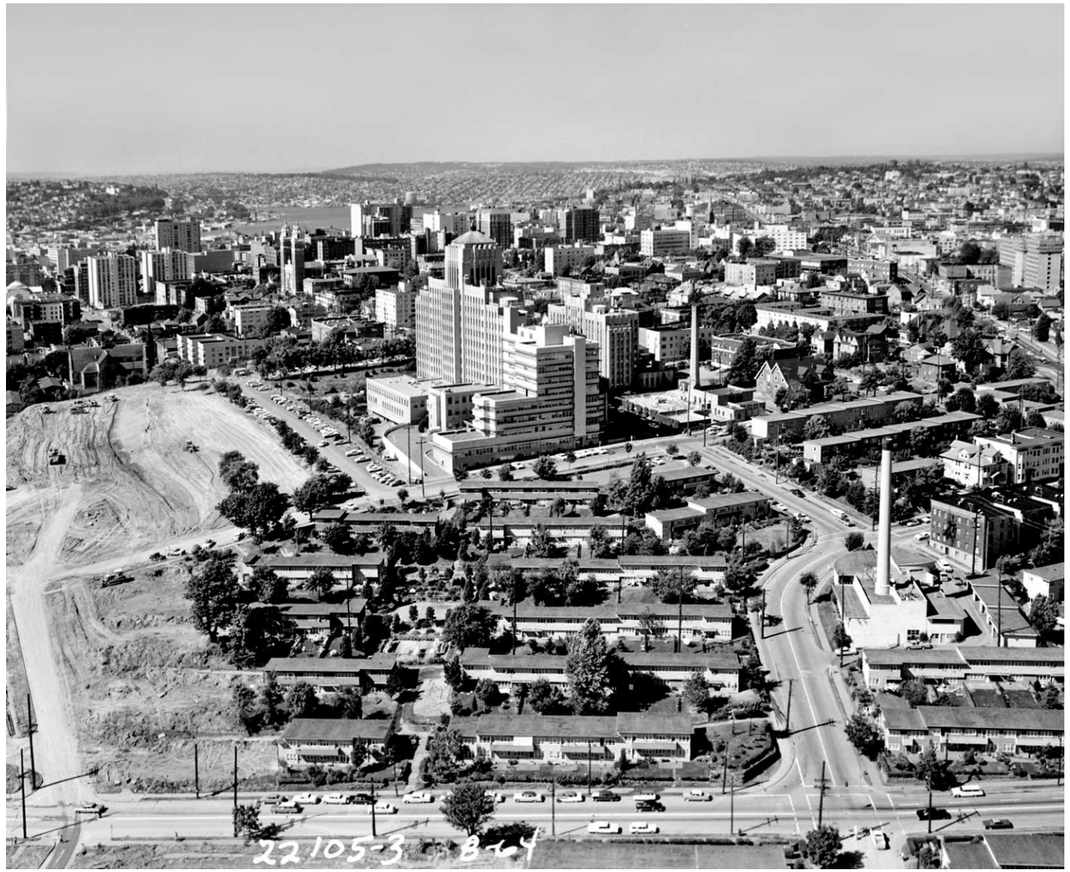


YESLER TERRACE MASTER PLANNED COMMUNITY

PAST:

Yesler Terrace, a low-income public housing community, was constructed from 1941 to 1943, and was the Seattle Housing Authority's first project. Yesler Terrace was the first project in Washington State built to house eligible low-income families and workers in defense industries and the first racially-integrated housing project in the United States. Yesler Terrace became an essential precedent for quality low-income housing and has served the community for over 70 years. (seattlehousing.org)

1942 Children on slide, Yesler Terrace playground (Seattle Post-Intelligencer Photo, Courtesy MOHAI)

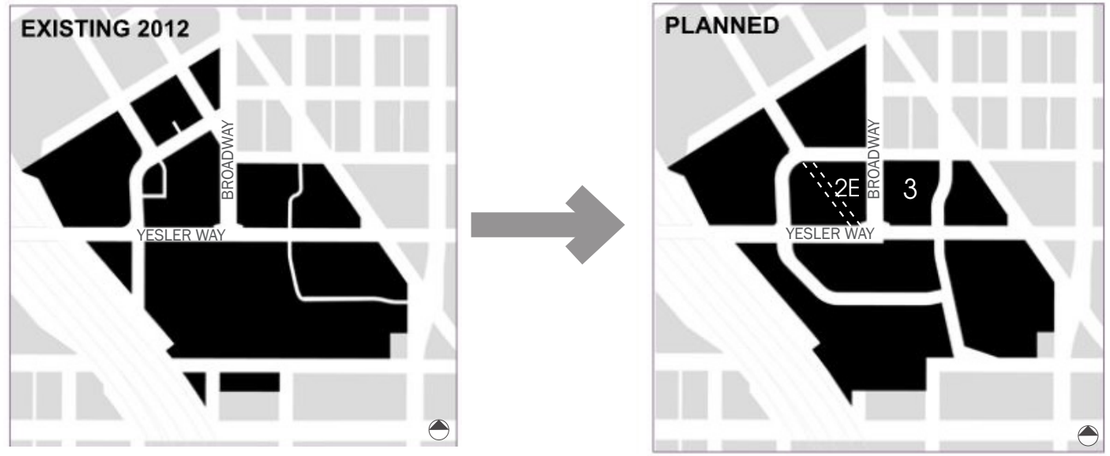


1964 Photo of Yesler Terrace - facing north (Seattle Municipal Archives)

FUTURE:

In 2006 the Seattle Housing Authority began a formal process of redevelopment planning for Yesler Terrace. A Citizen Review Committee was assembled to develop four guiding principals, which laid the groundwork for planning efforts. The guiding principals: Social Equity, Economic Opportunity, Environmental Stewardship and Sustainability, and One for One Replacement Housing are the core redevelopment goals. (seattlehousing.org)

The new master plan includes replacement low-income housing, market-rate housing and neighborhood improvements. New streetscapes, bike and pedestrian paths, hillclimbs and parks are key features of the new plan. Street adjustments include the removal of Spruce Street and the creation of Fir Street west of Broadway.



Yesler Terrace Aerial Photograph - 2014

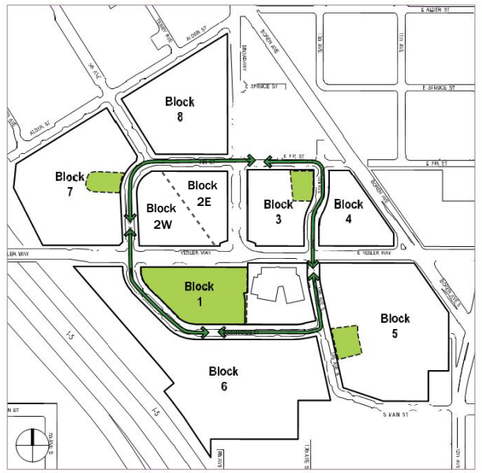
Yesler Terrace Illustrative Master Plan - 2012 (GGLO)

YESLER TERRACE MASTER PLANNED COMMUNITY: OPEN SPACE NETWORK

According to the Yesler Development Plan, the proposed network of parks and open space strive to express the unique urban environment of Yesler Terrace, build a healthy community, serve all residents and foster green urbanism.

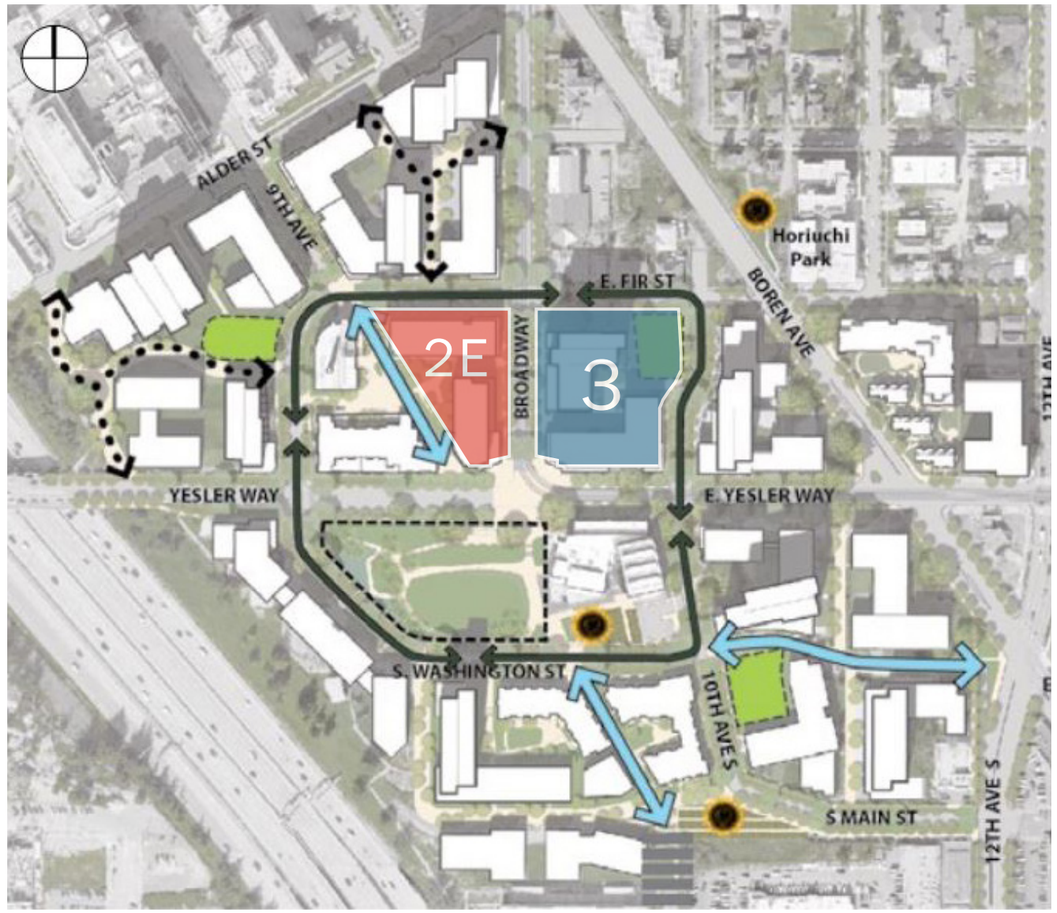
A Green Street Loop which connects the neighborhood to its parks and public space will link the community together as well as create new connections to the rest of the city. The new neighborhood park and three pocket parks, one of which is located on Block 3, will be connected by the Green Street Loop.

GREEN STREET LOOP AND PARK DIAGRAM



(Yesler Terrace Master Planned Community Design Guidelines, 2012.)

OPEN SPACE NETWORK



(Yesler Terrace Master Planned Community Design Guidelines, 2012.)

COMMUNITY SPACES

Community green space is well used in the Yesler Terrace community and will be enhanced in the new master plan with a new neighborhood park and pocket parks that will be linked with the green street loop.

Numerous community centers exist surrounding the project sites. The Epstein Opportunity Center in the former Steam Plant is directly adjacent to Block 2E. The Yesler Community Center is located immediately south of Block 3, across E Yesler Way. The pedestrian path will serve as a significant connector between these two community hubs.

COMMUNITY GREEN SPACE

Existing Future Future Green Street Loop To be removed

A - Yesler Playfield and P-Patch Community Gardens - to be removed
B - Danny Woo Community Gardens and Kobe Terrace Park
C - Harborview Park
D - Boren Place
E - Boren Ave & East Fir Street Triangle
F - Horiuchi Park - redevelopment in progress
G - Bailey Gatzert Elementary School Playground
H - Wisteria Park
I - Future Neighborhood Park
J - Future Pocket Parks
K - Future 10th Ave Hillclimb

COMMUNITY CENTERS

Community Center/Services

A - Yesler Community Center - gym, kitchen, computer room, teen room, fitness center, arts and crafts space, multipurpose room and childcare
B - Epstein Opportunity Center - Head Start, SHA Economic Opportunity Program, Youth Tutoring Program, community rooms, rooftop play area.
C - Bailey Gatzert Elementary School
D - Urban League Building - community work in education, employment, health and housing
E - Washington Hall - performance and meeting spaces provided with focus on arts, media and social justice
F - Vietnamese Catholic Community Center
G - Central District Forum for Arts and Ideas

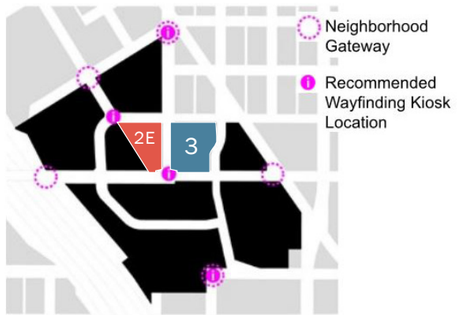
TRANSPORTATION AND MOVEMENT

The Yesler Terrace neighborhood will become more connected to the rest of the city as redevelopment continues, improving bus, streetcar and bike infrastructure.

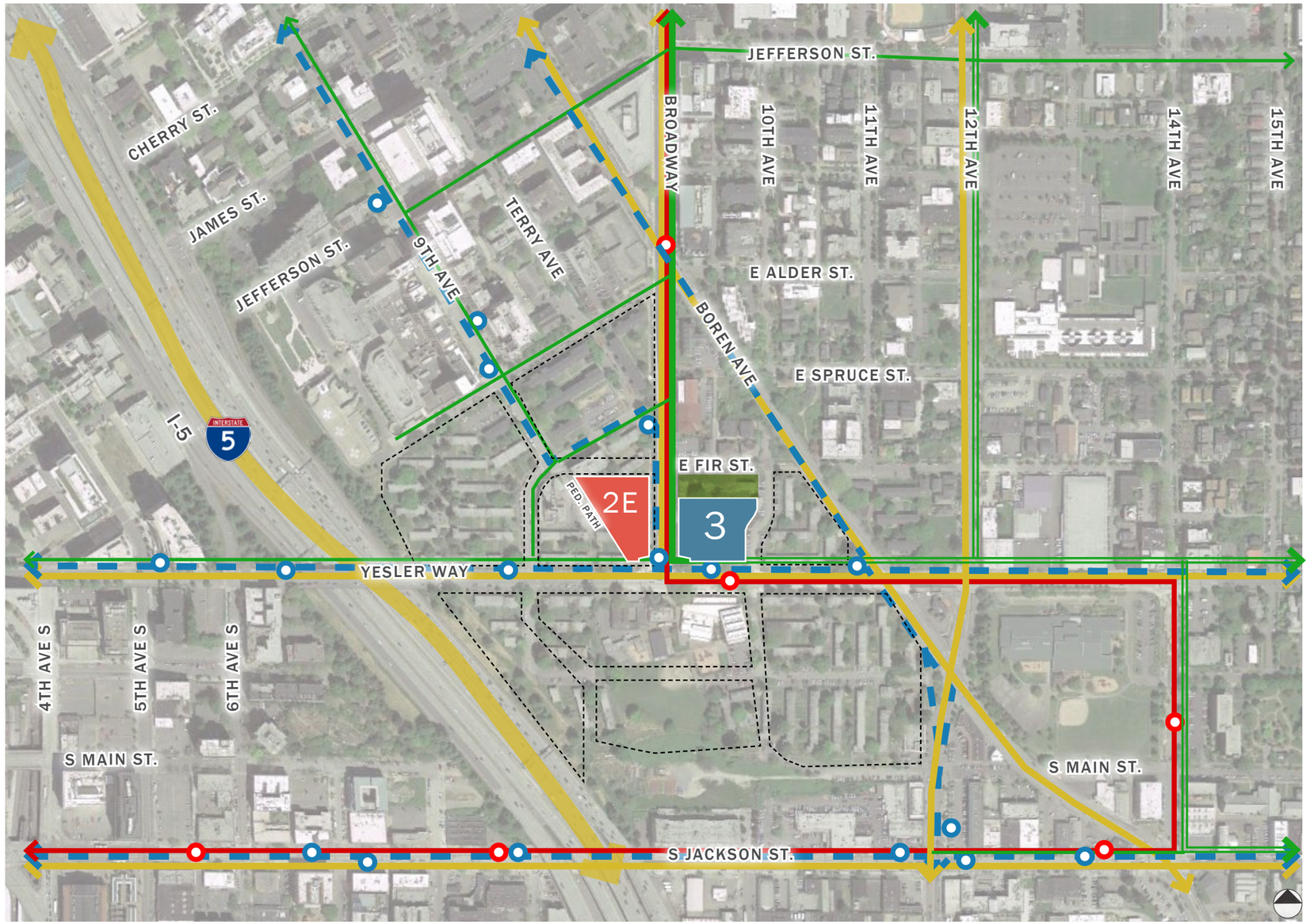
BICYCLE CIRCULATION DIAGRAM

(Yesler Terrace Master Planned Community Design Guidelines, 2012.)

NEIGHBORHOOD GATEWAYS AND KIOSKS



The sites are located adjacent to two recommended wayfinding kiosk locations within the community. (Yesler Terrace Master Planned Community Design Guidelines, 2012.)



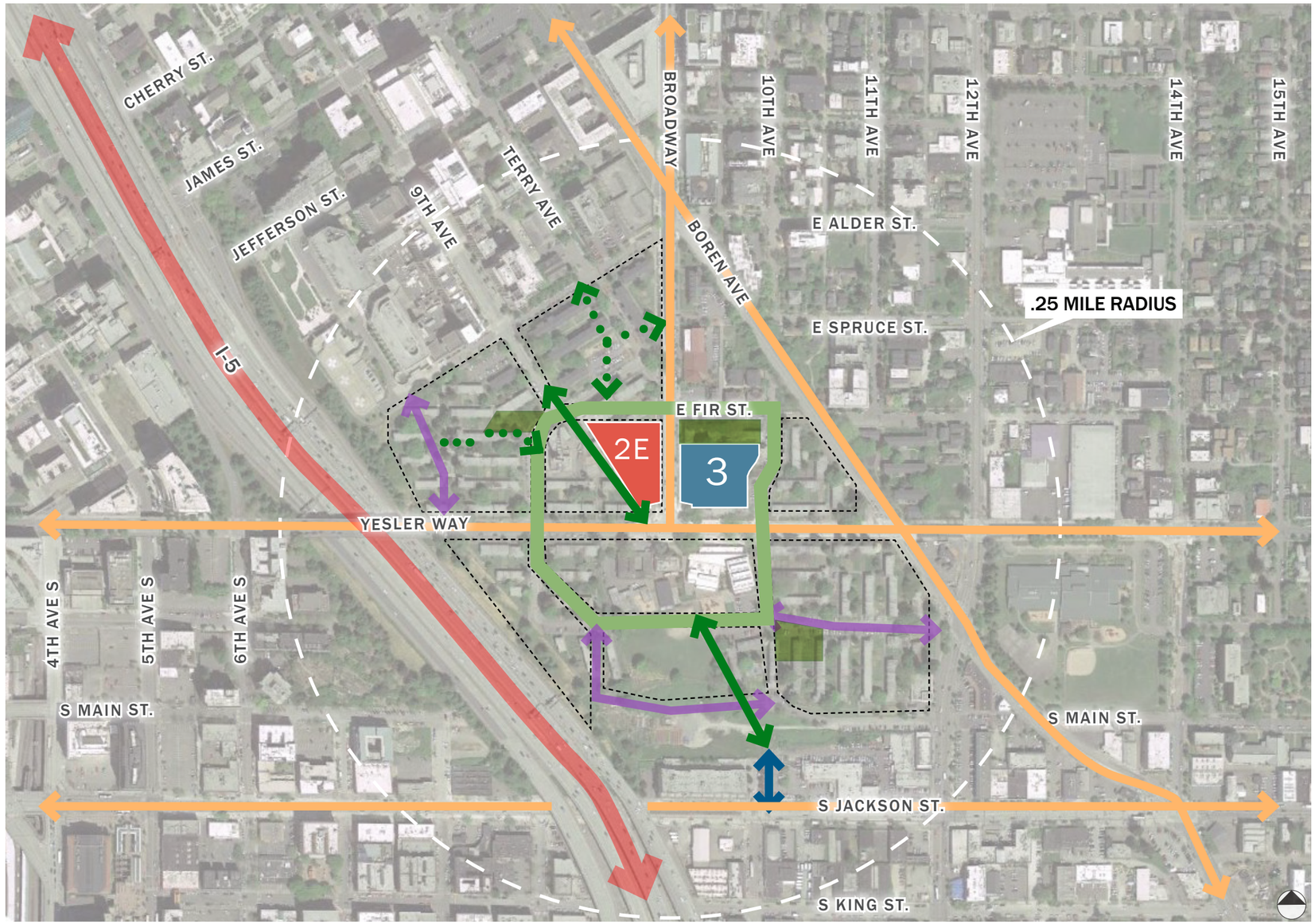
PEDESTRIAN CONNECTIONS AND STREET CHARACTER

Pedestrian Connection

The Yesler Terrace Design Guidelines recommend mid-block pedestrian pathways should have a strong residential quality and act as social spaces. They are primarily for pedestrians and cyclists.

Street Characters:

- Arterials focus commercial activity at intersections
- Connectors provide connectivity to and from the neighborhood
- The Green Street Loop provides circulation within the neighborhood and connects the pocket parks.



STREET CHARACTER DIAGRAM

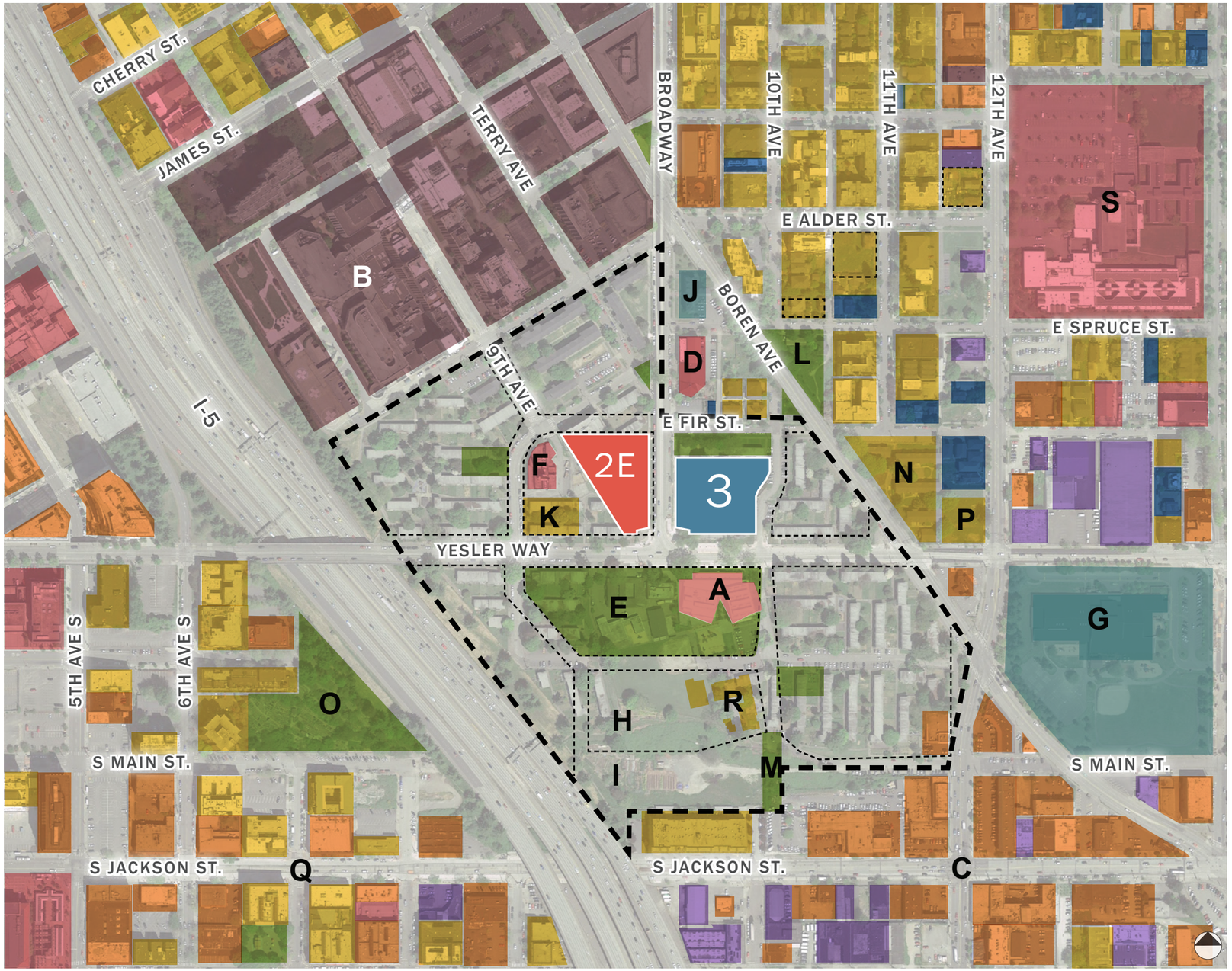
(Yesler Terrace Master Planned Community Design Guidelines, 2012.)

Connector
Arterial
Green Street Loop

NEIGHBORHOOD DEVELOPMENT AND USES

SURROUNDING USES

- Recreation / Open Space
- Multifamily / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Medical
- Industrial / Warehouse / Storage
- Institution / Education
- Single Family Residential
- Yesler Terrace Master Planned Community
- Future Block



NEIGHBORHOOD DEVELOPMENT AND USES

A Yesler Community Center

B Harborview Medical Center

C Little Saigon

D Japanese Baptist Church

E Yesler Terrace Neighborhood Park-planned

F Epstein Opportunity Center (Steam Plant)

G Bailey Gatzert Elementary School

H Yesler Playfield

I Yesler Terrace P-Patch Community Gardens

J King County Medical Society

K 820 Yesler Way Mixed-Use - in progress

L Horiuchi Park - in progress

M 10th Ave Hill Climb - in progress

N 1105 E Fir Street Mixed-Use - in progress

O Danny Woo Garden & Kobe Terrace Park

P Anthem Mixed Use - in progress

Q International District

R 921 S. Washington St. - in progress

S Future Children and Family Justice Center (2020)

ZONING

ZONING MAP

The site is located within the **MPC - YT** zone, and the **85'/240'** height limit area.

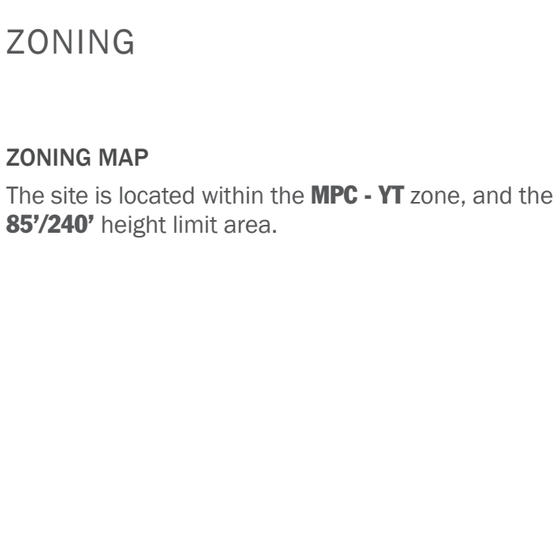
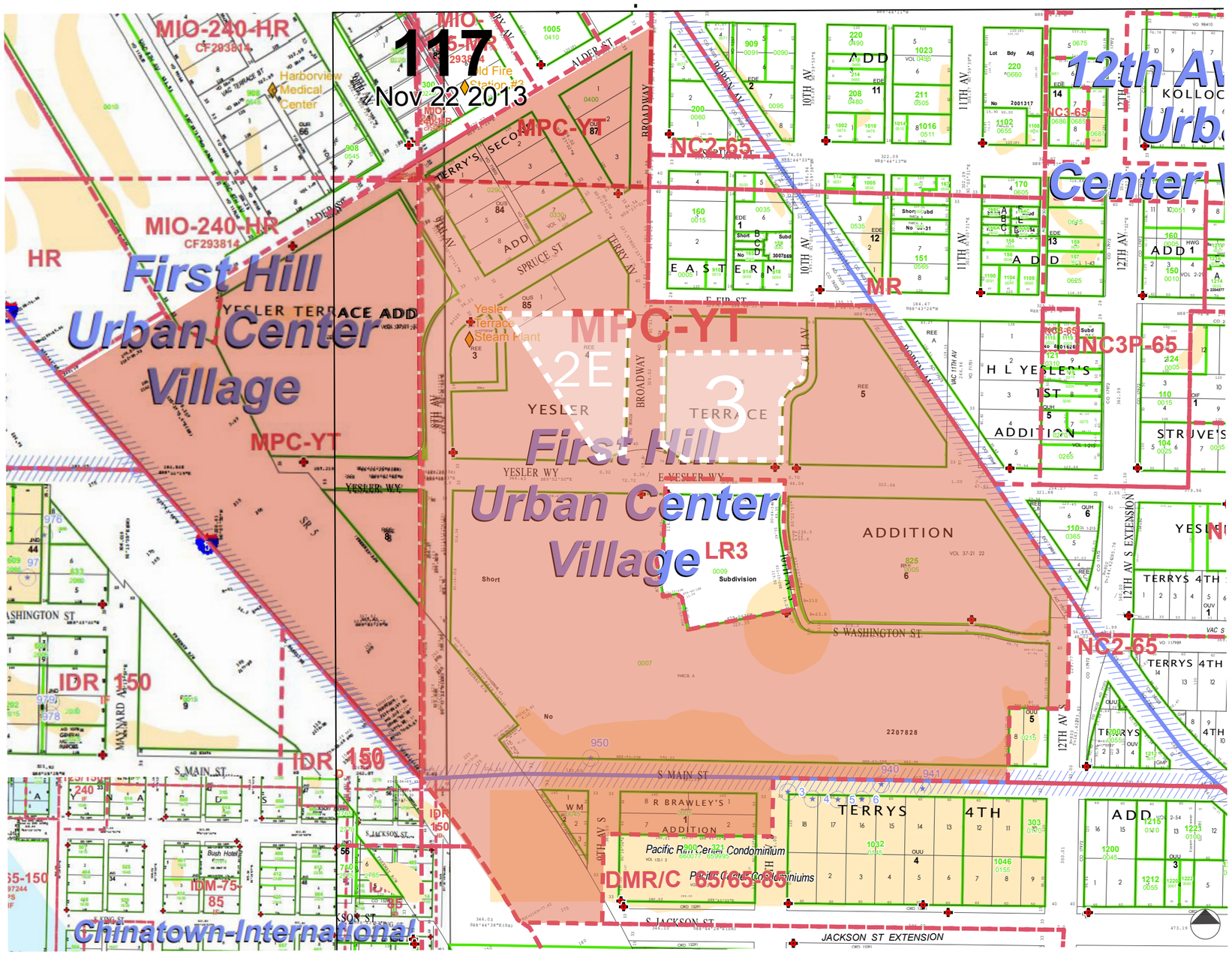


Exhibit A for Section 23.75.100 - Height Limits



(23.75.050) PERMITTED USES

All uses permitted, including residential and retail.
(SMC 23.75.050.A)

(23.75.080) STREET-LEVEL USES

Nonresidential use is required:
(1) Both sides of Broadway from Yesler Way to 62' north of the north margin of Yesler Way
(2) The north side of East Yesler Way from the east margin of Broadway to the west margin of 10th Avenue (23.75.080.B)
80% of uses along street segments are required to be:
- nonresidential
- minimum 30' deep (23.75.080.C)
- use can be eating or drinking establishments, general sales and services, etc.

(23.75.090) NONRESIDENTIAL FLOOR AREA LIMITS

Combined floor area for all other nonresidential uses such as retail shall not exceed 150,000 gsf, except community clubs or centers, child care centers, family support centers, human services, accessory parking, or floor area below grade. (23.75.090.A.2)

(23.75.095) MAXIMUM SIZE OF USE

Sales and service uses are limited to 25,000 gsf per business establishment (23.75.095.B).

(23.75.100) STRUCTURE HEIGHT

85'/240' maximum structure height measured pursuant to SMC 23.86.006 A except at view corridor height restriction area (height transition is aligned with east margin of 9th ave to 110' west). Structure height is measured from an elevation above a fixed sea level measurement NAVD 88.

SMC 23.86.006 and Section 502 Definitions
"Height of the structure" is the difference between the highest point and the average grade level. On sloping sites, the average grade level may be calculated separately for segments of site.

(23.75.110) ROOFTOP FEATURES

Open railings, planters, skylights, clerestories, parapets and firewalls may extend 4 feet above the applicable height limit set in Section 23.75.100 (23.75.110.B)
Elevator penthouse may extend up to 25' above height limit and stair penthouse may be same height as elevator penthouse if adjacent to elevator penthouse (23.75.110.E.2)
Rooftop features must be 10' from north edge of roof, except stair and elevator penthouses may extend to the edge of the roof for max length of 30' (23.75.110.G)
Rooftop features including stair & elevator penthouses, mechanical equipment, common amenity areas etc. are limited to 15' above height limit, provided the combined total coverage of the features do not exceed 20% of the roof area or 25% of the roof area if the total includes screened mechanical equipment (23.75.110.D)

(23.75.130) MAXIMUM WIDTH OF REGULATED FACADE

Each regulated façade is limited to 240' in width.

Regulated façade is defined as: portion of façade that is adjacent to a street, a park that is open to the public, a pedestrian pathway, or an access drive; is oriented at less than a 90 degree angle to the boundary that is closest to the facade; and is not separated from that boundary by any part of another lot, or any structure except a retaining wall, deck, freestanding wall, fence, ramp, solar collector, or sign. (23.75.020.B)

(23.75.140) SETBACKS AND PROJECTIONS

Setbacks required:
(1) Streets or Parks: 10' minimum setback up to 85'
(2) Build to Line per 23.75.140 C, requires non residential use at ground level a 2' min. & max. for base height of 25' up to 50', setback increases to 10' between 50'-85'
(3) Reduced Setback Area along Broadway and the pedestrian path: 2' min. setback up to 50', setback above 50' per boundary type.
(4) E. Yesler & Broadway Setback Area at the NW corner of Yesler & Broadway requires 5' min. setback, setback increases to 15' above 50'

H. Underground parking: The base setback, if greater than 4', is reduced to 4' for the aboveground portion of partially underground parking that meets the requirements of Section 23.75.180.
J. 1. For residential uses in structures subject to required setbacks, bay windows & other portions of structures containing enclosed space may project max. 4' into setback. Max. width of projection is 30' and projection is min. of 2' from boundary.
J.2. Porches, balconies, and decks may project a maximum of 6' into setbacks, provided that no portion of the porch, balcony, or deck is closer than 2' from the boundary. Overhead weather protection allowed 2' max. beyond edge of porch, balcony or deck.
J.3. Cornices, eaves, gutters, roofs, allowed max. 4' beyond building façade
J.4. Ramps for accessibility are permitted in setbacks

ZONING SUMMARY

J.5. Fences, freestanding walls and other similar structures 4’ high are permitted in required setbacks. Bulkheads and retaining walls used to raise grade are permitted in any required setback when limited to 6’ high.

J.6. Setback requirements do not limit underground structures.

(23.75.145) FACADE ARTICULATION

Does not apply to structures undergoing design review pursuant to Chapter 23.41. (23.75.145.B)

(23.75.150) RESIDENTIAL AMENITY AREAS

Required: 5% gross bldg. in residential use (23.75.150.A)

Max. 50% required amenity area may be enclosed (23.75.150.B.2)

Required: minimum dimension 10 ft, no area less than 250 ft (23.75.150.D.2)

Res. private amenity area requires area min. 30 SF and min. horizontal dim. of 5’ (23.75.150.E.1)

(23.75.160) LANDSCAPING AND STREET TREES

Green Factor score of 0.30 required (23.75.160.A.2)

Street trees are required (23.75.160.B)

Existing street trees shall be retained unless removal approved by SDOT (23.75.160.B)

(23.75.170) STREET-LEVEL DEVELOPMENT STANDARDS

A. Applies to portion of façade between 18” and 12’ above finish grade

B. Blank façade segments: no segment wider than 15’ except that a blank wall segment up to 30’ wide is allowed if director determines it will be adequately enhanced by architectural detailing, etc

C. Residential units with lowest level 6’ or less above finished grade and facing onto a street or park shall have direct access to a private amenity area

Exception: not required where residential unit is located above a residential lobby, common amenity area or non-parking, nonresidential use in the first story partially or completely above grade and where a built to line or reduced setback applies

C.2. At least 20% of façade area shall have doors and windows. Live/works shall have at least 50% façade with doors and windows

C.3. Where finished grade along boundary exceeds 7.5% slope for min. 30’, the requirements of C.2 are reduced by 50%

D.1. Facades less than 10’ from boundary require min. 75% of façade with doors/windows

D.2. Facades located 10’ or more from boundary require min. 50% of façade with doors/windows

D.3. Where finished grade along boundary exceeds 7.5% slope for min. 30’, the requirements of 23.75.170.D are reduced by 50%

(23.75.180) PARKING

B. No minimum requirement for parking spaces

B.1. Maximum parking allowed: NW Sector (includes Block 2) parking shall not exceed 1350 spaces plus 0.7 spaces per dwelling unit or live work unit in the sector

B.2. For the NE, SE, and SW Sectors (includes Block 3), Table A for 23.75.180 establishes max. parking allowed based on use. Residential use max. parking allowed is 0.7 spaces/dwelling unit or live-work unit

C. Barrier free parking is required consistent with SBC.

Exhibit A 23.75.180

Maximum height above finished grade for partially underground parking is 4’ at build-to lines and reduced setback areas and 6’ for all other setback conditions

Aboveground parking is portion of garage where structure projects 4’ or more in height above finished grade within 30’ of a build to line or reduced setback area or the structure projects 6’ in height or more above finished grade along any other location

Exhibit B 23.75.180

Aboveground parking must be separated by nonparking use for min. 30’ adjacent to street or park and 25’ adjacent to pedestrian pathway

F.3. Aboveground parking and loading areas shall be separated from each regulated façade by other use at least 80% of regulated façade, except where parking access and or loading area occurs. The remaining façade shall include architectural detailing etc. with an opaque screen at least 3.5’ high on each story.

Exhibit C 23.75.180

G.1. Partially underground parking is required to be set back min. 2’ from the boundary and the aboveground portion of the parking garage is not allowed to exceed 4’ above finished grade.

Exhibit D 23.75.180

G.3. Along boundaries not subject to a build-to line or reduced setback, partially underground parking is required to be setback min. 4’ from boundary and the aboveground portion is required to be no higher than 6’ above finished grade. A wall or planter must be provided between parking and boundary if aboveground portion exceeds 4’ in height.

I.1. Access for parking is not allowed within 40’ of curb line of intersection

I.2. Parking Access is not allowed within 20’ of a structure corner that includes a regulated façade on one or both sides.

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

SMC 23.54.030.D

For non-residential uses: driveways for one-way traffic 12-15 ft; two-way traffic 22-25 ft

For res. uses: driveways for one-way traffic 10’ ; two-way traffic 20’

Max 15% driveway slope

(23.54.015) BIKE PARKING

Sales & service: 1/12,000 SF long term and 1/4,000 sf short term

Multi-family structures: 1/4 units (Table E for 23.54.015)

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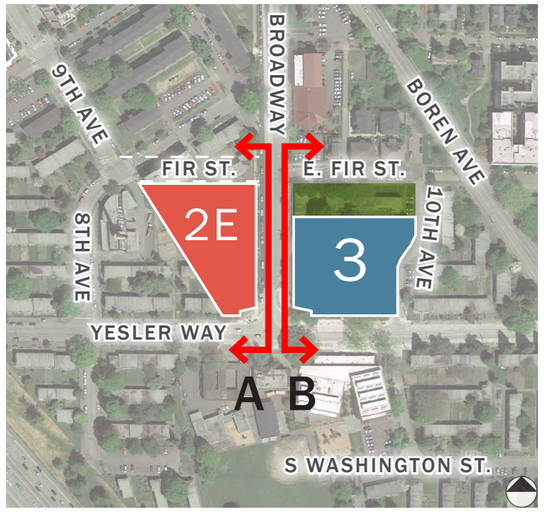
STREETSCAPES - BROADWAY

A

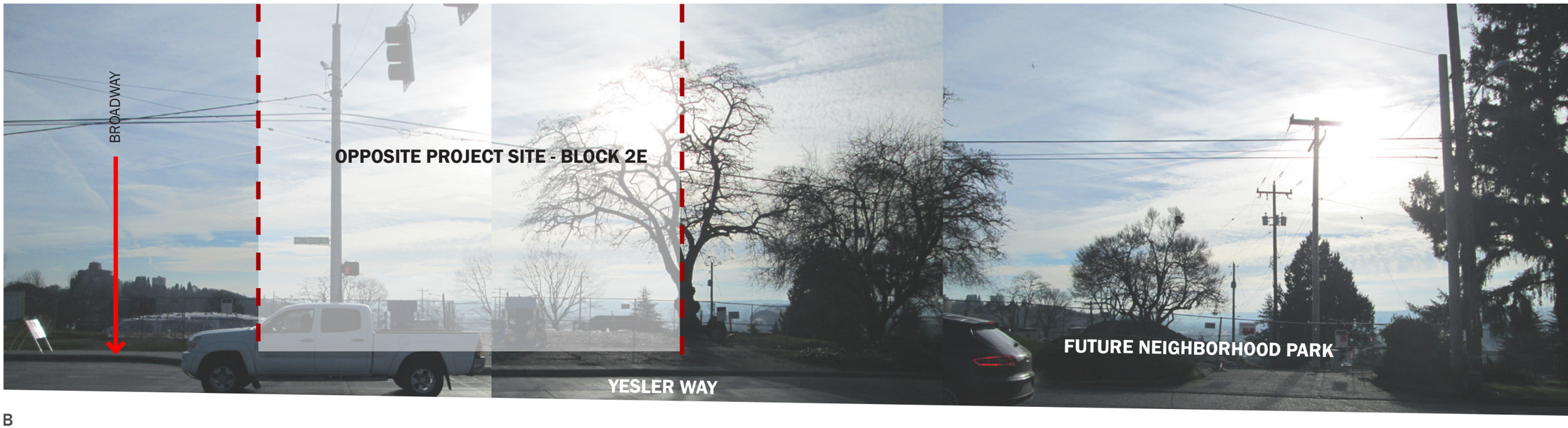
B

CONTEXT ANALYSIS



STREETSCAPES - YESLER WAY

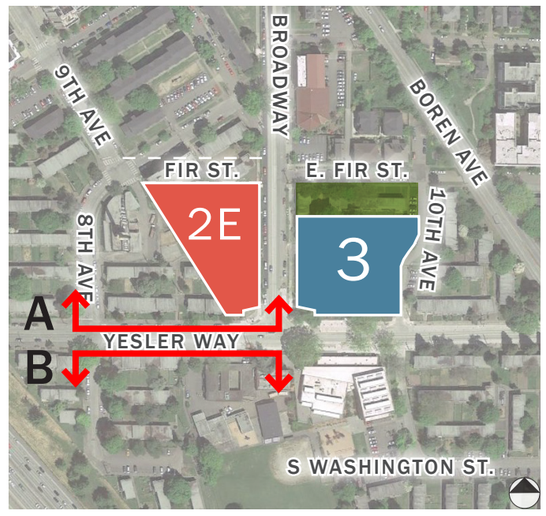
A



B

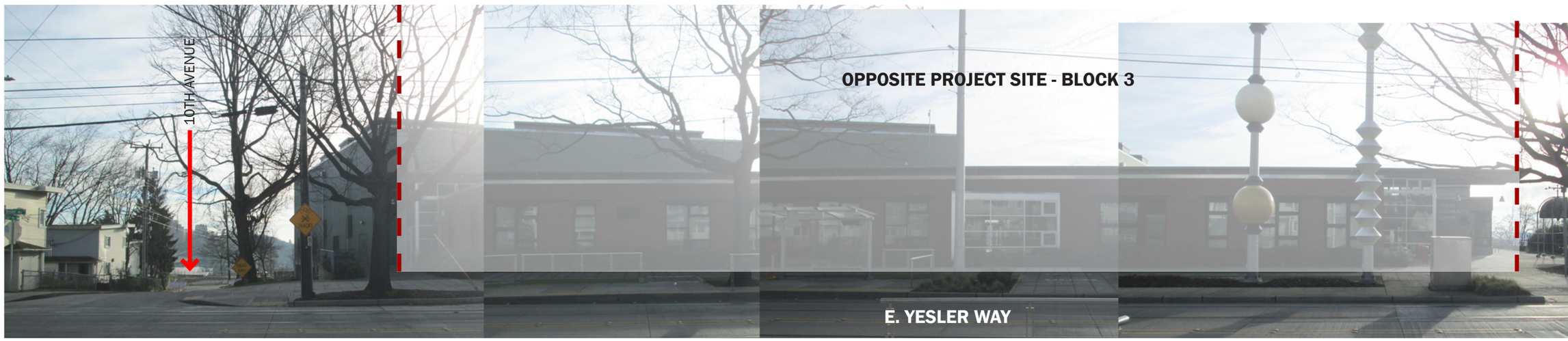

PROJECT SITE - BLOCK 2E
BROADWAY


8TH AVE


9TH AVE
BROADWAY
BOREN AVE
FIR ST.
E. FIR ST.
8TH AVE
10TH AVE
2E
3
A
B
YESLER WAY
S WASHINGTON ST.

STREETSCAPES - YESLER WAY

A



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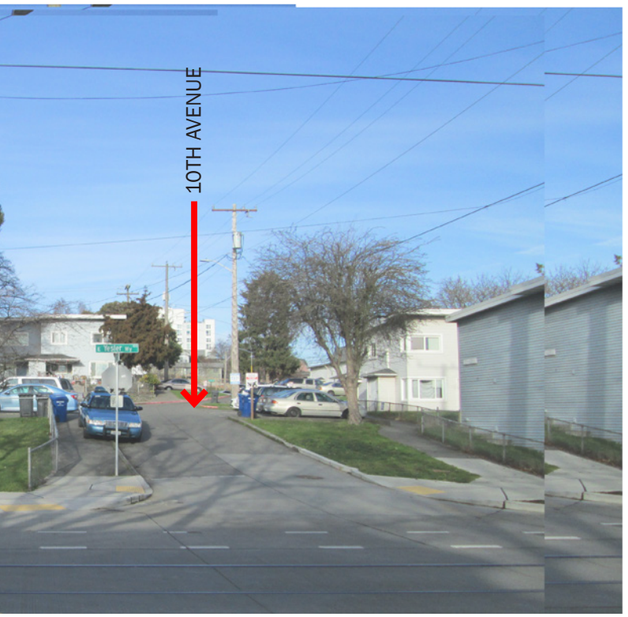
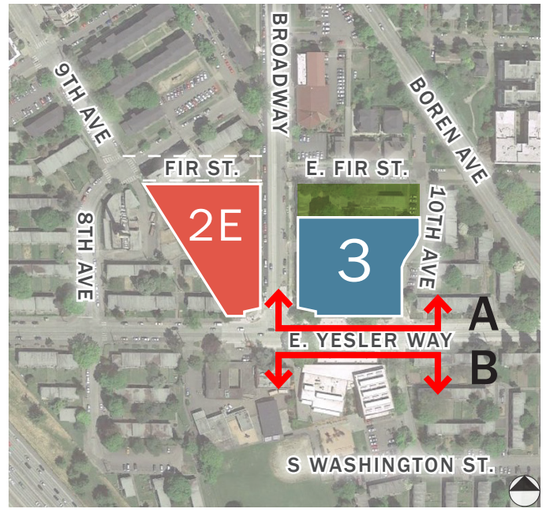
CONTEXT ANALYSIS



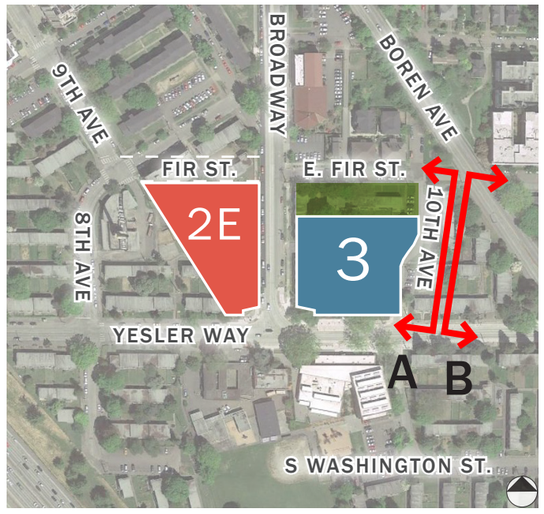


STREETSCAPES - 10TH AVENUE

A

B

CONTEXT ANALYSIS

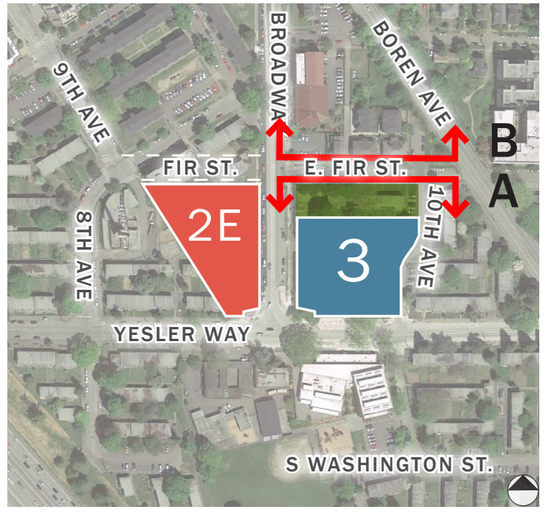


STREETSCAPES - EAST FIR STREET

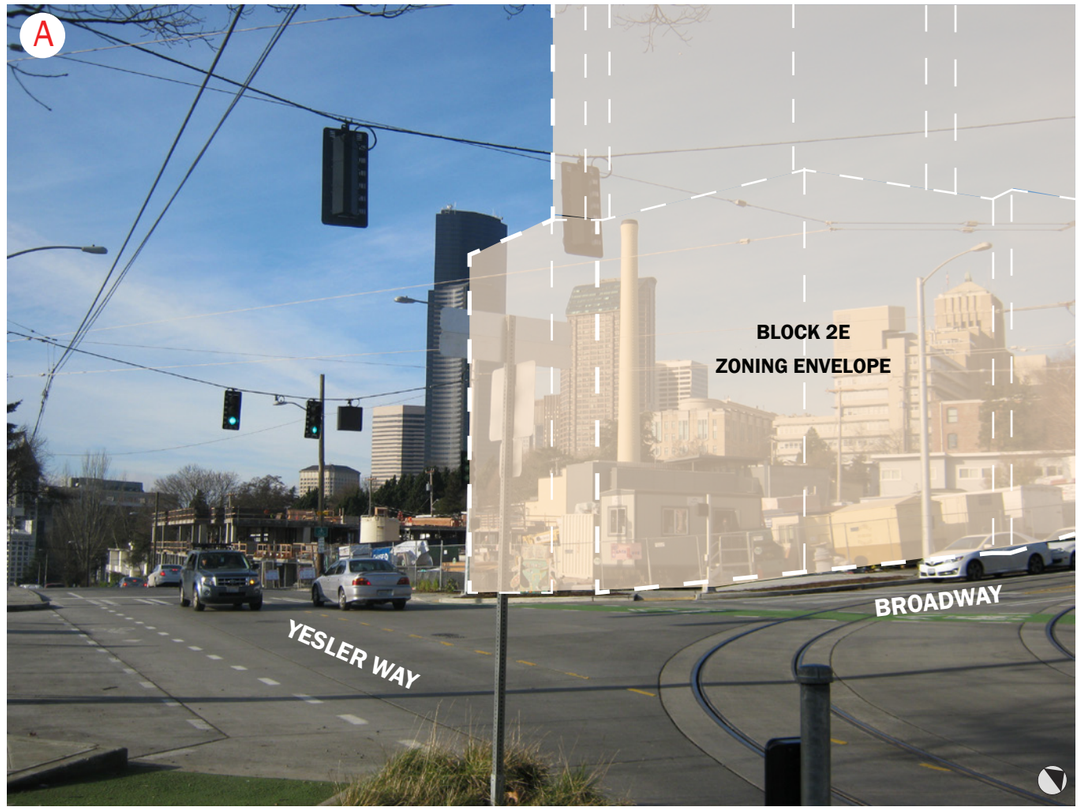
A

B

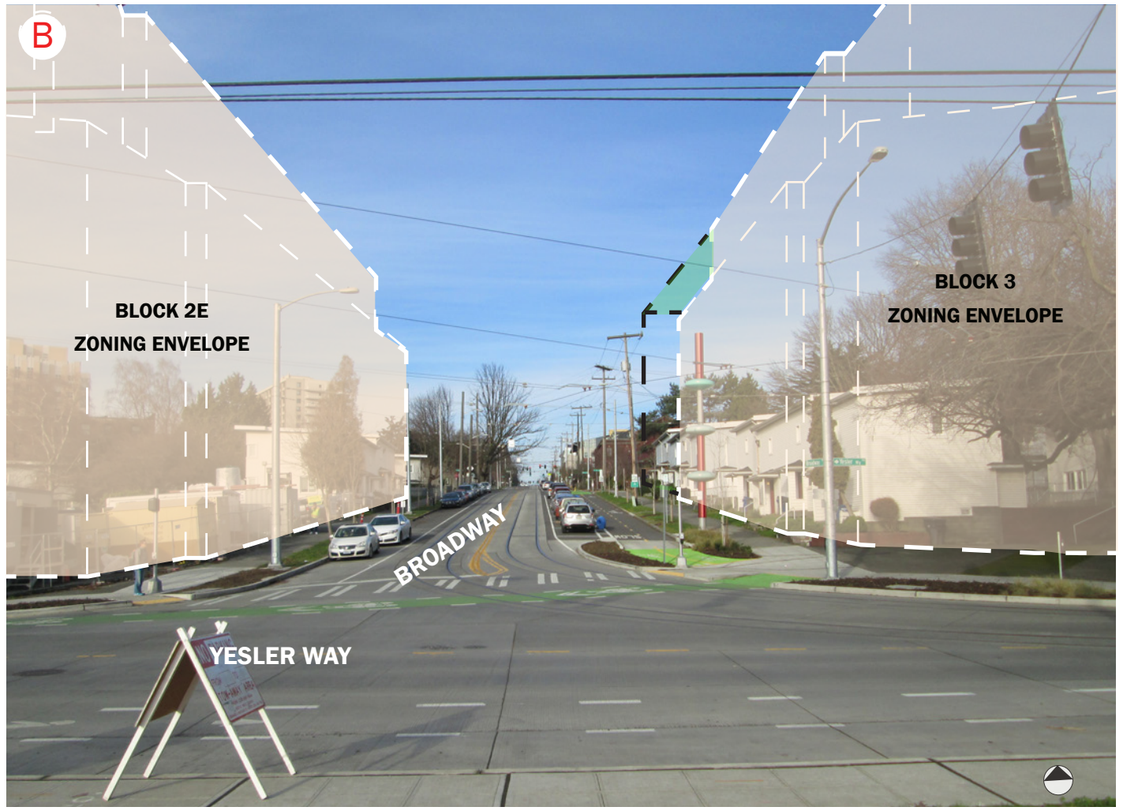
CONTEXT ANALYSIS



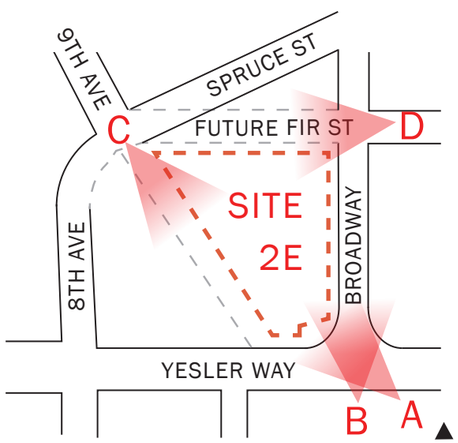
SITE PHOTOS



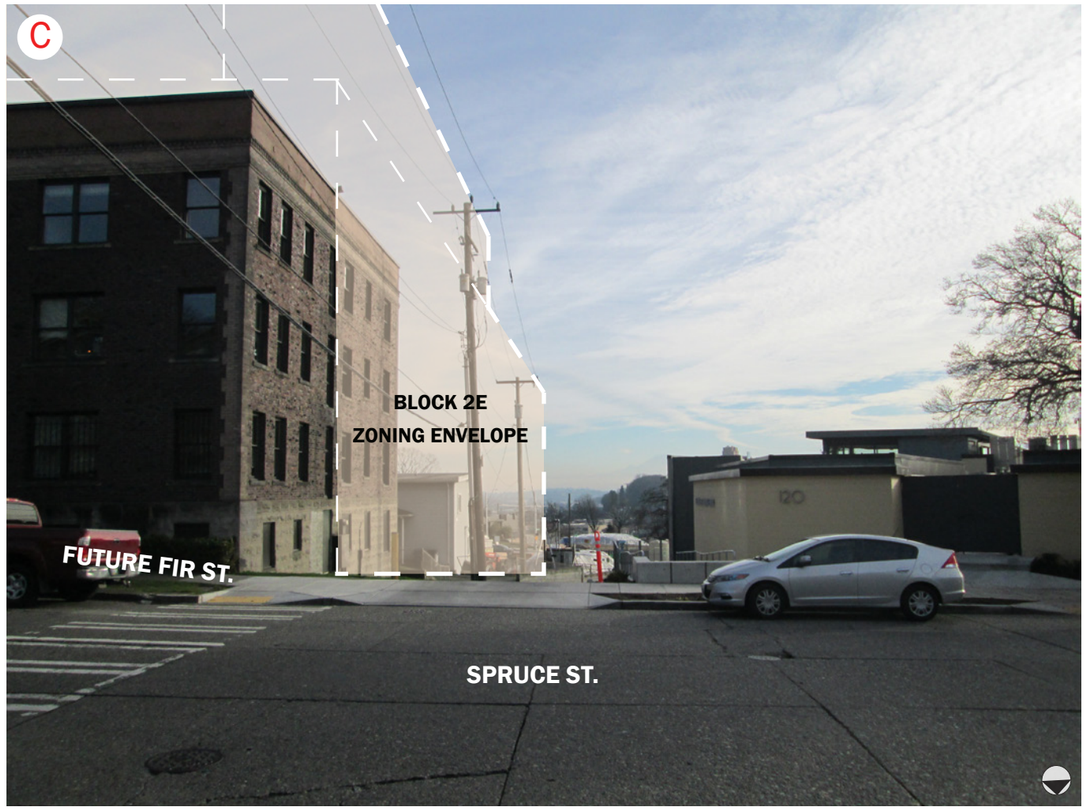
View from Yesler Way and Broadway looking northwest



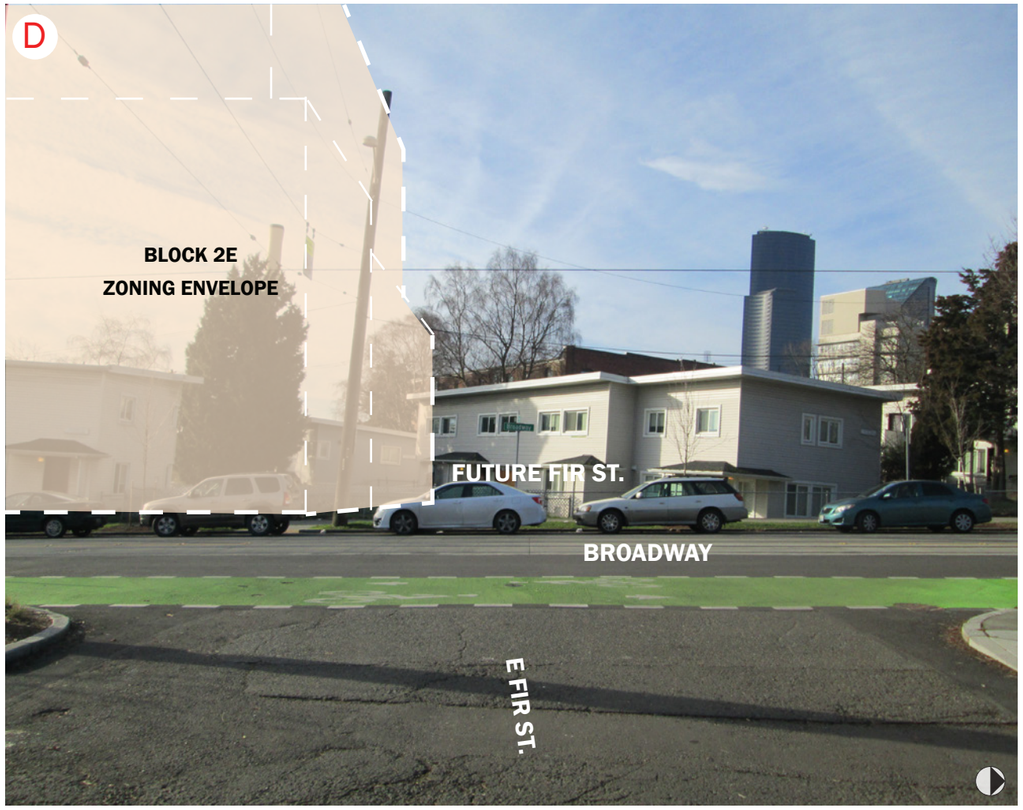
View from Yesler Way and Broadway looking north



EXISTING SITE CONDITIONS

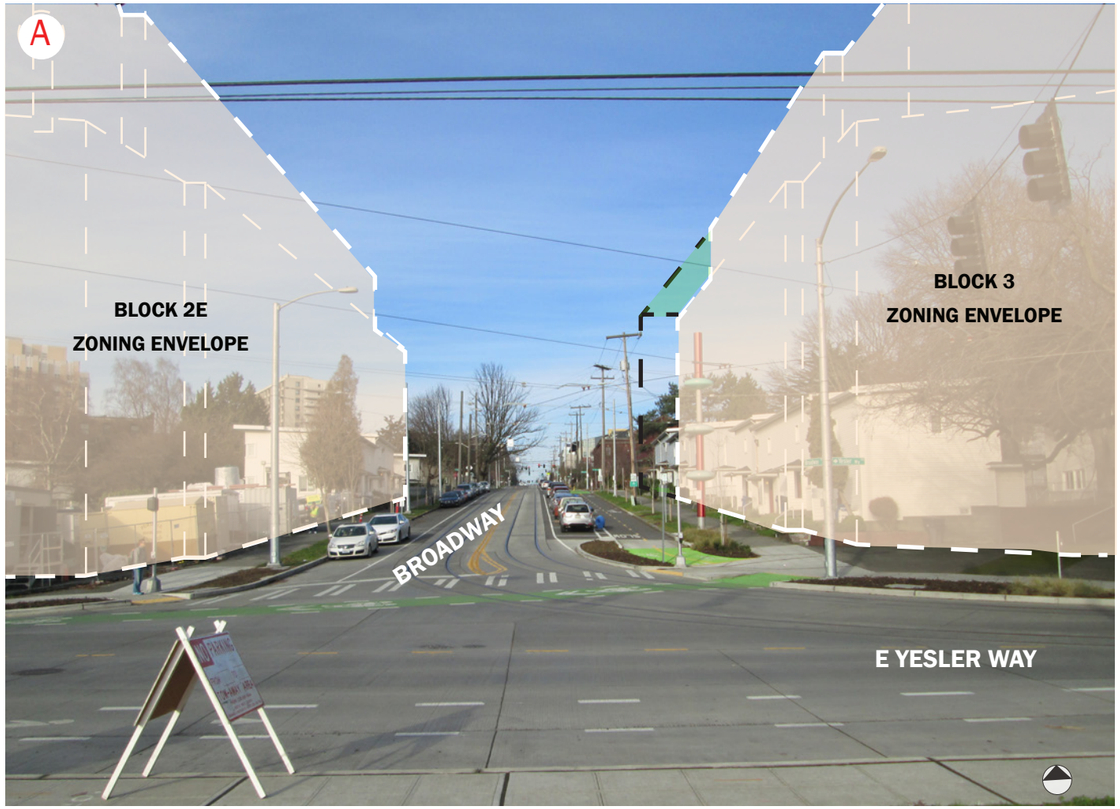


View from 9th Avenue and Spruce St looking southeast



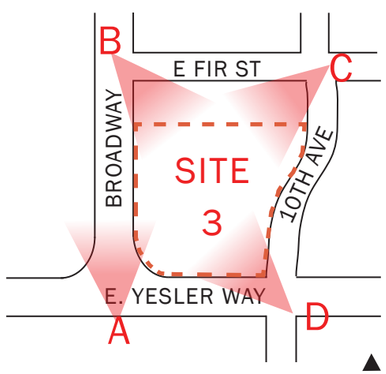
View from Broadway and E Fir St looking west

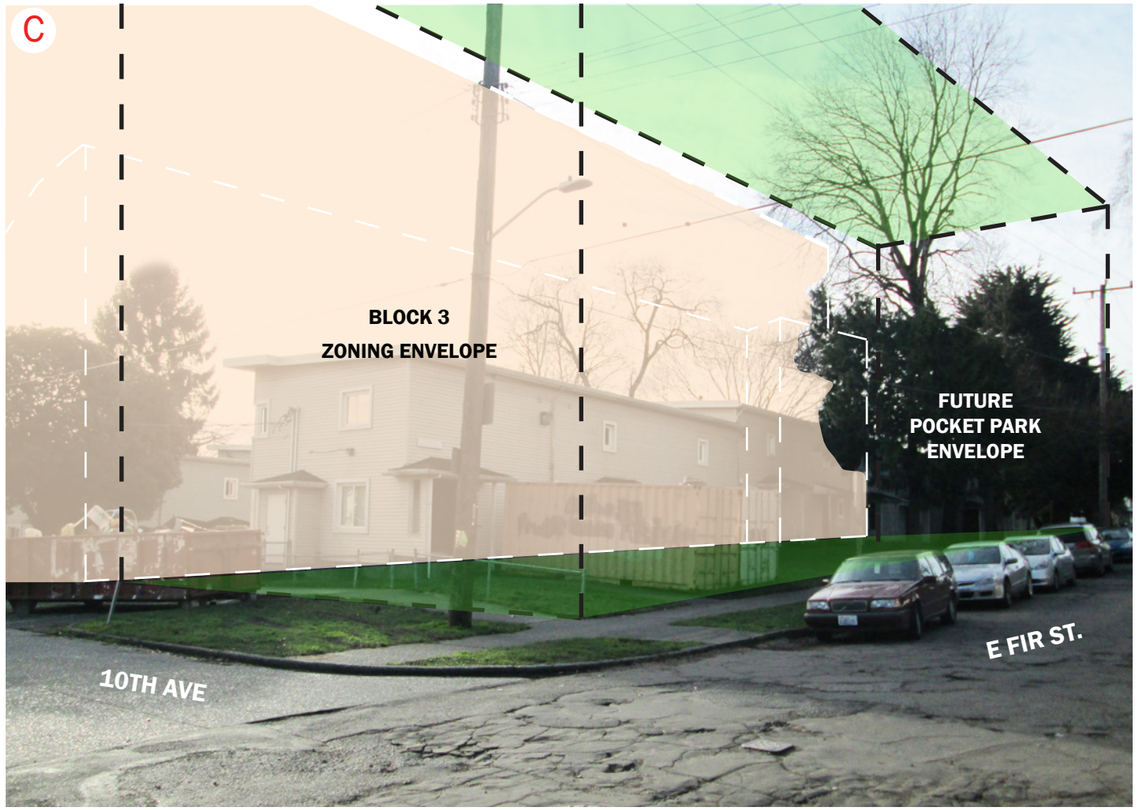
SITE PHOTOS



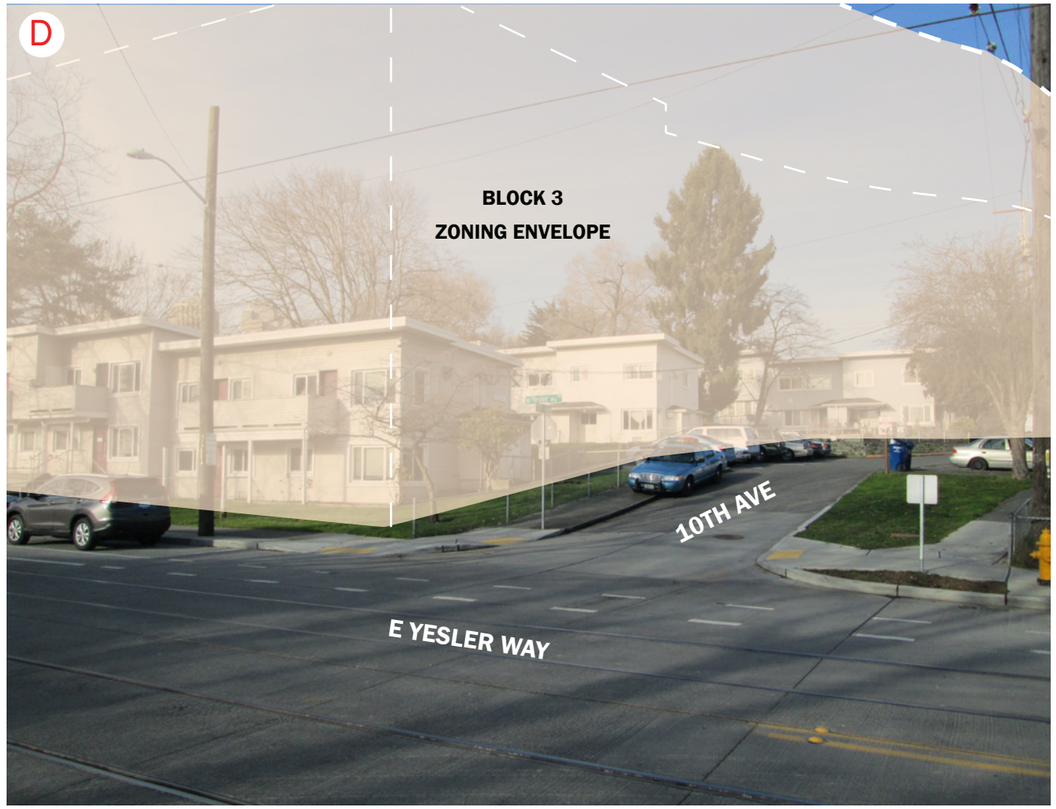
View from Yesler Way and Broadway looking north
*Note: Linear park scheme zoning envelope shown in photos

View from East Fir Street And Broadway looking southeast





View from 10th Avenue and East Fir Street facing southwest



View from 10Th Avenue and Yesler Way looking northwest

BLOCK 2E

BLOCK 3

EXISTING SITE CONDITIONS

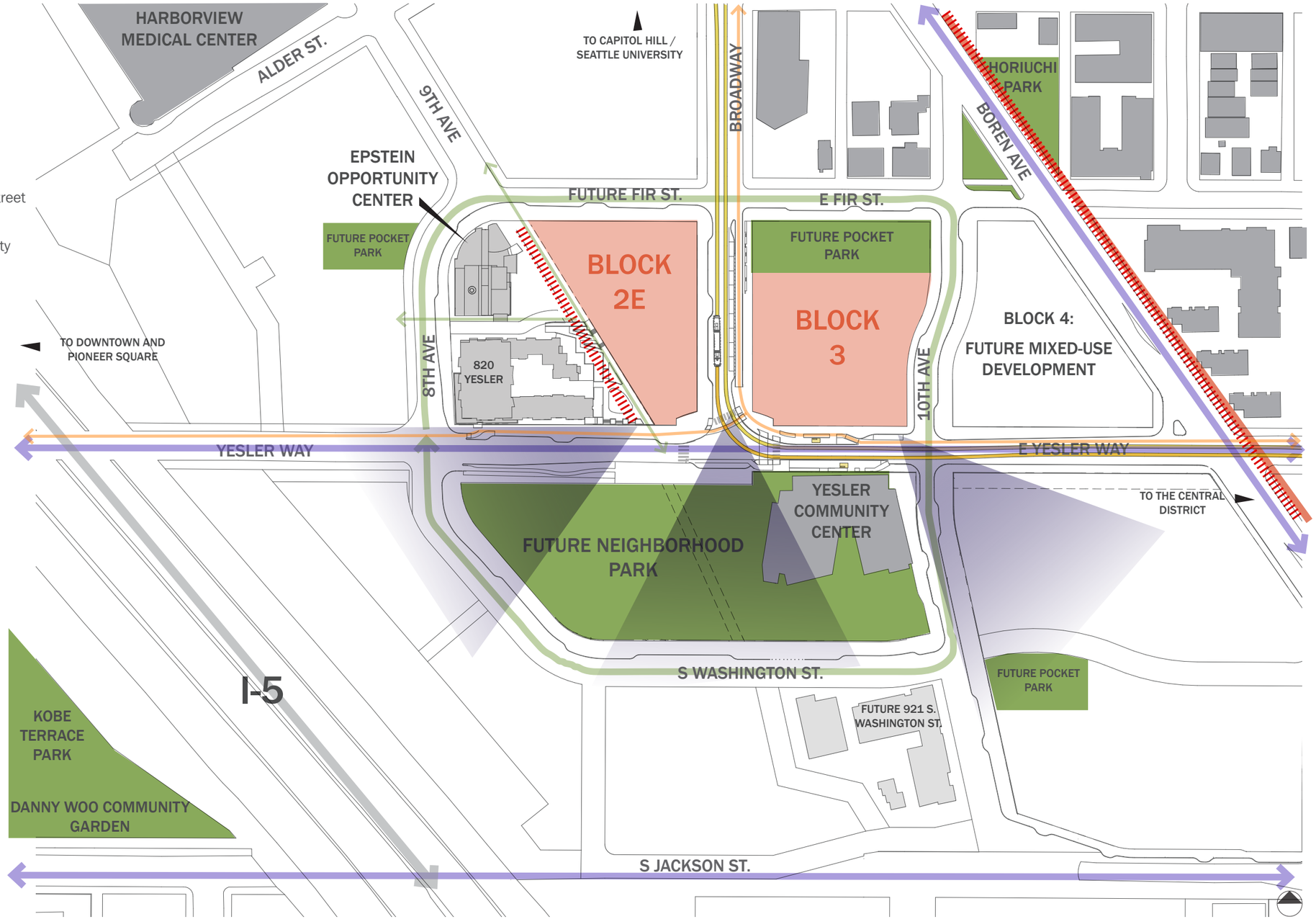
SITE CONSTRAINTS AND OPPORTUNITIES - BLOCKS 2E & 3

OPPORTUNITIES

- Streetcar Line and Streetcar Stop at Broadway and Yesler
- Connection to Downtown Seattle
- Future Neighborhood Park
- Proximity to Yesler Community Center
- Proximity to Epstein Opportunity Center
- Pedestrian Path to connect Future Fir Street to Yesler Way at Block 2
- Proximity to Pocket Parks and Community P-Patches
- Solar Access
- Views
- Access to Bike Paths

CONSTRAINTS

- Steep Topography
- Boren Avenue Barrier



Views

Parks

Streetcar Line

Green Street Loop

Pedestrian Connection

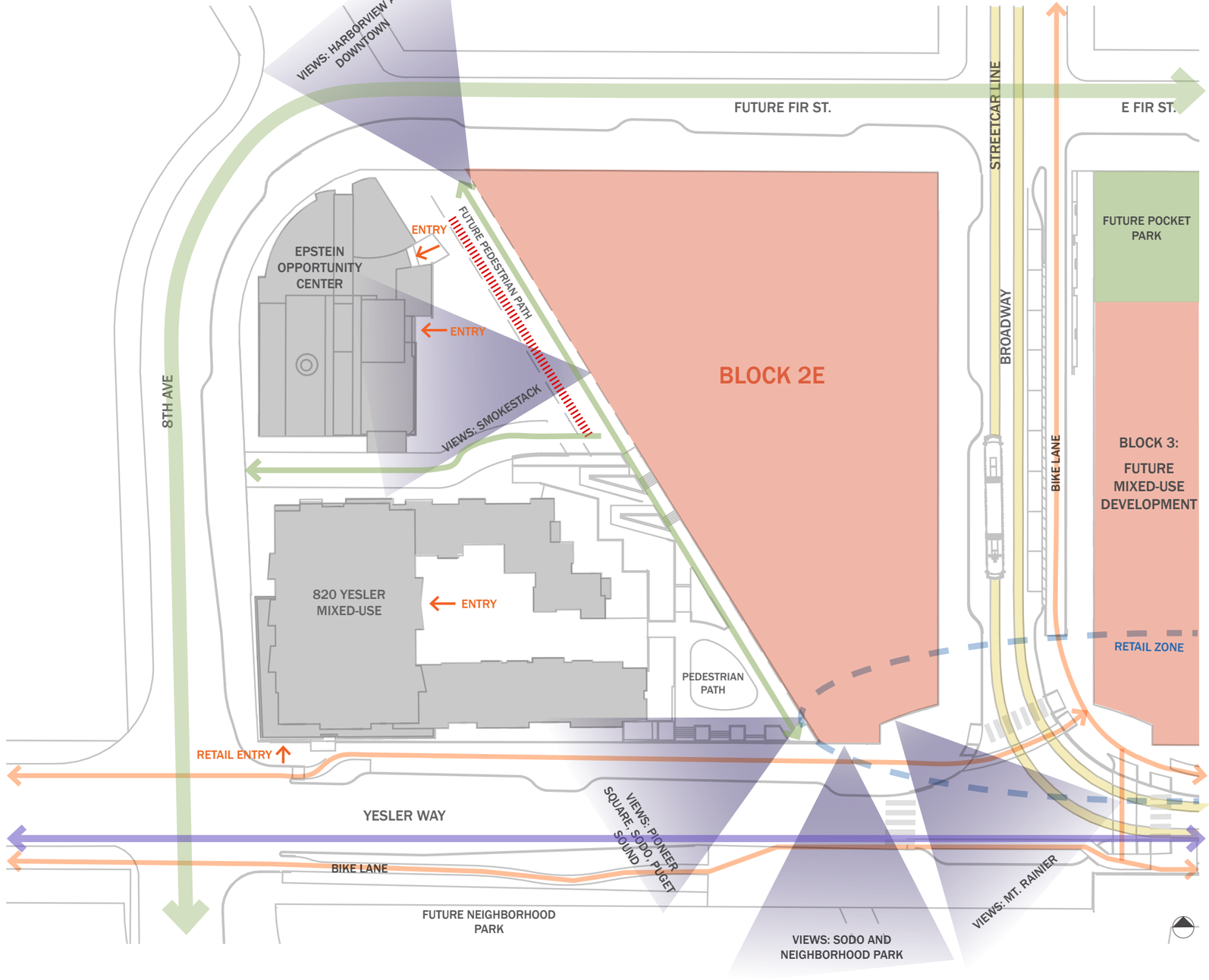
Main Vehicular Route

Bike Path

Barrier

Steep Grade

SITE CONSTRAINTS AND OPPORTUNITIES - BLOCK 2E



- Views
- Parks
- Streetcar Line
- Green Street Loop
- Pedestrian Connection
- Main Vehicular Route
- Bike Path
- Barrier
- Steep Grade

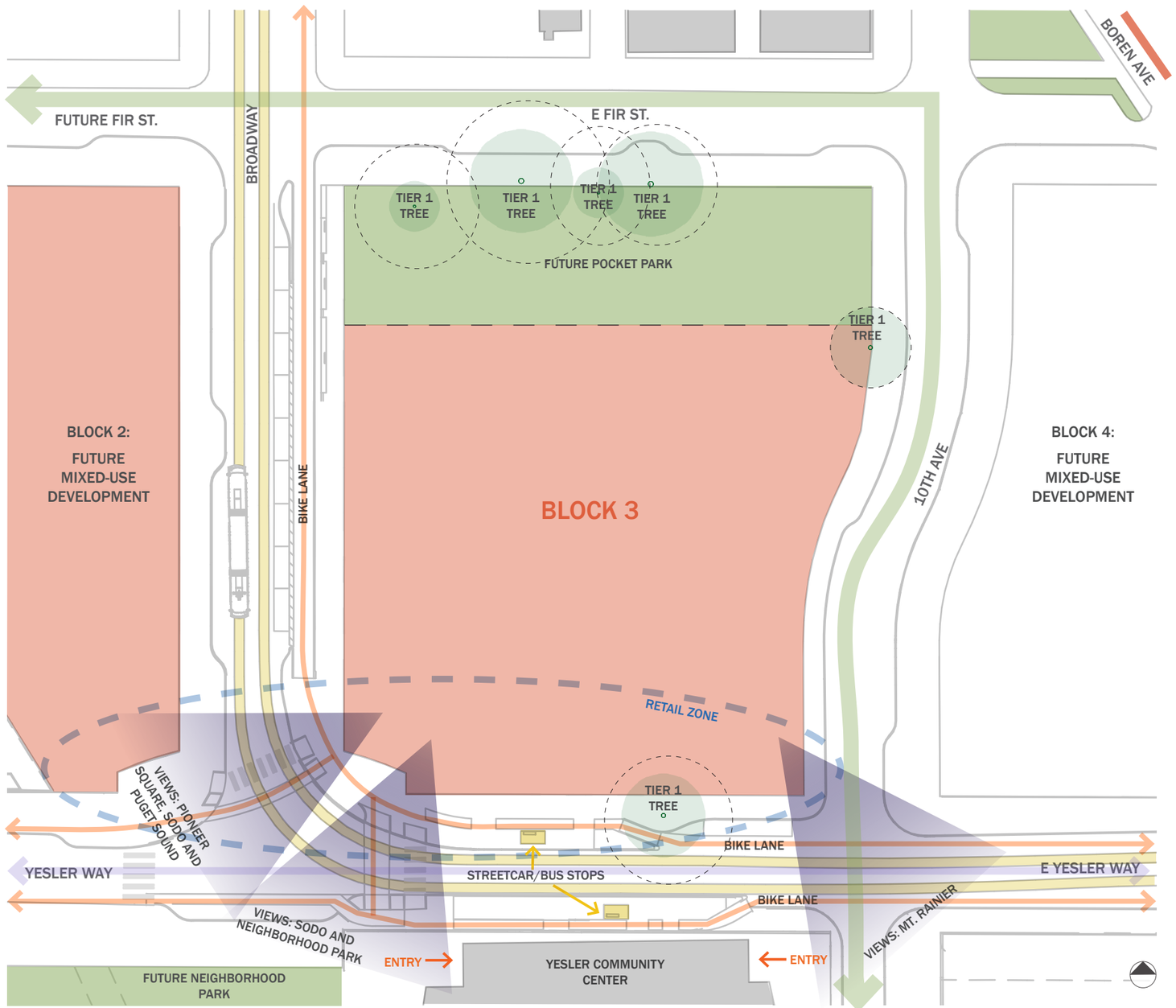
BLOCK 2E

BLOCK 3

EXISTING SITE CONDITIONS

EXISTING SITE CONDITIONS

SITE CONSTRAINTS AND OPPORTUNITIES - BLOCK 3

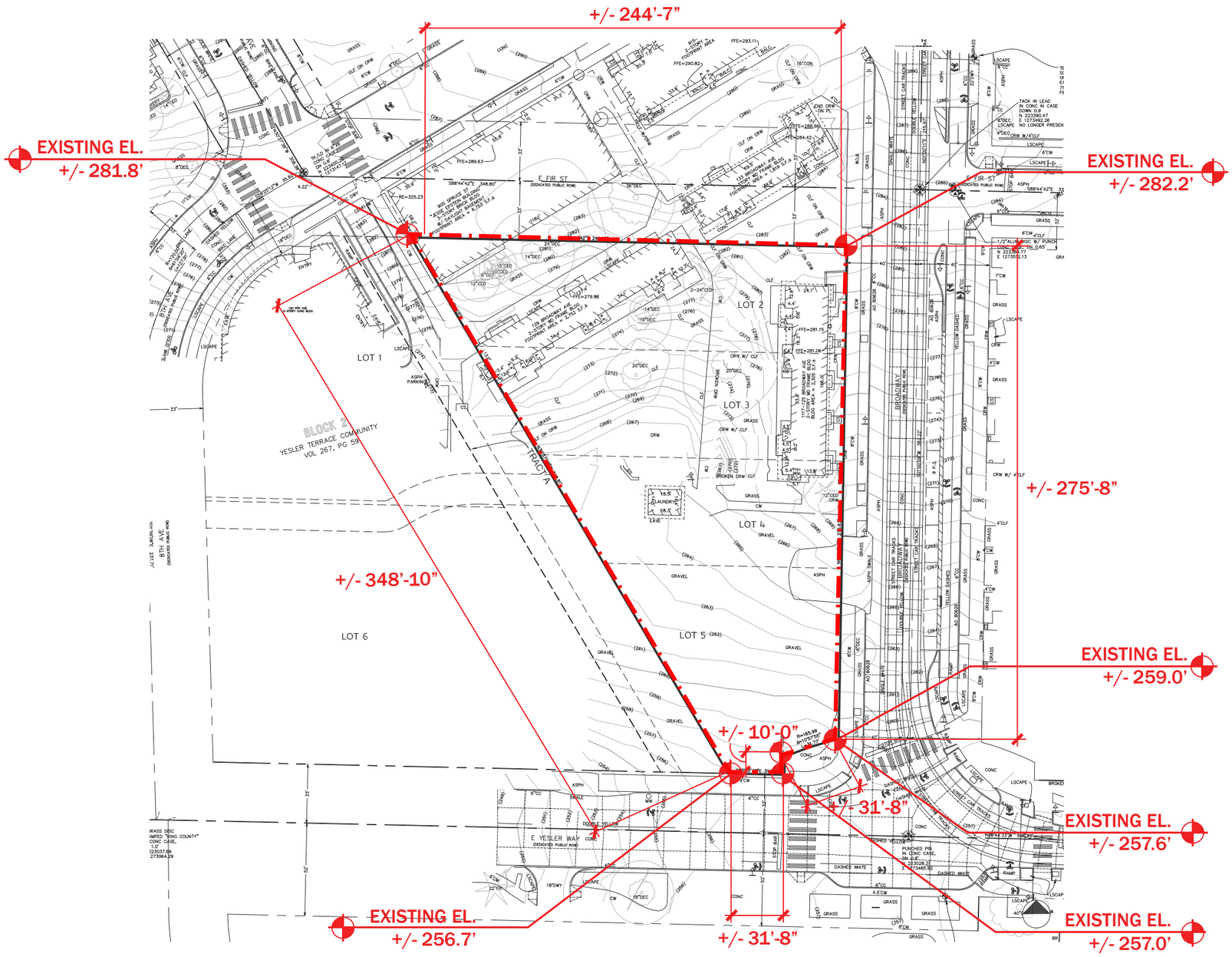


- Views
- Parks
- Streetcar Line
- Green Street Loop
- Pedestrian Connection
- Main Vehicular Route
- Bike Path
- Barrier
- Steep Grade

SITE SURVEY - BLOCK 2E

LEGAL DESCRIPTION:

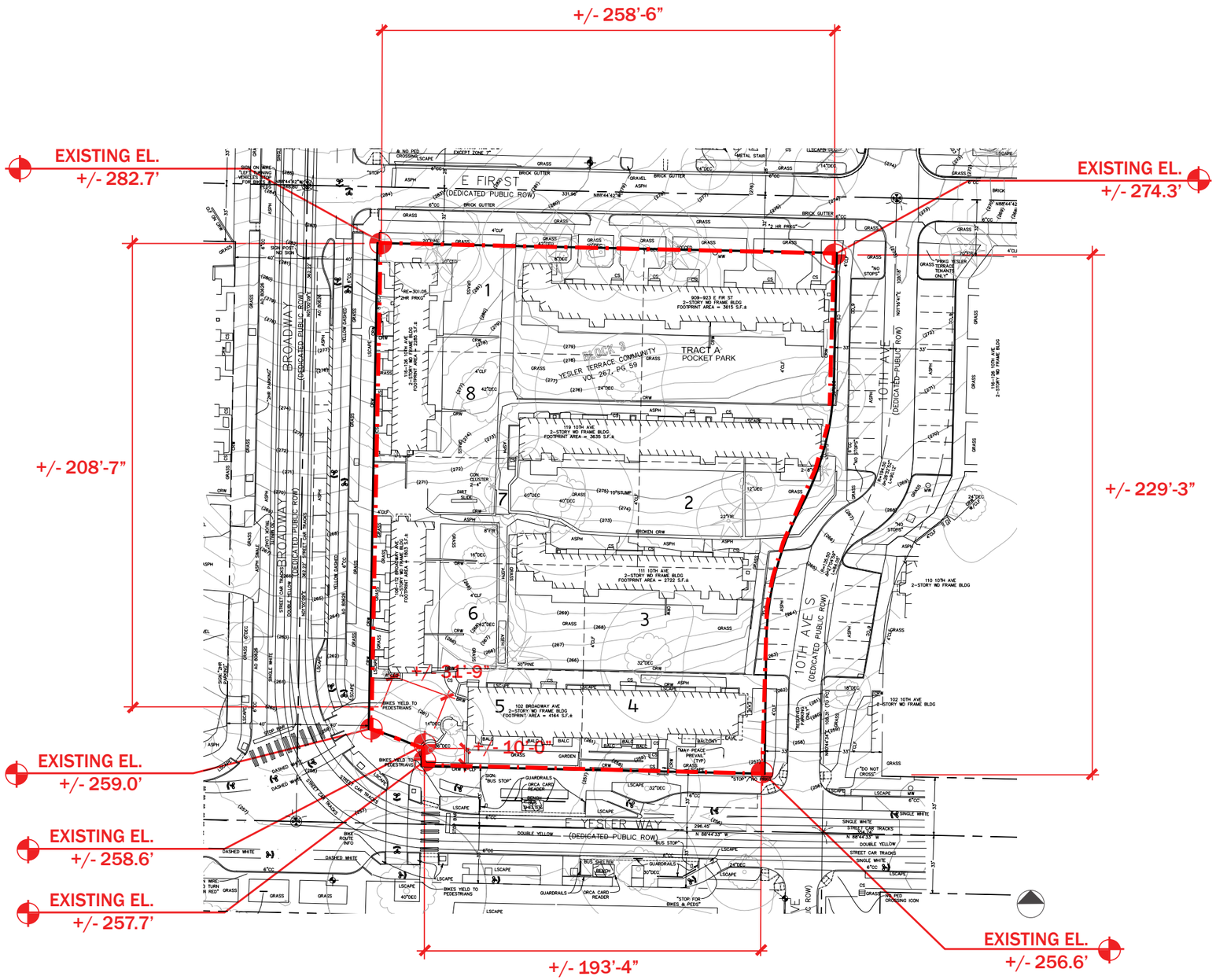
Lots 2 through 5, Block 2, Yesler Terrace Community, according to the plat thereof recorded December 9, 2014 in Volume 267 of plats, page 59, as recording no. 20141209001425, in King County, Washington.



SITE SURVEY - BLOCK 3

LEGAL DESCRIPTION:

Lots 1 through 8 and Tract A, Block 3, Yesler Terrace Community, according to the plat thereof recorded December 9, 2014 in Volume 267 of Plats, page 59, as Recording no. 20141209001425, in King County, Washington.



TREE ASSESSMENT - BLOCK 2E

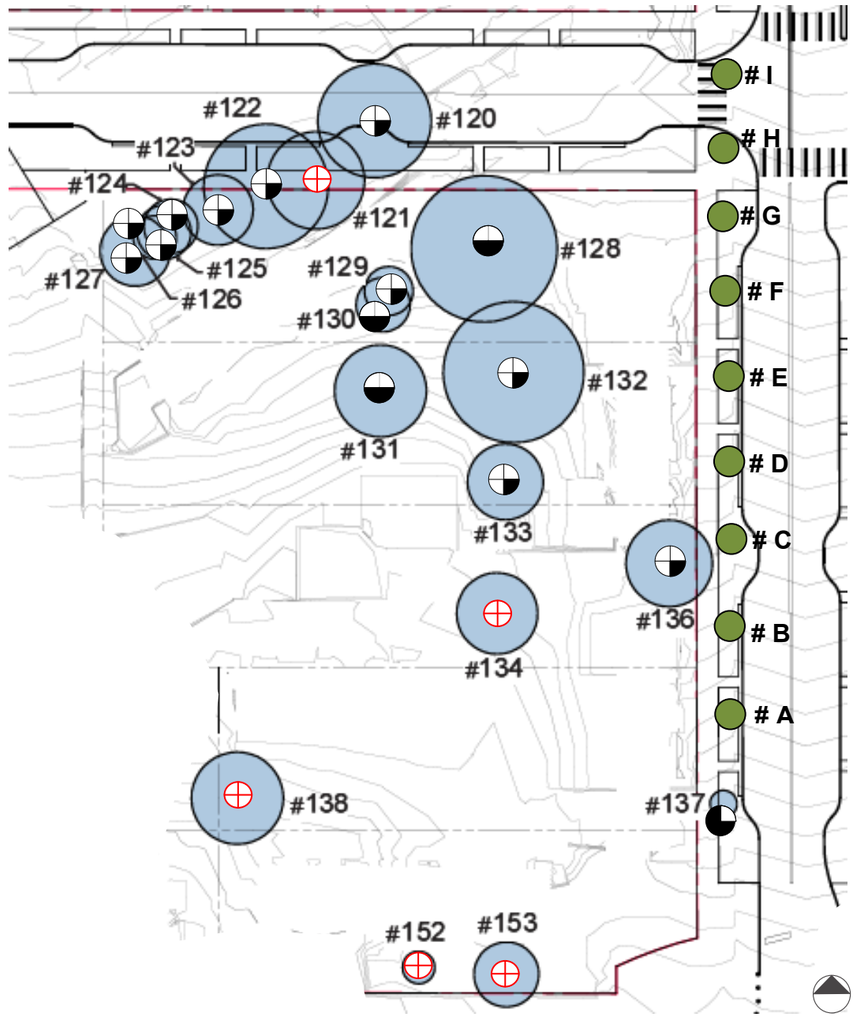
According to the Yesler Terrace Planned Action Tree Protection Plan, the Block 2E site contains no Tier 1 trees, and a number of Tier 2 trees.

Definition of Tier 2 Trees:

> *Trees authorized for removal. Includes exceptional trees in locations where anticipated grading or construction preclude tree retention. Each removed tree shall be replaced by 1 replacement tree.*

NOTE: Tree preservation will comply with Planned Action Ordinance.

Yesler Terrace Block 2 East Tree Assessment Site Plan Page 1 of 1



KEY
Tree# / Name / Trunk Diameter

#120	European white birch	22.1"
#122	European white birch	25.0"
#123	European white birch	12.3"
#124	Sawara falsecypress	10.3"
#125	Sawara falsecypress	10.1"
#126	Sawara falsecypress	7.5"
#127	Sawara falsecypress	13.0"
#128	Western red cedar	21.4, 19.3"
#129	English holly	7, 7.7"
#130	Purple-leaf plum	8, 8.3"
#131	European white birch	17.2"
#132	White mulberry	26"
#133	Garden plum	12 stems, 2-4" dia
#136	Western red cedar	13.8"
#137	Rocky Mountain Glow maple	7.1
#A to I	Red maple cv.	2.5" caliper

PRESERVATION VALUE SYMBOLS

- SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. .
- HIGH, GOOD QUALITY, CHARACTER TREE.
- MODERATE, COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE.
- LOW, POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
- HAZARD OR DEAD. TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.
- TREE NO LONGER THERE

LEGEND: TIER 2 TREES NEW STREET TREES

Tree Inventory by Urban Forestry Services, Inc.
15119 McLean Road, Mount Vernon, WA 98273
360-428-5810 **February 24, 2015**

TREE ASSESSMENT - BLOCK 3

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

Definition of Tier 1 Trees:

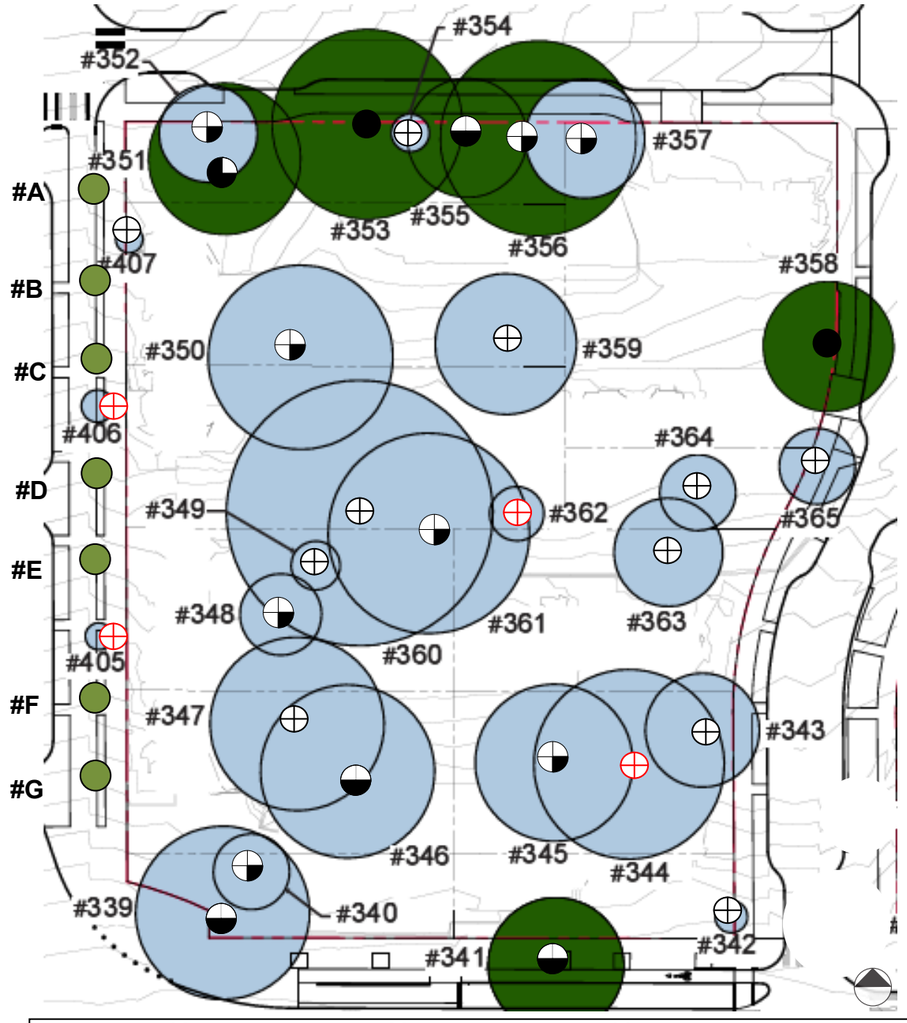
Exceptional or valuable trees in good health, and in locations where preservation can clearly be achieved. If lost during development due to accidental damage, disease, or other causes, it shall be replaced by 10 replacement trees.

Definition of Tier 2 Trees:

Trees authorized for removal. Includes exceptional trees in locations where anticipated grading or construction preclude tree retention. Each removed tree shall be replaced by 1 replacement tree.

NOTE: Tree preservation will comply with Planned Action Ordinance.

Yesler Terrace Block 3 Tree Assessment Site Plan Page 1 of 1



KEY
Tree# / Name / Diameter

#339	American elm	32.5"
#340	Green ash	14.8"
#341	Red oak	27.9"
#343	Black locust	21.0"
#342	Flowering cherry	5.6"
#345	Norway maple	30.4"
#346	Scots pine	23.4"
#347	Norway maple	34.4"
#348	Norway maple	16.5"
#349	Norway spruce	9.2"
#350	Norway maple	36.5"
#351	Western red cedar	17.6, 24.4"
#352	Scots pine	22.4
#353	Monterey cypress	39.9"
#354	English holly	7.1"
#355	Norway maple	23.5"
#356	English elm	39.5"
#357	Western red cedar	19.5"
#358	Chinese photinia	25.0"
#359	Siberian elm	29.0"
#360	English elm	50.5"
#361	Siberian elm	37.5"
#363	Norway spruce	23.0"
#364	Black locust	13.3, 8.8"
#365	Chinese juniper	8.8, 9.2"
#407	Mazzard cherry	5.3, 3.5"
#A-G	Pacific Sunset maple	2.5" caliper

PRESERVATION VALUE SYMBOLS

- SPECIAL, UNIQUE SPECIES, SPECIMEN OR FORM. .
- HIGH, GOOD QUALITY, CHARACTER TREE.
- MODERATE, COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE.
- LOW, POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
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Tree Inventory by Urban Forestry Services, Inc.
15119 McLean Road, Mount Vernon, WA 98273
360-428-5810 January 28, 2015

CS1: NATURAL SYSTEMS AND SITE FEATURES

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

Yesler Terrace Supplemental Guidance:

Topography: Thoughtful treatment of slopes is critical for a good pedestrian environment and the quality of a building's lower levels.

Plants and Habitat: Trees and other landscape features should continue to play a role in the neighborhood's character.

Water: The vision for the new Yesler Terrace is to capture and control stormwater on-site though green stormwater infrastructure (GSI) and hybrid systems, and to showcase those features in engaging ways.

RESPONSE: The architectural concept for these two blocks steps the program to match the site slope, maximizing light and air into the building interior and avoiding buried units. Block 2E uses resident amenity spaces to activate the adjacent 9th Avenue Pedestrian Pathway and create a gathering space adjacent to the Epstein Opportunity Center, the former Yesler Steam Plant. The preferred massing for Block 3 creates a buffer zone to ensure the health of mature trees at the north end of the site, and has been designed to preserve all Tier 1 trees. Block 3 additionally responds to the Green Street Loop character of 10th Avenue with raingardens and a garden-walk quality.

CS2: URBAN PATTERN AND FORM

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

Yesler Terrace Supplemental Guidance:

Location in the City and Neighborhood: Design of the redeveloped Yesler Terrace should consider ways to maintain and enhance a sense of neighborhood identity which can be felt within Yesler Terrace and from afar using gateways and wayfinding kiosks.

Street Character and Abutting Uses: A new network of neighborhood streets, access drives and pedestrian pathways has been designed for Yesler Terrace that safely connects all parts of the community to each other and to surrounding neighborhoods; encourages healthy mobility by walking, biking and transit; and provides public places for residents to interact and recreate.

Consider the intended character of abutting streets, access drives, and pedestrian pathways in the design of open space and building frontage.

RESPONSE: Both Block 2E and Block 3 use a retail edge to focus commercial activity at the intersection of Yesler Way and Broadway and create a strong link to the Yesler Community Center (YCC).

The building mass of Block 3 relates to the mass of the YCC as it reacts to the same site conditions of slope and view. Block 2E uses a highly articulated west elevation to acknowledge the pedestrian scale of the adjacent pathway and maximize light and air for its residential units.

Block 2E and 3 building edges along Fir Street and 10th Avenue address the Green Street Loop. Along Fir Street, generous planting strips, building setbacks and trees, in addition to planters that delineate defensible space, respond to the quiet residential quality of the Green Street Loop. Along 10th Avenue, raingardens, vegetated screens and places to pause in a garden-like setting emphasize the Green Street Loop as a park-connector street.

Open spaces and building entries are located to enhance the pedestrian experience around the sites.

CS3: ARCHITECTURAL CONTEXT AND CHARACTER

CS3: Contribute to the architectural character of the neighborhood

Yesler Terrace Supplemental Guidance:

Emphasizing Urban Residential: Design should emphasize an urban typology with residential, human-scale character.

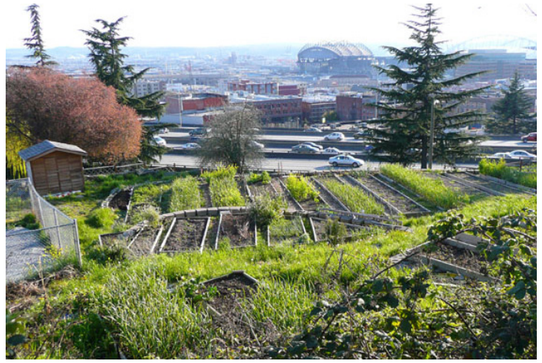
Historic and Cultural Context: Throughout the site, reference the history and unique cultural mix of Yesler Terrace through art and architectural features.

RESPONSE: Block 2E and 3 feature rectangular bars that reference the rowhouse form used in the original Yesler Terrace housing development. The original forms were placed strategically to maximize light and air for its residents. Similarly, Block 2E and 3 will use strategic massing and siting to maximize light and air for its residents. The building forms further present an opportunity to draw on the lumber origins of the site: like timber, the blocks are stacked in response to the grade change and program requirements.

A courtyard on Block 2E, which opens up toward the Epstein Opportunity Center, celebrates the historic Steam Plant. The courtyard on Block 3 will similarly open up toward the YCC.

DESIGN GUIDELINES -- CITY OF SEATTLE AND YESLER TERRACE | **APPLICANT'S HIGHEST PRIORITY**

PL1: OPEN SPACE CONNECTIVITY



PL1: Open space should complement and contribute to the network of open spaces around the site and the connections among them

Yesler Terrace Supplemental Guidance:

A Network of Public Spaces: Open spaces should be designed to help build community, serving individuals of all ages, cultures, incomes and abilities.

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. Pedestrian pathways should be designed to invite and encourage walking and include secondary spaces for impromptu gathering, play opportunities, outdoor seating, bike racks and planting.

Outdoor Uses and Activities : The planned network of outdoor spaces should provide passive and active open spaces that support a range of uses from contemplation and picnics to informal play and active recreation.

Street Furniture, Art and Fun: Incorporate playful features and details that engage passerby and create memorable spaces.

RESPONSE: Open spaces will be designed to encourage stopping and interaction between users and neighboring buildings. Landscaping will be a key element of these open spaces and provide continuity with adjacent sites.

Hardscaping will be used in public plazas as an organizing element with landscape as an accent, while the Green Street Loop will feature raingardens with enhanced landscaping. Residential private spaces will be delineated by landscaping and raised planters to create defensible space while providing eyes on the street.

PL2: WALKABILITY

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

Yesler Terrace Supplemental Guidance:

Accessibility: Where feasible, mid-block pedestrian pathways should be designed to provide reduced slopes, improving accessibility.

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.

Lighting for Safety and Vibrancy: Lighting should not only enhance public safety, but also contribute to vibrancy, and neighborhood identity. Lighting should reflect 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.

RESPONSE: The pedestrian path will be designed for accessible access. Blocks 2E and 3 will use CPTED principles with windows overlooking public areas, and defensible spaces to increase safety and security near the site. Exterior lighting will be selected to enhance the building and contribute to safety and security.

Both Block 2E and 3 will encourage healthy residents by providing space for safe and comfortable sidewalks and cycling lanes for active transportation. Spillover space has been provided adjacent to the East Yesler Way streetcar stop, where pedestrians, transit users and cyclists share pavement.

PL3: STREET-LEVEL INTERACTION



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

Yesler Terrace Supplemental Guidance:

Frontage: Ensure that all frontage engages the street-level to create a sidewalk environment that is lively and safe, Provide visual surveillance of the public realm without compromising privacy and security for ground-floor dwelling units, and make urban living inviting and desirable.

Residential Frontage: Articulate individual dwelling units at the ground level and provide opportunity for personalization by occupants. Establish a streetscape that clearly looks and feels residential. Where feasible, provide street-facing entries for ground-level units.

Non-residential Frontage: Articulate building bases with a scale and cadence similar to traditional storefronts. Provide direct, barrier-free access from the sidewalk, pedestrian pathway, or access drive to the primary entrance. Provide moderate to high transparency at the ground level.

RESPONSE: Both buildings will strive to increase activity in the neighborhood by attracting pedestrians with a variety of uses, placing emphasis on pedestrian-friendly streetscape amenities and providing outdoor defensible space between the right-of-way and dwelling units.

The primary residential lobby entrances and leasing areas are oriented to Broadway, facing one another. The lobbies will be highly visible and easily accessed by multiple modes of transportation.

The highly transparent commercial frontage will be oriented to Yesler Way and East Yesler Way.

PL4: ACTIVE TRANSPORTATION


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

Yesler Terrace Supplemental Guidance:

Entry Locations and Relationships: How buildings relate to streets, pedestrian pathways, access drives, and open spaces is of central importance in the redevelopment of Yesler Terrace to support the urban residential character and activate paths of travel.

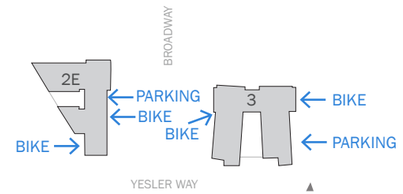
Planning Ahead for Cyclists: Provide visible, attractive bike racks that meet City standards at entrances to buildings and pedestrian pathways, within courtyards, next to neighborhood parks, and the retail core, as appropriate. Provide wayfinding signage for cyclists at major neighborhood entries and the intersection of Yesler Way and Broadway.

Planning Ahead for Transit: Provide public seating and other pedestrian amenities for sites that abut a transit stop. 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.

RESPONSE: Ground level retail uses along Yesler Way will be porous and transparent to attract pedestrians and people waiting for the streetcar. Main building entries will be visible, accessible and will provide a connection to the right-of-way for ease of pedestrian access.

Block 3 parking access is proposed from 10th Avenue in order to avoid conflict with the Broadway and Yesler Way streetcar lines and new separated bike lanes.

Ample indoor bike storage has been proposed for both Block 2E and Block 3, as well as exterior bike racks adjacent to retail spaces for short-term use. Additional spillover space has been created along East Yesler way to minimize potential conflicts between pedestrians, streetcar users and cyclists.



Parking and Bike Access Key

DESIGN GUIDELINES -- CITY OF SEATTLE AND YESLER TERRACE | **APPLICANT'S HIGHEST PRIORITY**

DC1: PROJECT USES AND ACTIVITIES

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

Yesler Terrace Supplemental Guidance:

Vehicular Access and Circulation: In order to promote safety for pedestrians, cyclists, and drivers, minimize the size and frequency of curb cuts and vehicular access points.

Parking and Loading Uses: Frontage that wraps structured parking should have dimensions and architectural detailing that create usable, desirable space. Screen and gate parking and loading access areas.

RESPONSE: To minimize curb cuts, each building will have one curb cut for vehicular access to the site. This design minimizes potential conflict between car parking access, waste and recycling pickup, streetcar tracks, and bike lanes.

The visual impact of parking has been reduced by placing it completely behind intervening uses (Block 2E) or by screening it with a vegetated wall (Block 3).

DC2: ARCHITECTURAL CONCEPT

DC2: Develop an architectural concept that will result in a functional and harmonious design

Yesler Terrace Supplemental Guidance:

Building Siting, Size, and Configuration: Building bulk and scale should be balanced with an appropriate amount of open space, and buildings should compose a variety of types, heights and shapes on a block. Site design should promote connectivity between project sites. Buildings should be designed to reduce shading to the neighborhood park and pocket parks.

Massing: 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.

Scales of Architectural Composition: Building design at Yesler Terrace should pay particular attention to three scales: human scale, neighborhood scale, and city scale.

Human Scale: At the level of the sidewalk, create interest through the use of facade materials and architectural detailing.

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

City Scale: Collectively, building tops and roofscapes help establish the identity of the neighborhood as viewed from afar and from above. The visual impact of midrises, highrises and rooftops should receive special consideration

RESPONSE: The massing and siting Blocks 2E and 3 have been developed to encourage connectivity between the two blocks and their corresponding open spaces. Both buildings are articulated to differentiate between the different uses of the building as well as the principal entries.

Primary and secondary modulation will reduce the mass of the buildings and provide depth to the facade. The design will also include roof decks and green roofs that provide open space for residents.

Both Block 2E and Block 3 set commercial space back from the corner at Broadway and Yesler Way. This setback creates improved sightlines toward the pedestrian path and pocket park at the intersection. It also creates a unique architectural opportunity to mark the importance of this area as the heart of Yesler Terrace. In addition to improving visibility and safety for pedestrians and cyclists, this setback also creates a partially sheltered pedestrian open space at the corner.

DC3: OPEN SPACE CONCEPT



DC3: Integrate open space with the building design

Yesler Terrace Supplemental Guidance:

Building-Open Space Relationship: Integrate building design with exterior open spaces. Residential amenity areas should provide building residents with more intimate places to socialize than public open spaces, access to sunlight and air and foster community within and between buildings.

Private Yards, Patios and Balconies: Design these areas to provide refuge and relaxation for residents and integrate with the building design and with adjacent semi-private or public open spaces

Courtyards, gardens and rooftop patios: . Take advantage of these concept of shared rooms when laying out plots and designing building forms. In stepped buildings, use roofs and terraces for private and communal outdoor patios and gardens.

RESPONSE: The amenity spaces in the building will be designed as a sequence of spaces that transition from interior to exterior, allowing group activities to spill-out to large open courtyards and roof decks and visually connect with the public realm.

Ground level units provide individual patios for residents with planters to delineate public from private space.

The massing of both projects provides opportunity for units to have access to open space either at the street edge or the central courtyards. In Block 2E the courtyards connect residents to the pedestrian access path and create a gathering space adjacent to the historic Yesler Steam Plant.

DC4: EXTERIOR ELEMENTS AND FINISHES


DC4: Use appropriate and high quality elements and finishes for the building and its open spaces

Yesler Terrace Supplemental Guidance:

Building Materials: Use materials that have a durability that is appropriate for an urban application.

Signage: Permanently attach signs to the ground, building or other structure. Incorporate signs with the architectural design of a building where feasible.

Fences and Free-standing Walls: While such features may be appropriate to delineate different spaces or provide a safety function, they should not screen views to the extent that they cut ground-level facades off from the public realm.

Landscape and Hardscape Materials: Emphasize native, drought-tolerant, and regionally adapted plants. In designing private landscape features, complement plantings in adjacent open spaces. Use durable materials that complement the architectural elements of a project. Create texture and character in the ground plane though paving details.

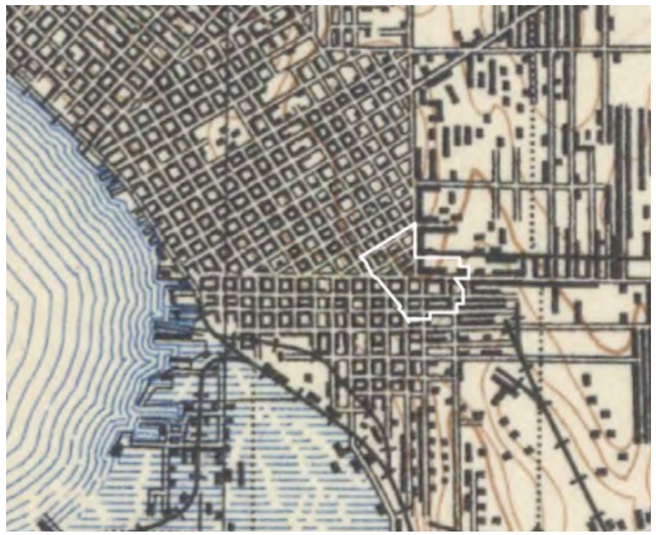
RESPONSE: The building exterior materials and hardscaping will be selected for durability and incorporated into the design to emphasize the differing nature of the residential and commercial facades. The use of color and materiality are important to the overall concept of the design, and special consideration will be given to street level materiality and scale to enhance the public realm.

Landscaping will help to define defensible space. Plantings will emphasize the private nature of residential patios at grade while still allowing visibility through ground floor windows.

YESLER AND THE LUMBER INDUSTRY

Yesler Terrace is named after Seattle pioneer Henry Yesler, the mill owner that utilized Seattle's steep topography, abundance of trees and deep water close to shore to jump start the lumber industry in Seattle. Mill Street, now named Yesler Way, was platted to take advantage of a steep grade. It also marks the location where the street grid shifts from following the water's edge to a north-south orientation.

1890: A Road built by Timber

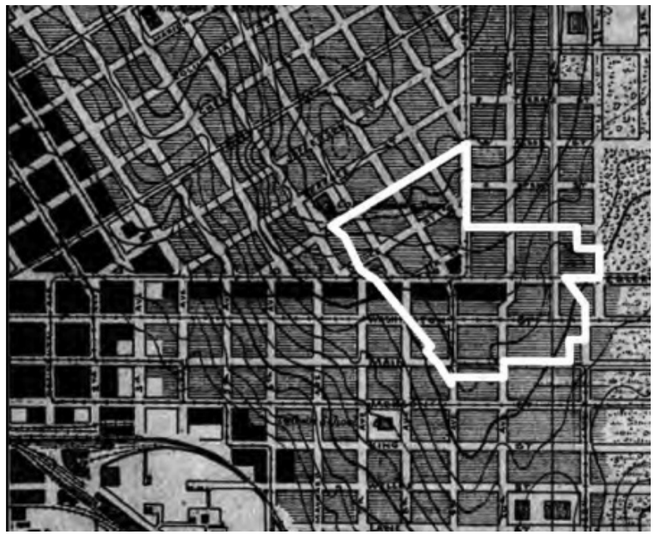


USGS 1895 with Yesler Terrace area outlined in white

In 1859 most of Seattle was covered in trees that reached nearly 400 feet. A skid road was built to move the logs from the hills to the shore: this would become Mill Road (now named Yesler Way).

Sarah and Henry Yesler's home in Pioneer Square. 1859 (courtesy Seattle Public Library)

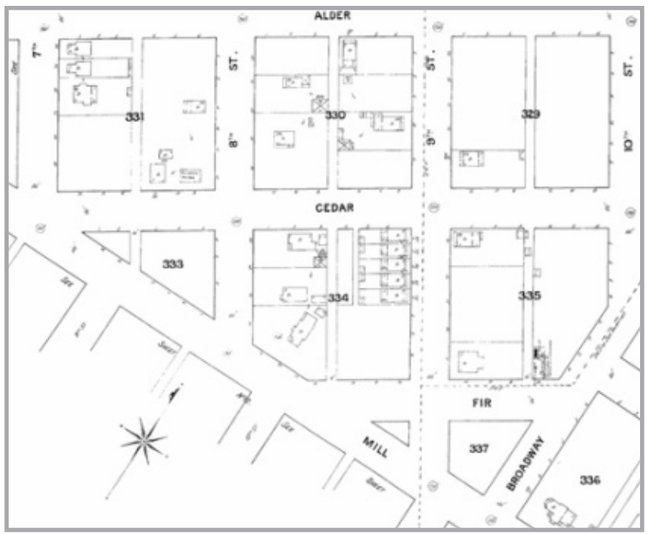
1899: Urban Growth



USGD 1899 with Yesler Terrace area outlined in white

The forest was pushed east as the city expanded: Seattle needed more space for people.

1888: Streets named after Trees



Future Yesler Terrace, Sanborn map, 1893.

Although the trees would soon be gone, they are preserved in the names of streets around Yesler Terrace. Trees and lumber had become one of the organizing principles for this part of the city.

Seattle Cedar Mill, 1920-29 (Courtesy Port Of Seattle)

YESLER TERRACE: AN EVOLVING NEIGHBORHOOD

Yesler and Broadway became a busy residential neighborhood in the early 1900's, but the aging housing stock was in need of replacement. From 1941 to 1943 The Seattle Housing Authority redeveloped 43 acres between Boren, Alder and Main Street, to build the first racially integrated housing project in the United States.

1910: Varied Urban Fabric

1912-1920 Kroll Map And Figure Ground Study

Single family residences were constructed near downtown as the city boomed between 1905 and 1911. By 1940 the area that would become Yesler Terrace had become economically depressed.

Buildings To Be Demolished For The Yesler Terrace Housing Project, 1939 (MOHAI)

1940: Bar-like design for light, views and air

1940-1960 Kroll Map And Figure Ground Study

The plan for the Yesler Terrace development had "clusters of two-story townhouses with balconies and private yards, sited in terraces to take advantage of spectacular views." (Yesler Terrace & Jesse Epstein, 2014). The goal was to develop housing that was decent, safe, and sanitary. The result can be seen in plan: long, bar-like buildings spaced to take advantage of sunshine, views, and air circulation.

Lumber Stacked In A Ballard Cedar Mill (Life Magazine)

2015: Stacking blocks to allow density

Map and Figure Ground Study of Proposed Design

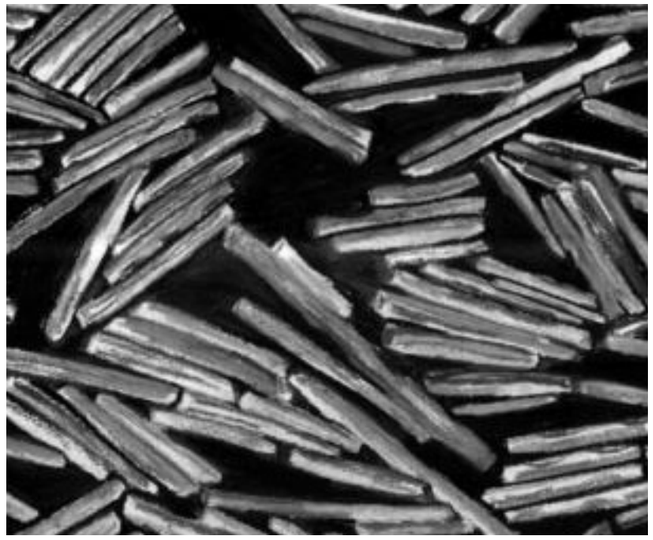
The proposed design for Block 2E and 3 repurposes the bar-like design to take advantage of sunshine, views, and air circulation. Like timber, the blocks are arranged to encourage air flow while stacking to create density.

Lumber yard in Ballard, 1919

ORGANIZING FOR DENSITY

Yesler Terrace has been host to a variety of built forms, but each has responded to the same site conditions: an irregular street grid, steep topography and access to views of the city, mountains, and nearby Puget Sound. Each new iteration builds on lessons from the past.

Rough hewn city planning

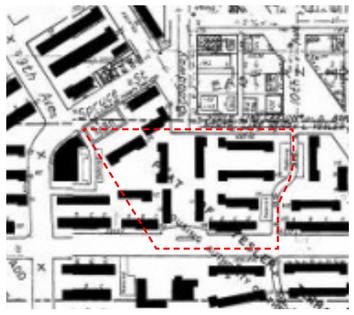


The first built forms in Yesler Terrace were built in relation to the street grid.

1912-1920 Kroll Map And Figure Ground Study

Regularized Bars

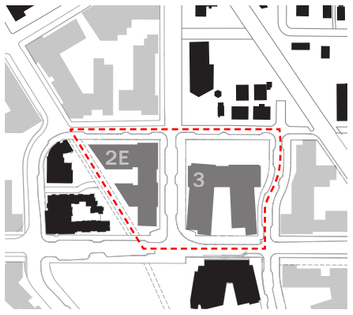
The Yesler Terrace Housing Development normalized these residential forms into rectangular bars that were deployed on the site to allow for interstitial green space and access to light, views and air. The rectangle could respond to the varied grades around the site while allowing for increased density.



1940-1960 Kroll Map And Figure Ground Study

Responsive Density

The proposed project uses the rectangular bar as a building block. The block is then stacked, rotated, pulled and pushed to respond to the needs of the site.

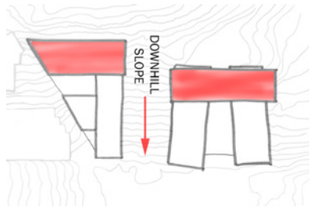


Map and Figure Ground Study of Proposed Design

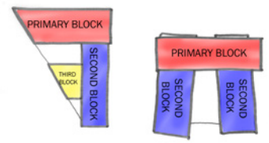
SITE CONCEPTS: REFINING BUILDING FORM

The rectangular bar is used as a building block which is arranged to respond to the programmatic needs of the project as well as site conditions, resulting in overall building forms.

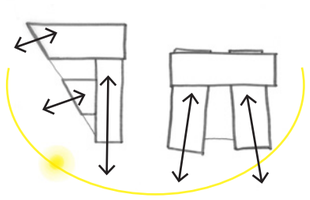
Topography



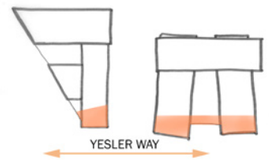
Hierarchy of Bars



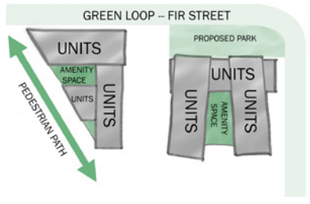
Solar Access and Views



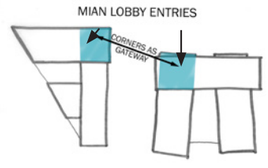
Urban Response to Yesler Way:
Retail & Live/Work Corridor at Grade



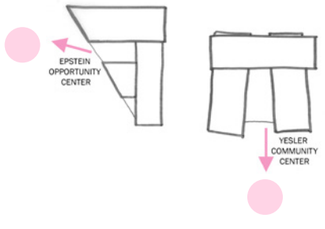
Program



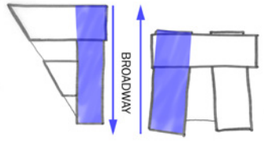
Relationship between Blocks 2 and 3



Relationship to Neighborhood Centers



Urban Response to Broadway:
Stepped Live/Work & Retail at Grade

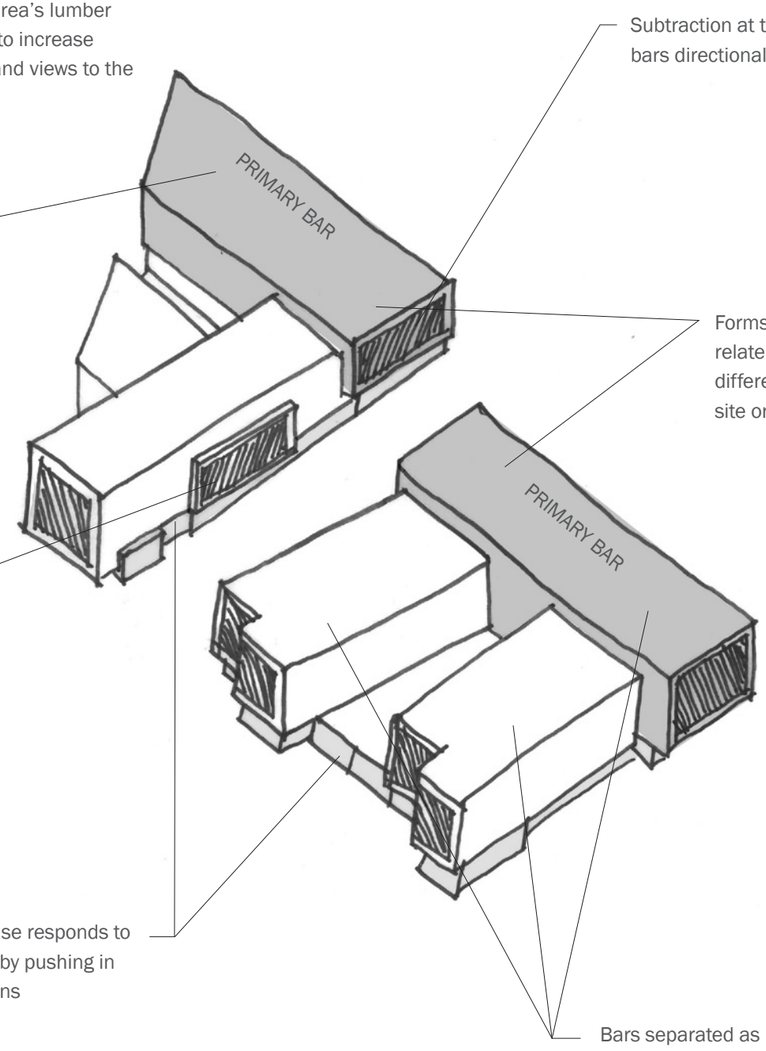


Bar forms reference the original 1941 Yesler Terrace rowhouse form (which maximized light, air and views) as well as the area's lumber history. The bars are stacked to increase density and provide light, air and views to the upper residential units.

Hierarchy of bars creates order - providing a strategy for facade articulation and materiality

Bars push through one another to accentuate form and the hierarchical relationship between bars

Bars sit above a base. This base responds to street condition and program by pushing in and pivoting at certain locations



Subtraction at the ends of bars gives the bars directionality

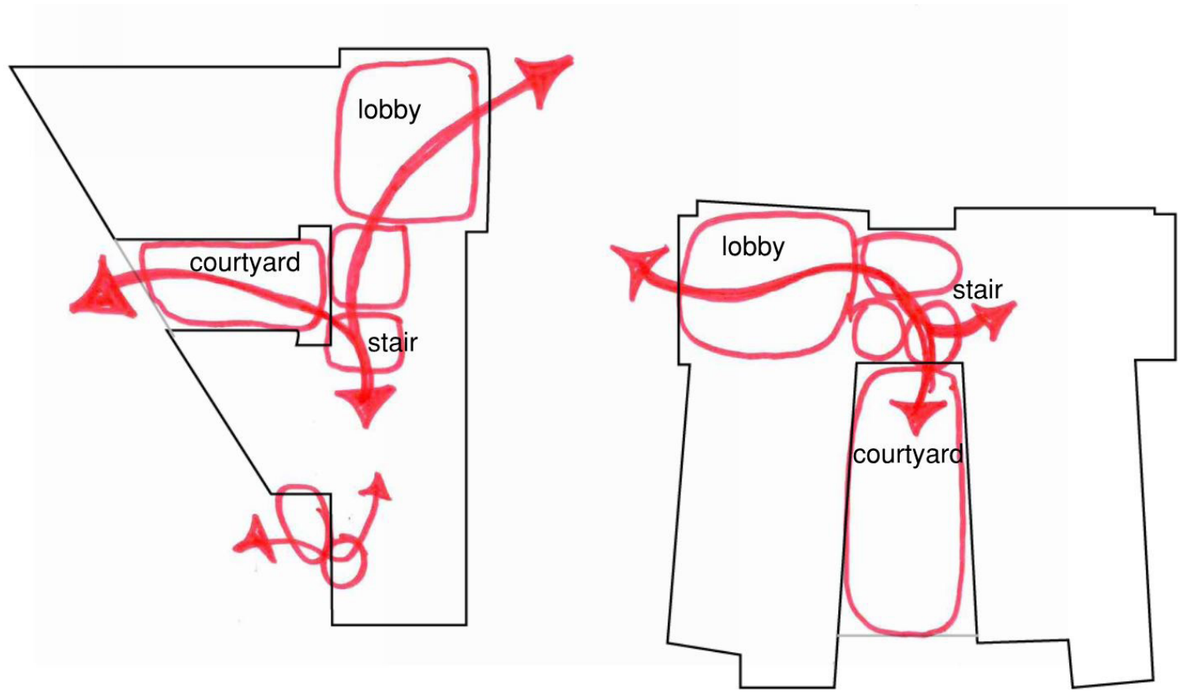
Forms of both blocks strongly relate, but the buildings will be differentiated by materiality, site orientation and context

Bars separated as much as possible to maximize light, air and views

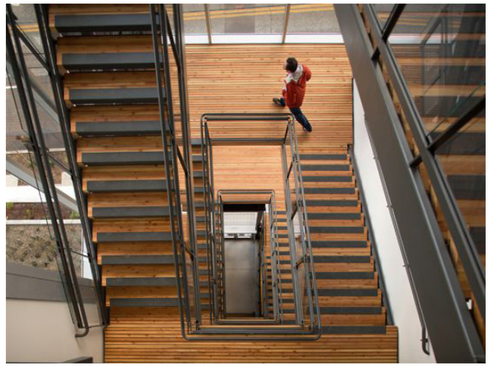
BUILDING CONCEPT: SOCIAL CIRCULATION

In addition to arranging the building forms to provide light, air and views, the building's programmatic elements are organized to promote movement and social interaction. This organization can help achieve the project's goals for healthy community, healthy building and healthy residents.

Opportunities to promote social circulation include utilizing an irresistible stair at the heart of the building to engage users and link interior and exterior common spaces.



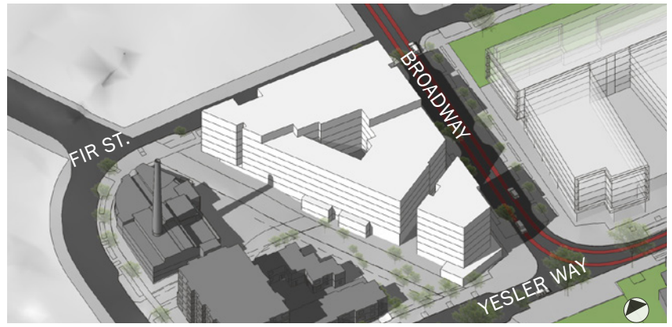
Social Circulation Diagram



Example of an irresistible stair (Bullitt Center)

BLOCK 2E

OPTION A - CODE COMPLIANT

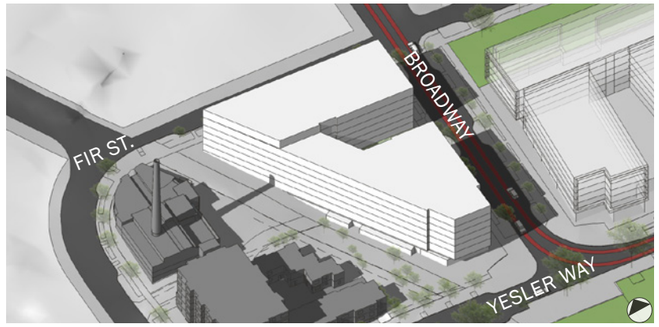


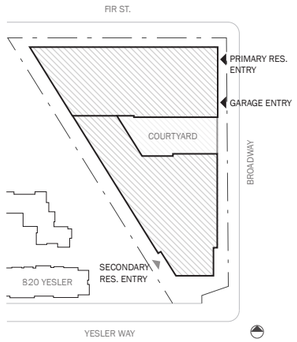
PROPOSED GROSS RESIDENTIAL AREA: 178,947 SF
- TOTAL RESIDENTIAL UNITS: 193
- TOTAL PARKING: 136
- TOTAL RETAIL AREA: 2,773 SF

PROS:
- Code compliant scheme
- Plaza between two buildings

CONS:
- Poor solar exposure in courtyard
- Substantial wall toward the 9th Ave Pedestrian Path, Epstein Opportunity Center (Steam Plant) and 820 Yesler project
- Lack of modulation along Pedestrian Path and Broadway
- Retail space does not relate well to the rest of the building massing
- Fewest connections to Pedestrian Path
- Two buildings create inefficient vertical circulation
- Proximity of two buildings reduces access to daylight and privacy
- Inefficient parking

OPTION B



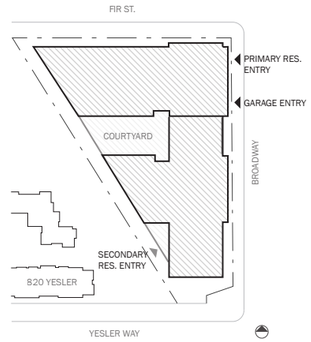


PROPOSED GROSS RESIDENTIAL AREA: 177,011 SF
- TOTAL RESIDENTIAL UNITS: 202
- TOTAL PARKING: 137
- TOTAL RETAIL AREA: 2,051 SF

PROS:
- Courtyard opens to Broadway
- Holds corner at Yesler and Broadway

CONS:
- Substantial wall toward the 9th Ave Pedestrian Path, Epstein Opportunity Center (Steam Plant) and 820 Yesler project
- Least amount of modulation on all sides
- Minimal connections to Pedestrian Path at fitness and lobby spaces
- Requires departures

OPTION C - PREFERRED

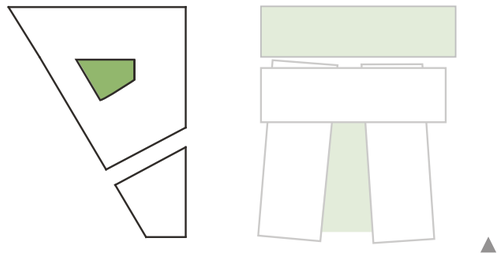


PROPOSED GROSS RESIDENTIAL AREA: 176,753 SF
- TOTAL RESIDENTIAL UNITS: 194
- TOTAL PARKING: 137
- TOTAL RETAIL AREA: 2,108 SF

PROS:
- Massing breaks down along Pedestrian Path
- Residential courtyard faces Pedestrian Path and Epstein Opportunity Center (Steam Plant)
- Two-story lobby at corner of Broadway and future Fir Street is well expressed and faces the future park on Block 3
- Recessed retail space along Yesler provides additional pedestrian frontage
- Massing relates to future Block 3 development, creating an identifiable marker for the neighborhood park and Yesler Community Center
- Building terraces down to the south, toward views and the neighborhood park
- Massing is the best response to site forces such as topography, views, surrounding context, and solar orientation
- Maximizes connections to Pedestrian Path at courtyard, secondary lobby entrance and fitness space

CONS:
- Requires departures

OPTION A - CODE COMPLIANT



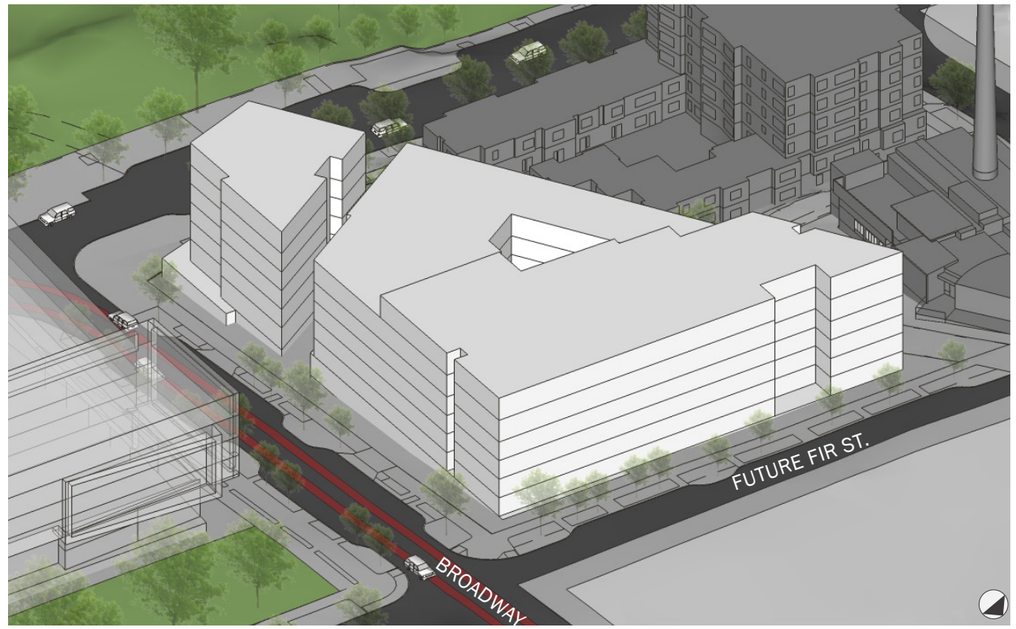
OPTION A: PARTI DIAGRAM

PROS:

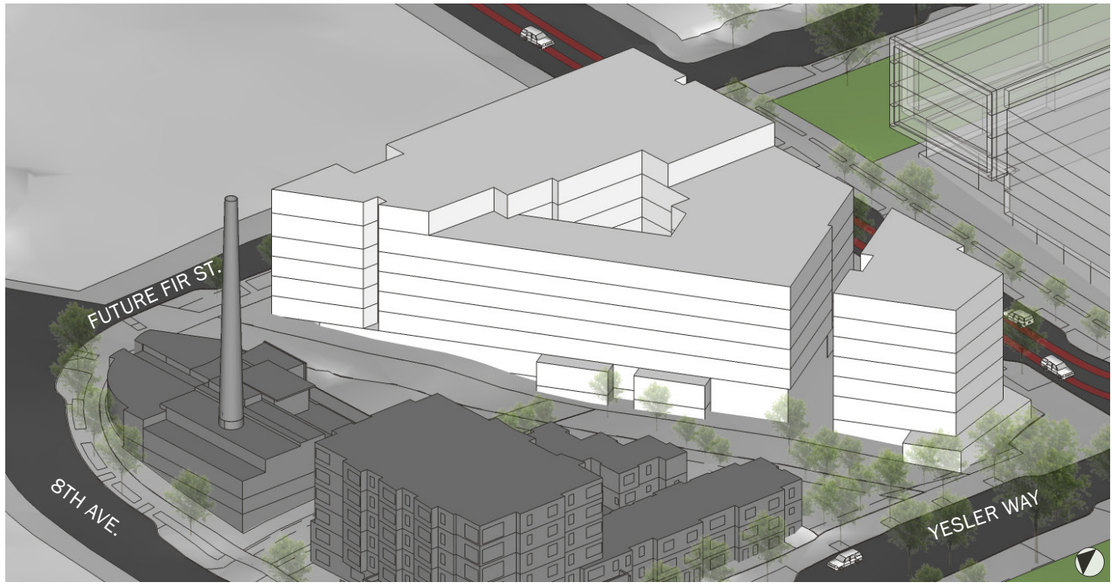
- Code compliant scheme
- Court between two buildings

CONS:

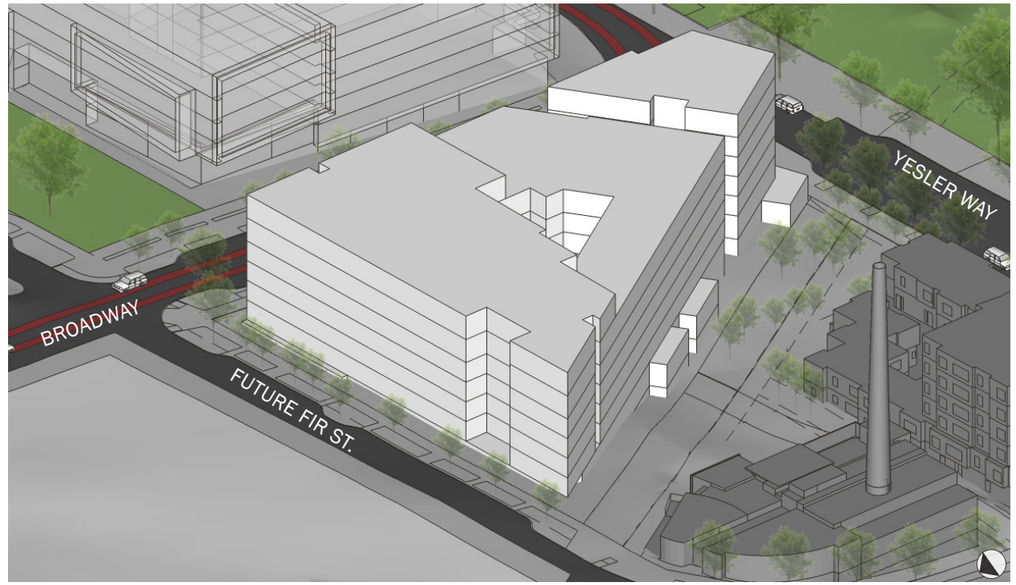
- Courtyard solar exposure not optimal
- Substantial wall toward the 9th Ave Pedestrian Path, Epstein Opportunity Center (Steam Plant) and 820 Yesler project
- Lack of modulation along Pedestrian Path and Broadway
- Retail space does not relate well to the rest of the building massing
- Fewest connections to Pedestrian Path
- Two buildings create inefficient vertical circulation
- Proximity of two buildings reduces access to daylight and privacy
- Inefficient parking



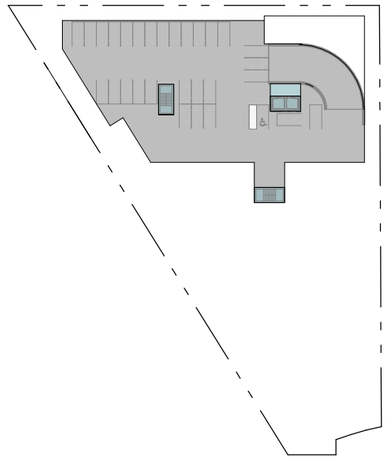
Aerial view looking southwest



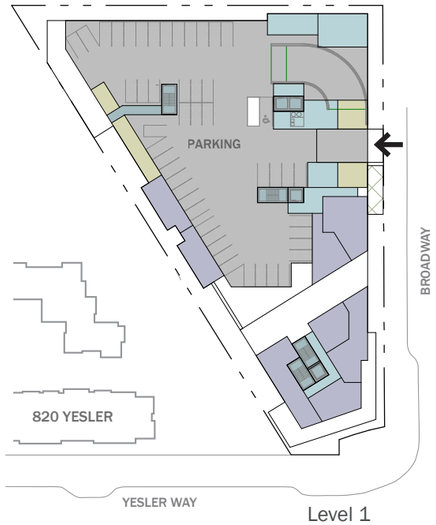
Aerial view looking northeast



Aerial view looking southeast



Level P2



Level 1

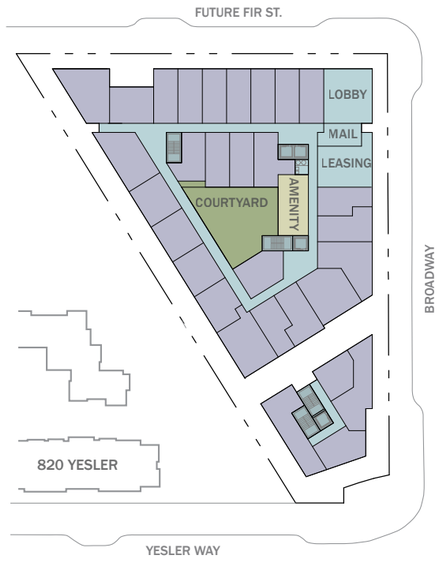
Level 3

Level 7

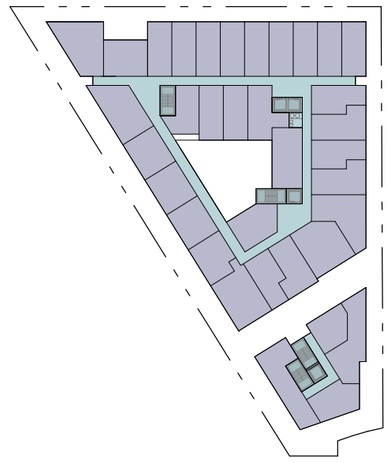
- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation

NTS

Level P1



Level 2

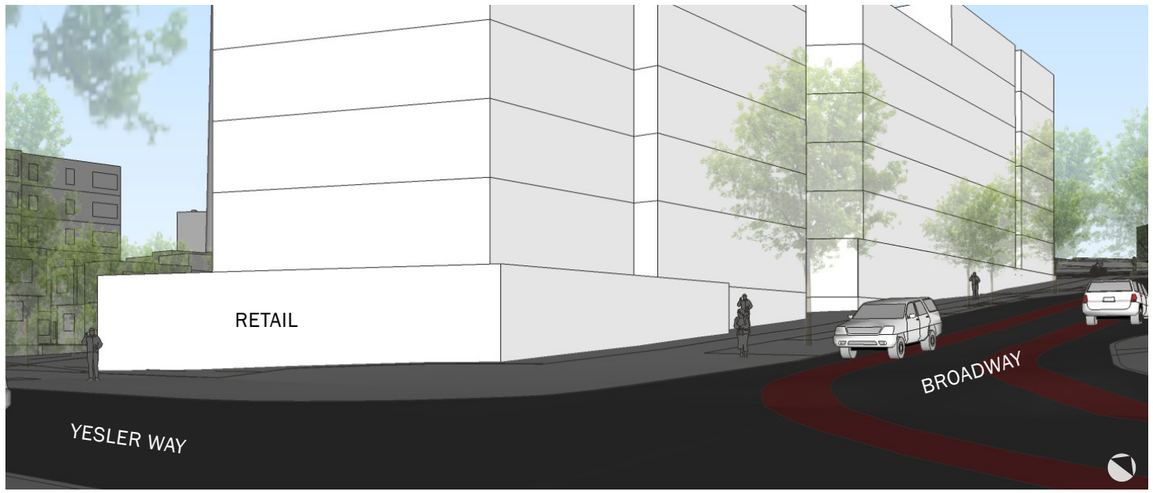


Levels 4-6

OPTION A - CODE COMPLIANT | STREET-LEVEL VIEWS

View from Broadway and Fir Street facing southwest

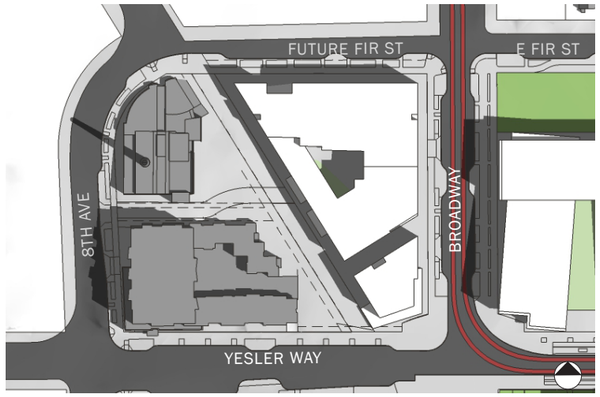
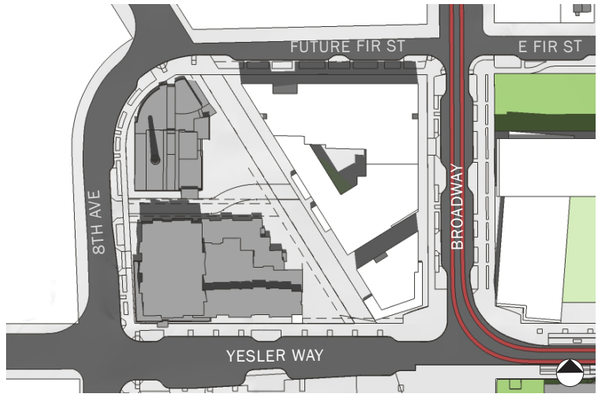
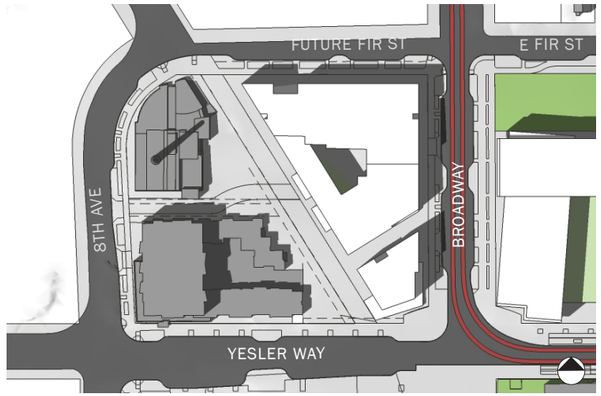
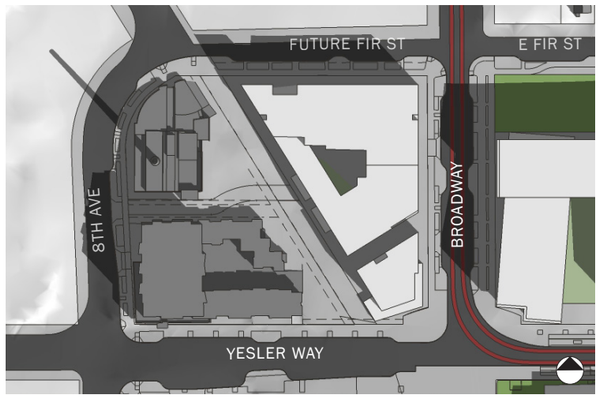
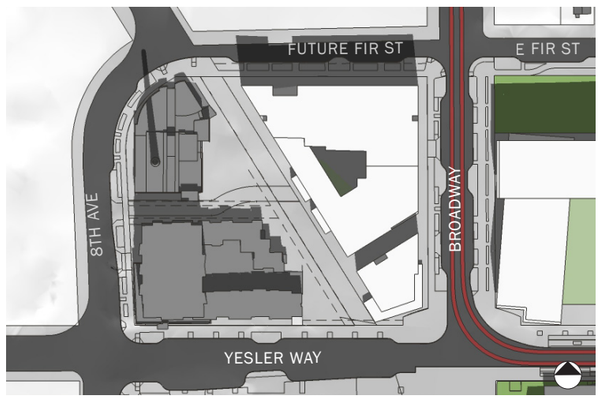
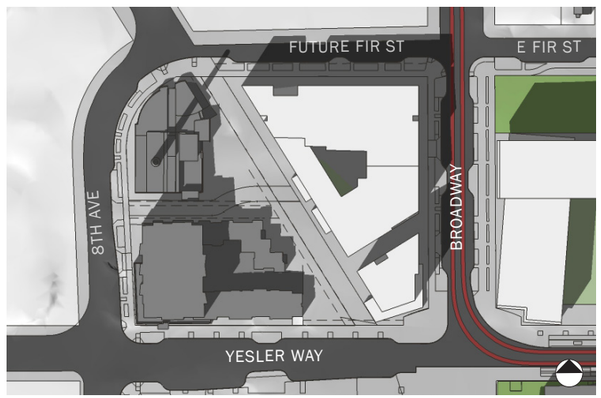
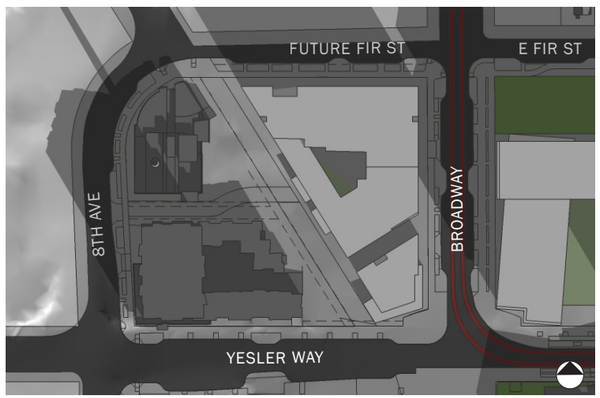
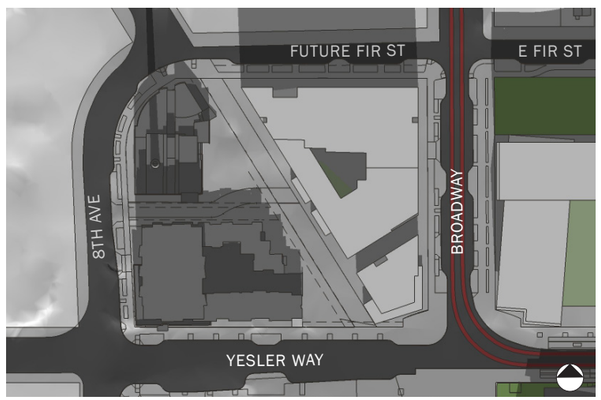
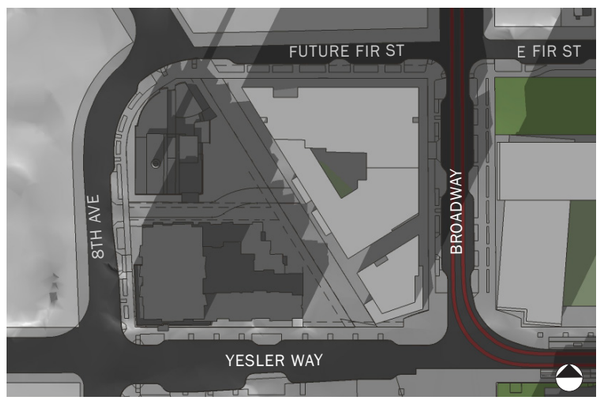
View from Yesler Way facing north toward the pedestrian path



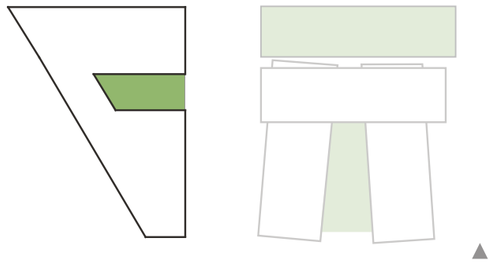
View from Broadway and Yesler Way looking northwest

View from Broadway looking south

OPTION A - CODE COMPLIANT | SHADOW STUDY

	10 AM	NOON	2 PM
JUNE 21st			
MARCH/ SEPTEMBER 21st			
DECEMBER 21st			

OPTION B



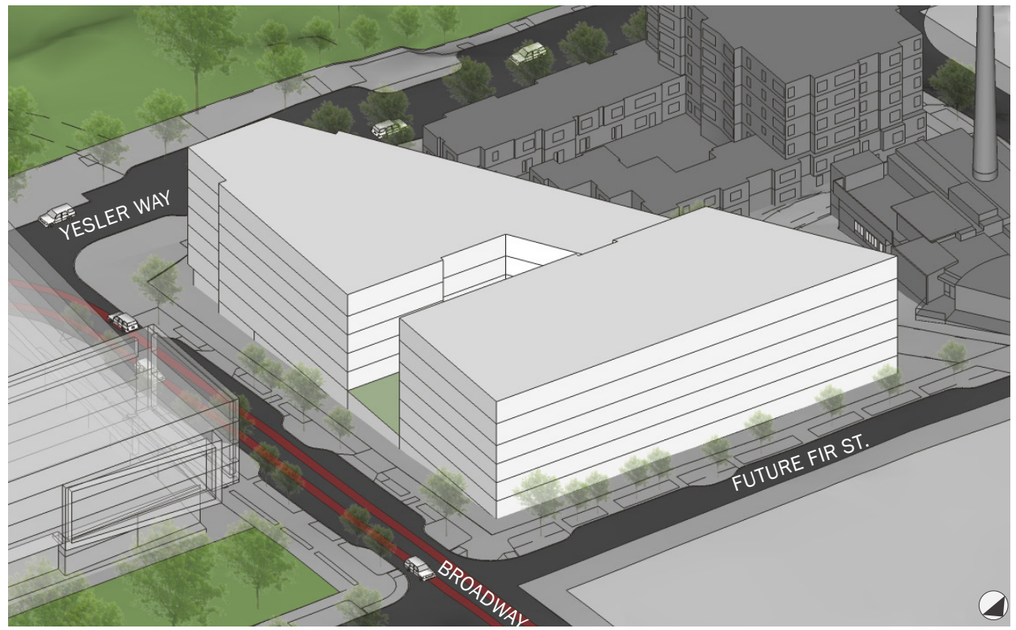
OPTION B: PARTI DIAGRAM

PROS:

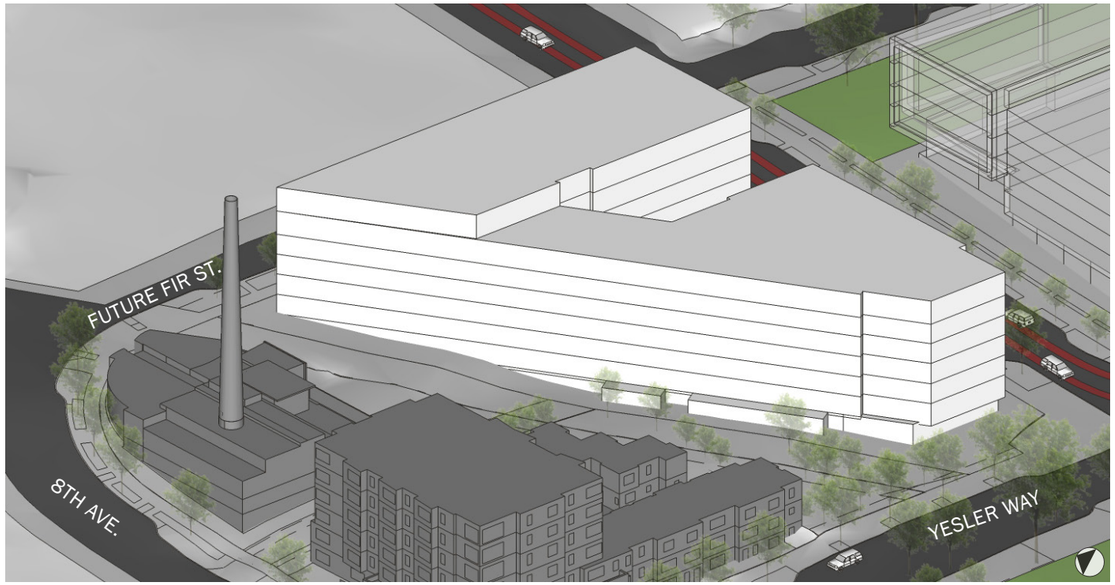
- Courtyard opens to Broadway
- Holds corner at Yesler and Broadway

CONS:

- Substantial wall toward the 9th Ave Pedestrian Path, Epstein Opportunity Center (Steam Plant) and 820 Yesler project
- Least amount of modulation on all sides
- Minimal connections to Pedestrian Path at fitness and lobby spaces
- Requires departures

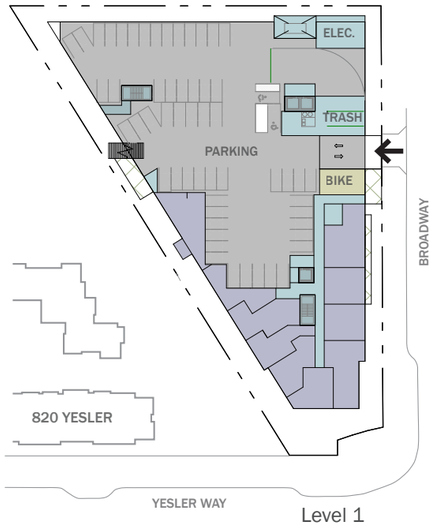


Aerial view looking southwest

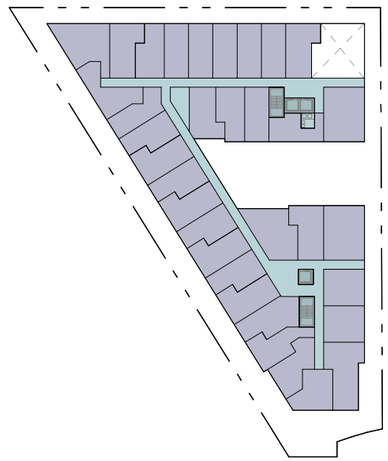


Aerial view looking northeast

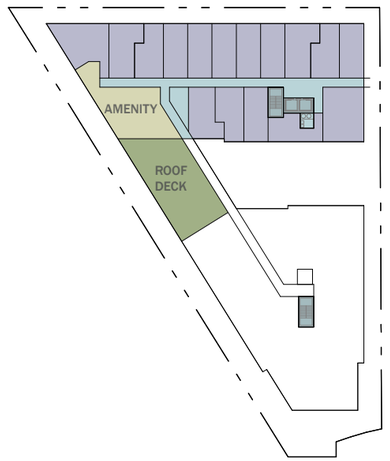
Aerial view looking southeast



Level 1



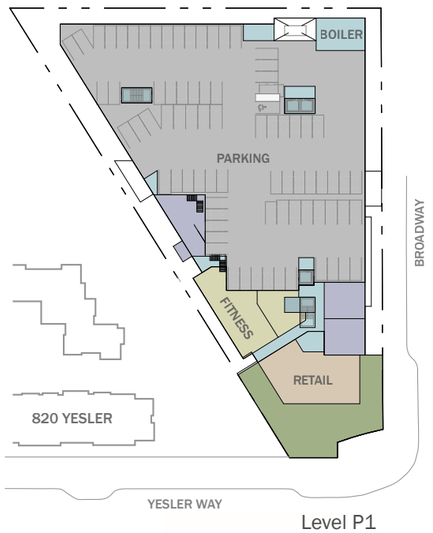
Level 3



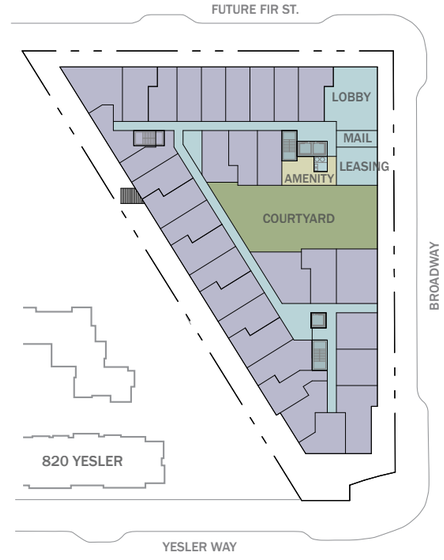
Level 7

Residential
Outdoor Space
Amenity
Parking
Lobby / Circulation / Mech.
Vertical Circulation

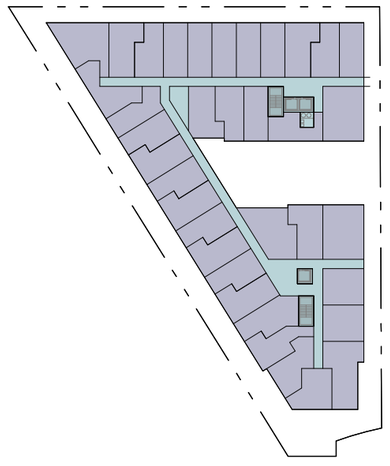
NTS



Level P1

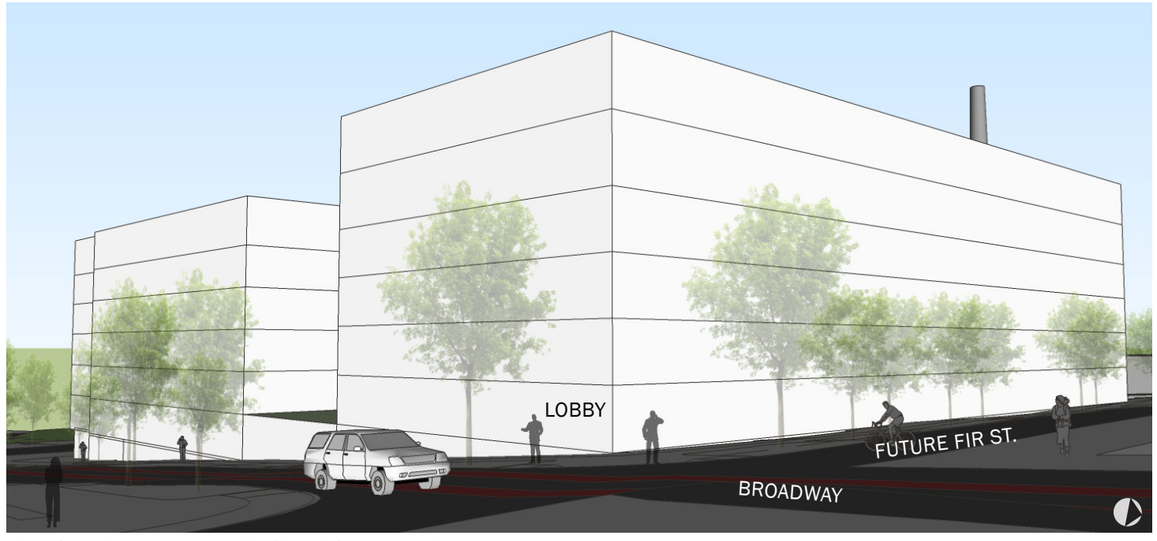


Level 2



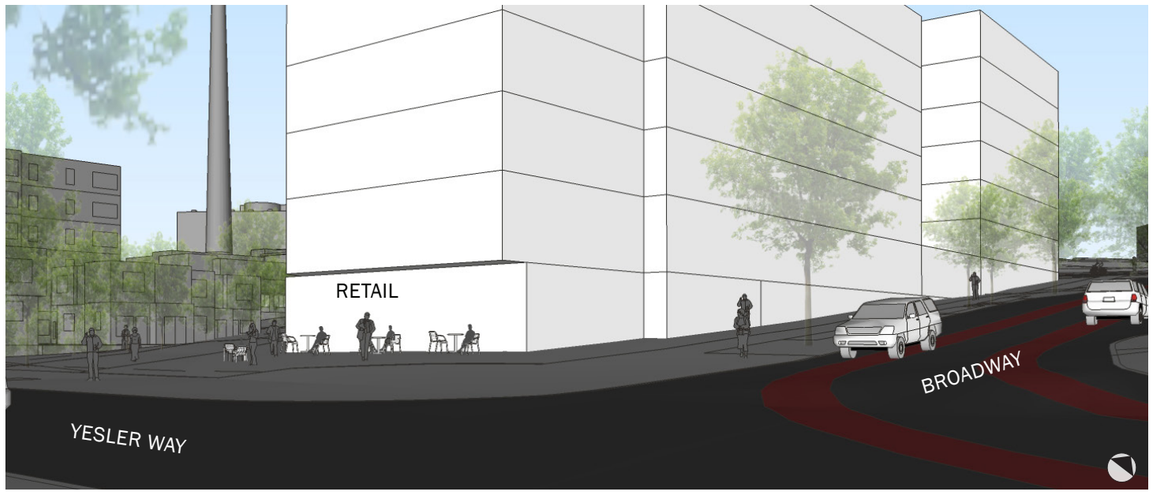
Levels 4-6

OPTION B | STREET-LEVEL VIEWS



View from Broadway and Fir Street facing southwest

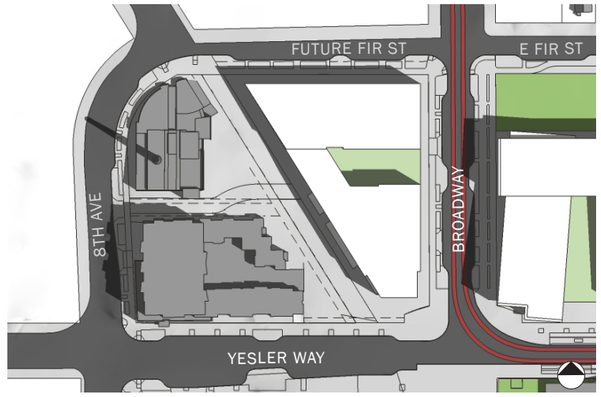
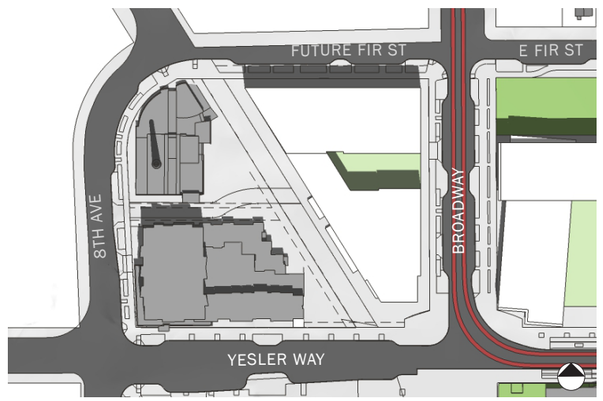
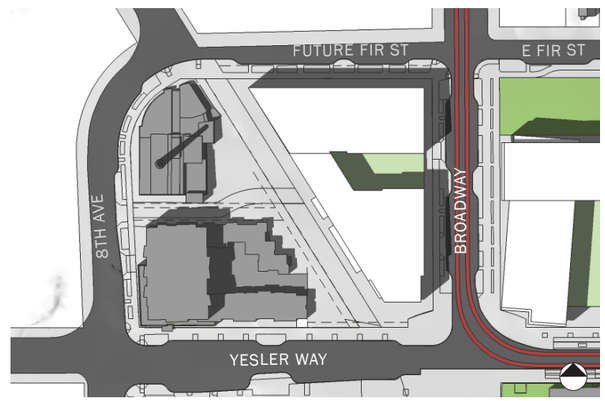
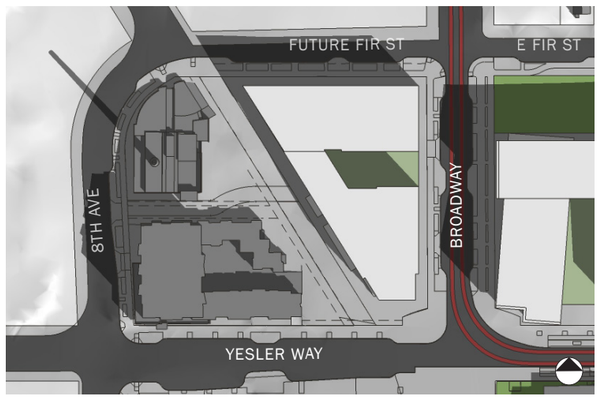
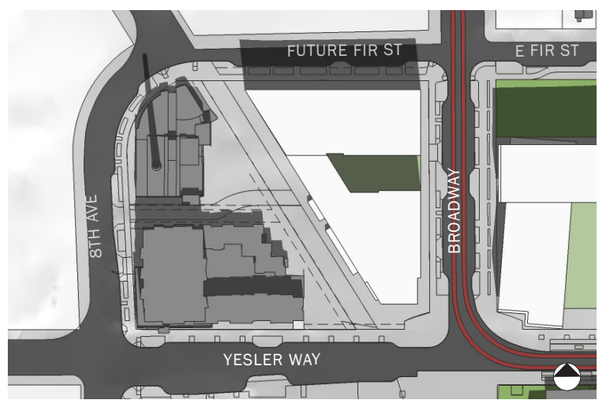
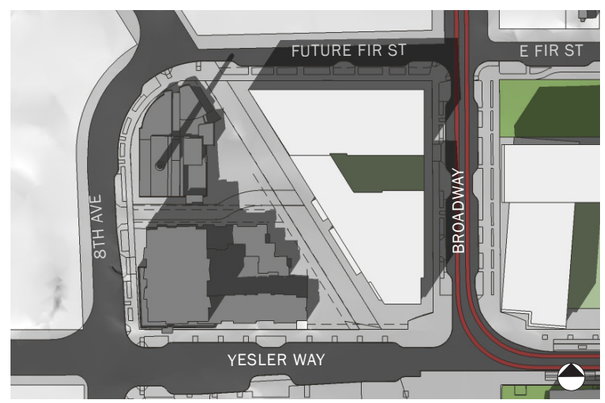
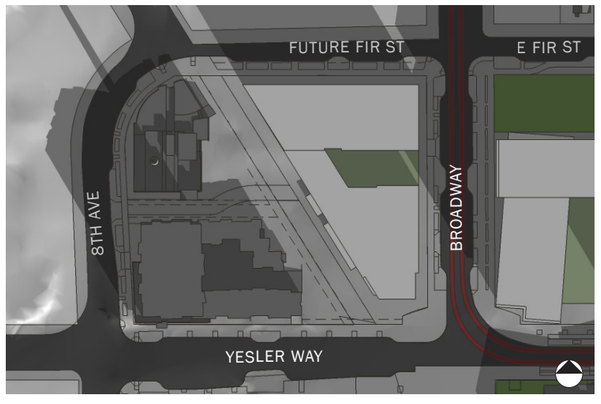
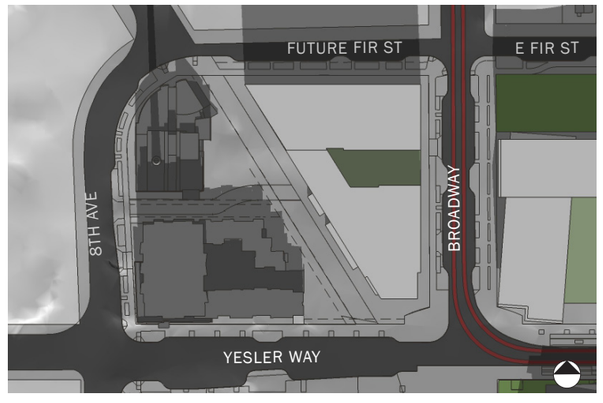
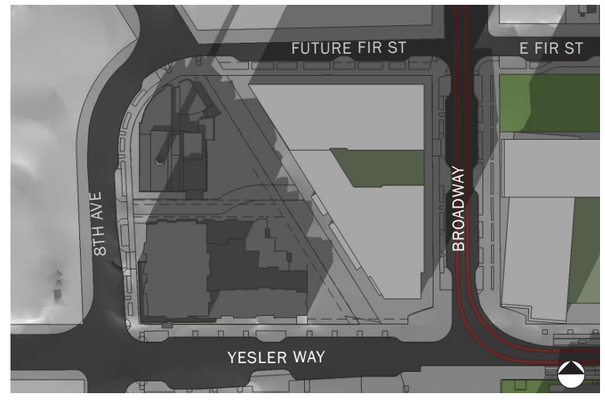
View from Yesler Way facing north toward the pedestrian path



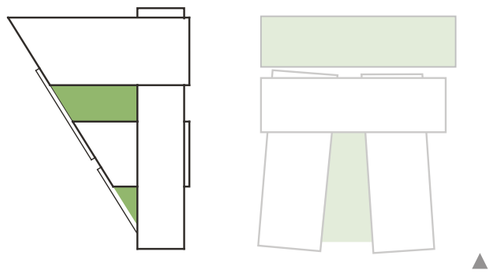
View from Broadway and Yesler Way looking northwest

View from Broadway looking south

OPTION B | SHADOW STUDY

	10 AM	NOON	2 PM
JUNE 21st			
MARCH/ SEPTEMBER 21st			
DECEMBER 21st			

OPTION C - PREFERRED



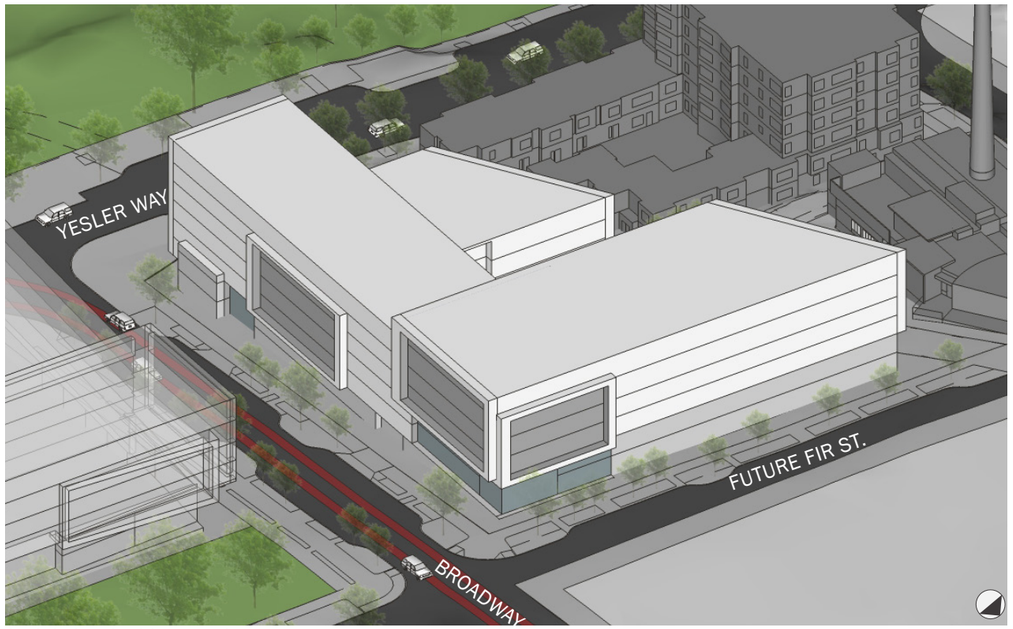
OPTION C: PARTI DIAGRAM

PROS:

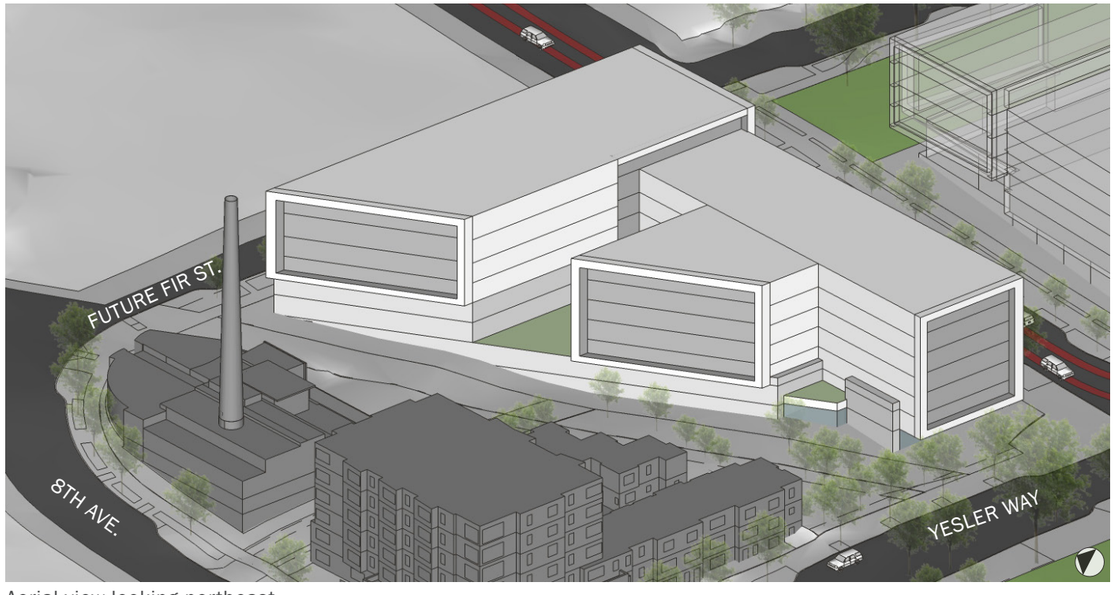
- Massing breaks down along Pedestrian Path
- Residential courtyard faces Pedestrian Path and Epstein Opportunity Center (Steam Plant)
- Two-story lobby at corner of Broadway and future Fir Street is well expressed and faces the future pocket park on Block 3
- Recessed retail space along Yesler provides additional pedestrian frontage
- Massing relates to future Block 3 development, creating an identifiable marker for the neighborhood park and Yesler Community Center
- Building terraces down to the south, toward views and the neighborhood park
- Massing is the best response to site forces such as topography, views, surrounding context, and solar orientation
- Maximizes connections to Pedestrian Path at courtyard, secondary lobby entrance and fitness space

CONS:

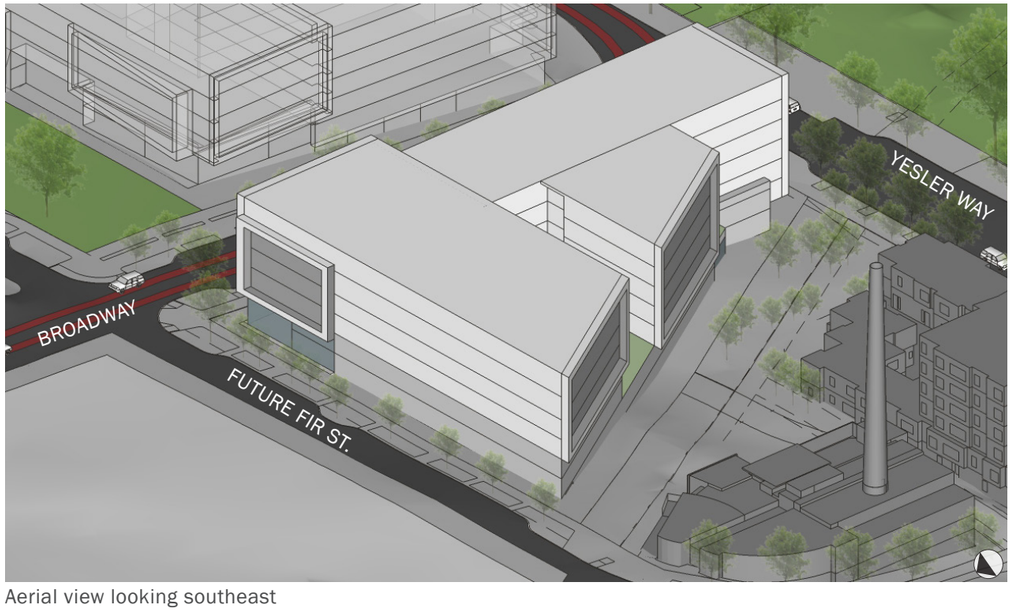
- Requires departures



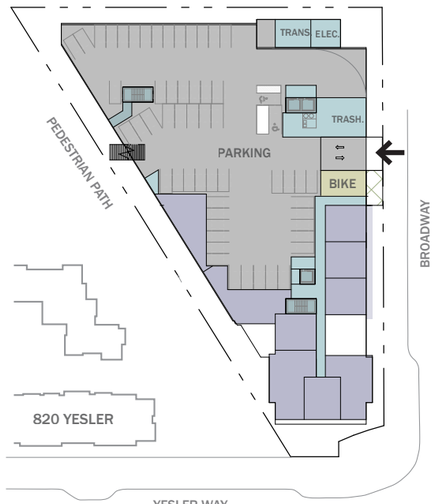
Aerial view looking southwest



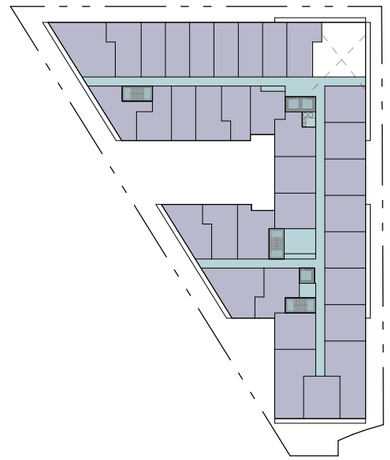
Aerial view looking northeast



Aerial view looking southeast



Level 1



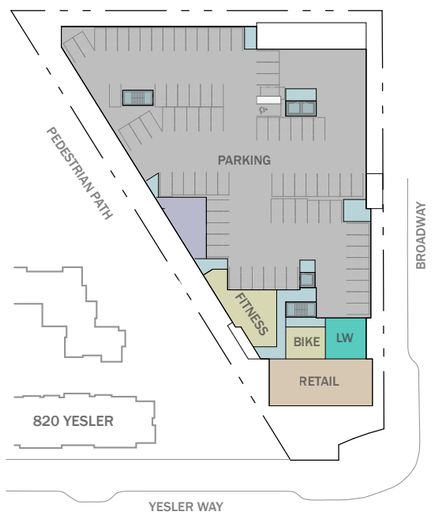
Level 3

Level 7

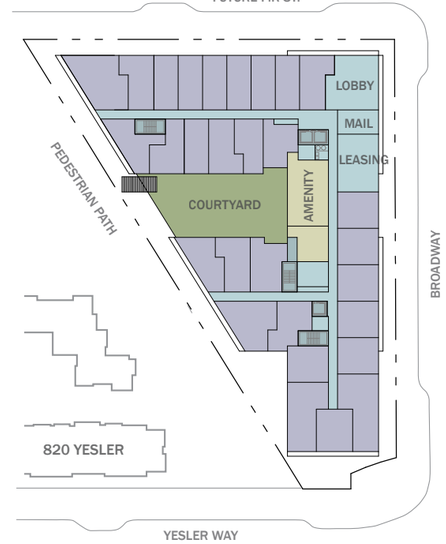
FUTURE FIR ST.

- Residential
- Live-Work
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation

NTS



Level P1



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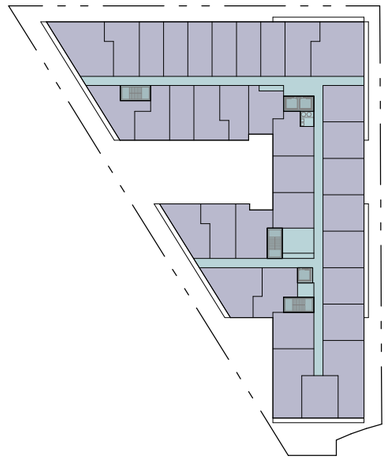
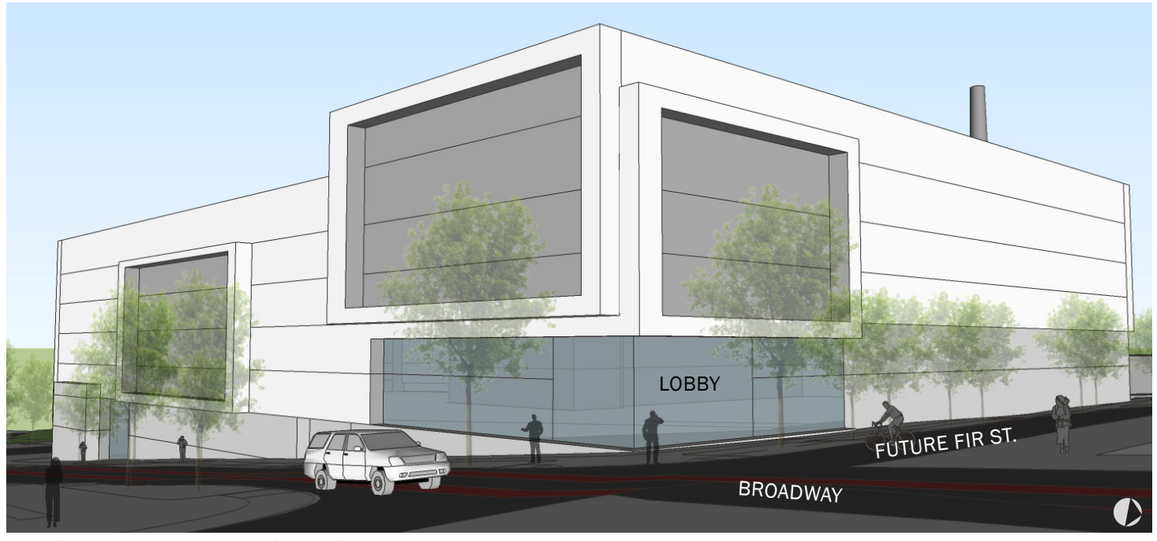


Levels 4-6

OPTION C - PREFERRED | STREET-LEVEL VIEWS



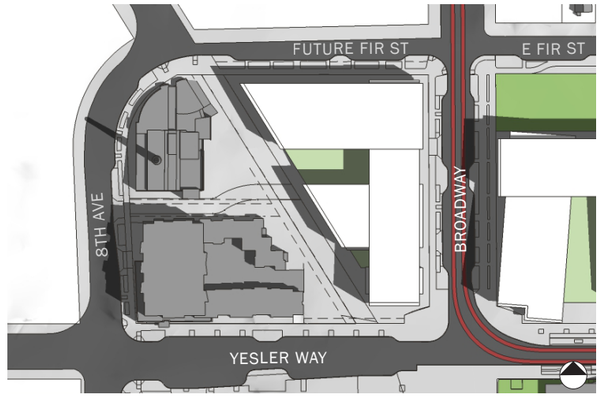
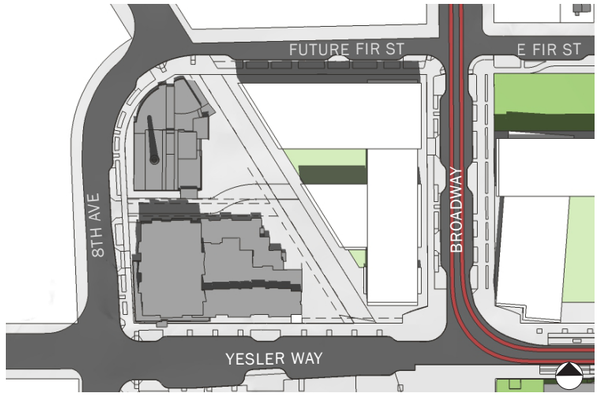
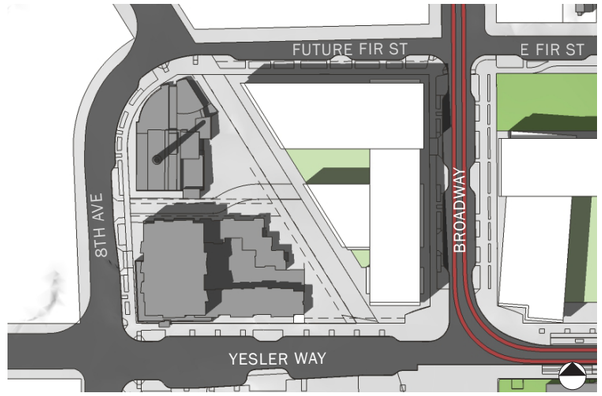
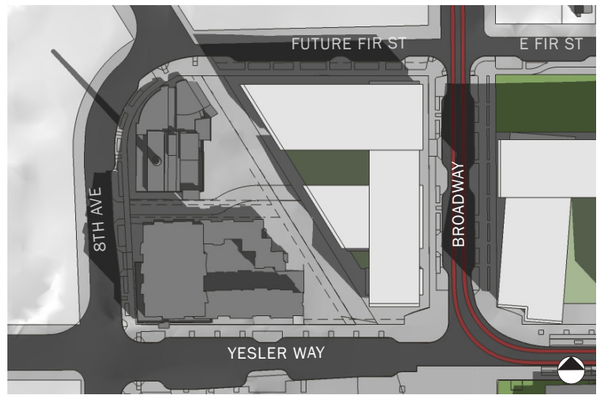
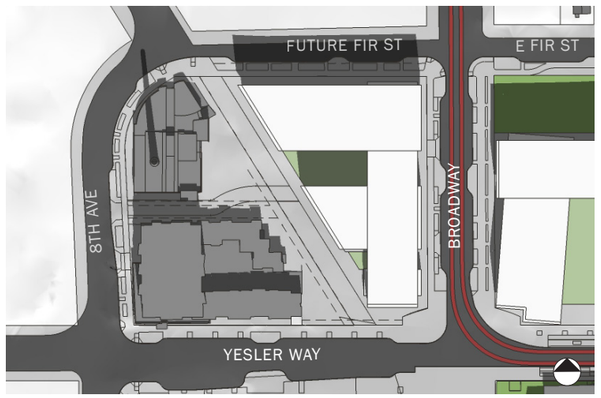
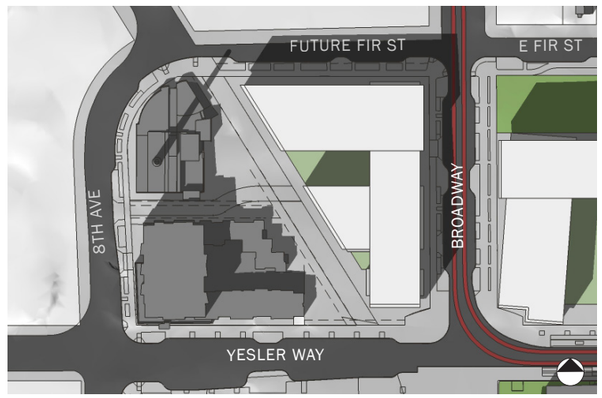
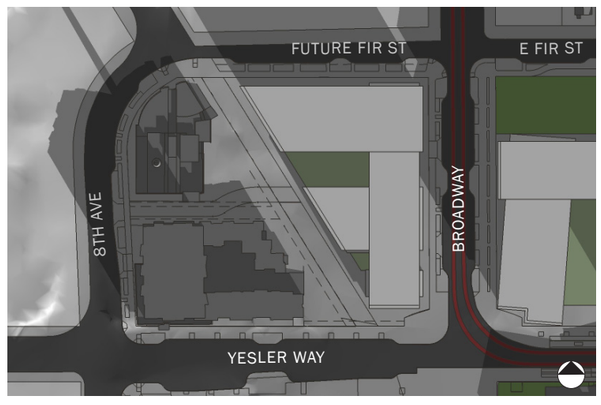
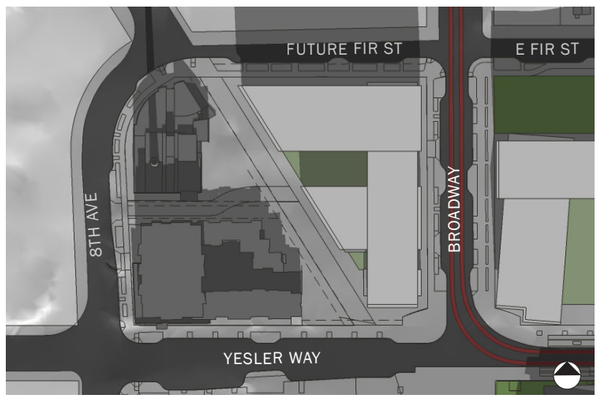
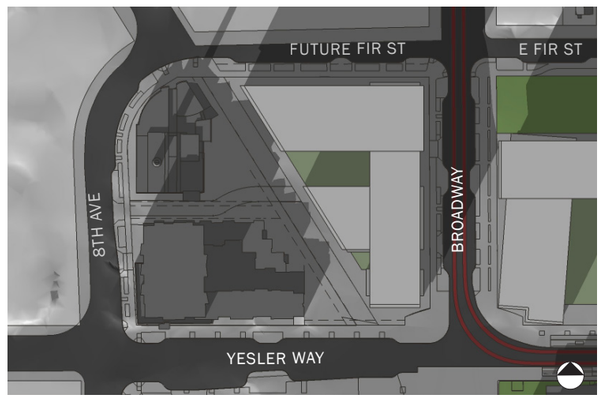
View from Broadway and Fir Street facing southwest

View from Yesler Way facing north toward the pedestrian path

View from Broadway and Yesler Way looking northwest

View from Broadway looking south

OPTION C - PREFERRED | SHADOW STUDY

	10 AM	NOON	2 PM
JUNE 21st			
MARCH/ SEPTEMBER 21st			
DECEMBER 21st			

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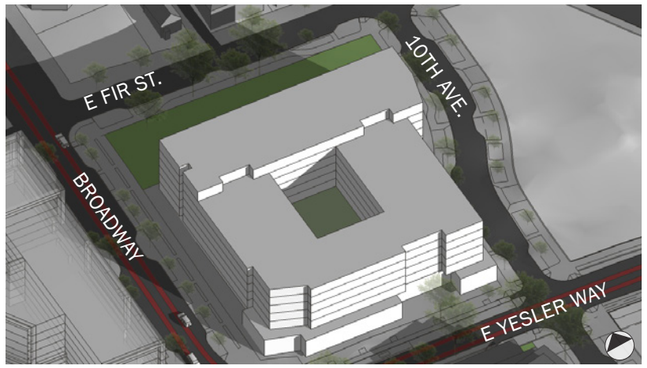
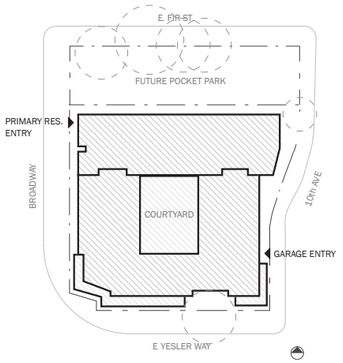
BLOCK 3

OPTION A - CODE COMPLIANT





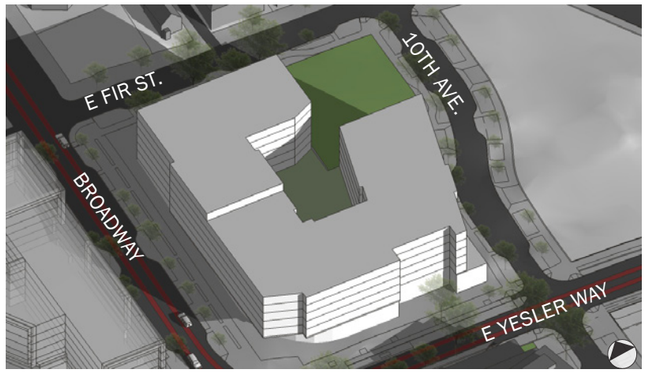
PROPOSED GROSS RESIDENTIAL AREA: 213,291 SF
- TOTAL RESIDENTIAL UNITS: 240
- TOTAL PARKING: 166
- TOTAL RETAIL AREA: 7,656 SF

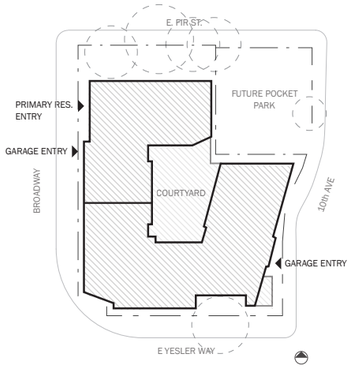
PROS:
- Code compliant scheme

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

*** SCHEME SHOWS NEW SHA-APPROVED POCKET PARK LOCATION**

OPTION B





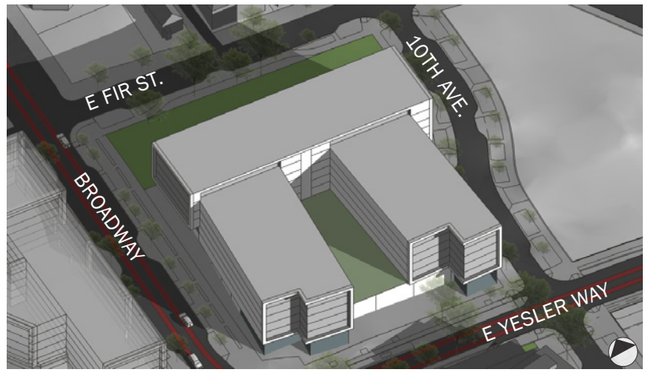
PROPOSED GROSS RESIDENTIAL AREA: 213,927 SF
- TOTAL RESIDENTIAL UNITS: 227
- TOTAL PARKING: 179
- TOTAL RETAIL AREA: 13,024 SF

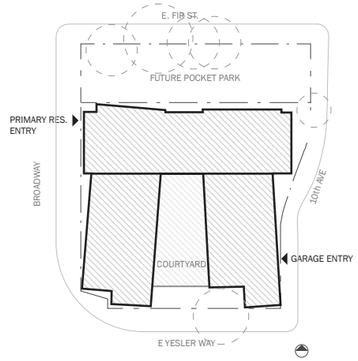
PROS:
- Potential for courtyard to open to park

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

*** SCHEME SHOWS INITIALLY PLATTED POCKET PARK PLACEMENT**

OPTION C - PREFERRED





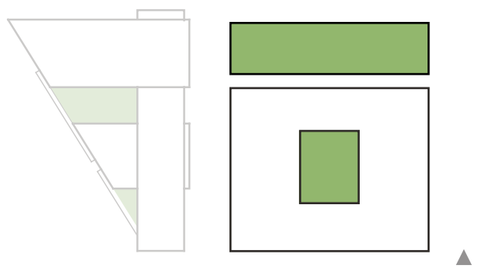
PROPOSED GROSS RESIDENTIAL AREA: 209,352
- TOTAL RESIDENTIAL UNITS: 230
- TOTAL PARKING: 164
- TOTAL RETAIL AREA: 5,835 SF

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

CONS:
- Requires departures

*** SCHEME SHOWS NEW SHA-APPROVED POCKET PARK LOCATION**

OPTION A - CODE COMPLIANT



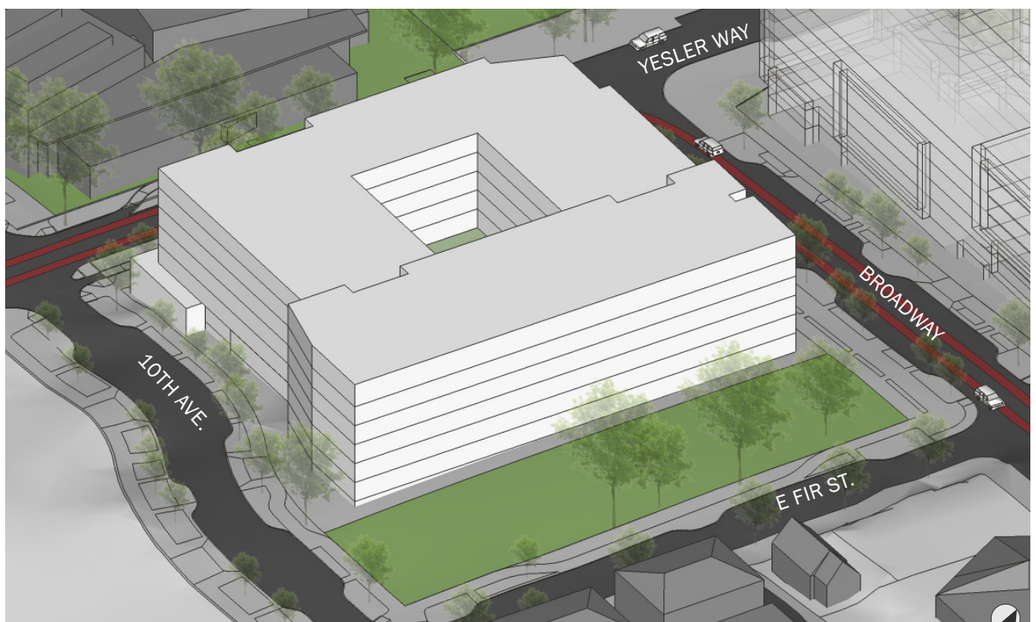
OPTION A: PARTI DIAGRAM

PROS:

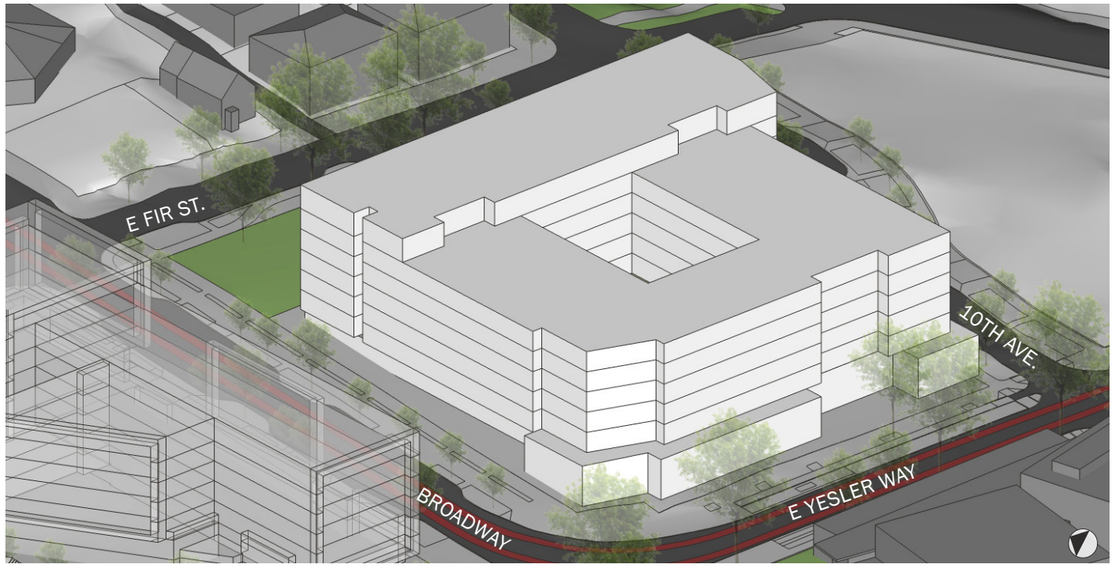
- Code compliant scheme

CONS:

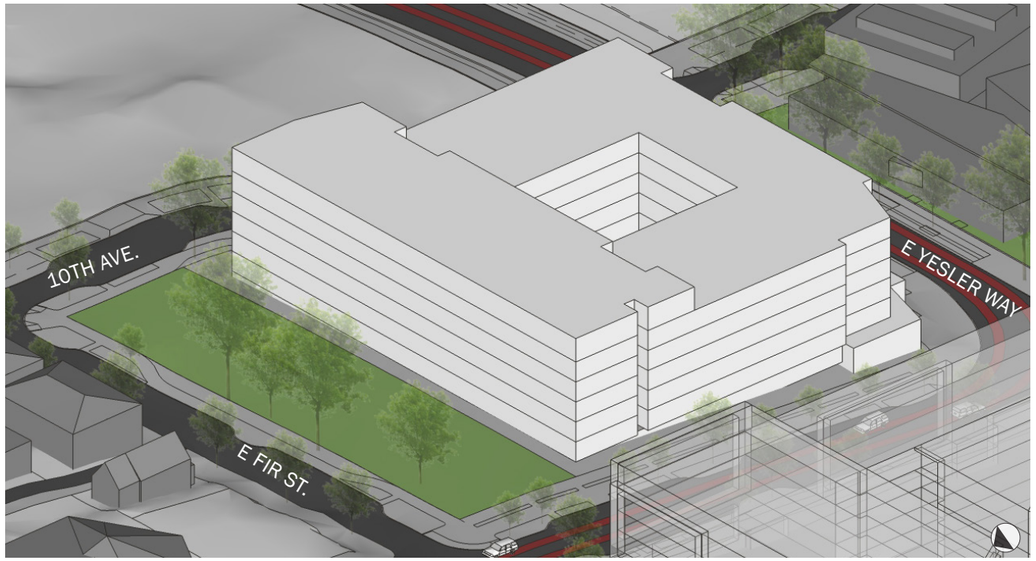
- Minimal solar exposure in courtyard
- Minimal modulation toward the park
- No gateway reference at northwest corner, along Broadway
- Retail does not relate well to building mass above
- Massing does not relate to Block 2E
- Inefficient Parking



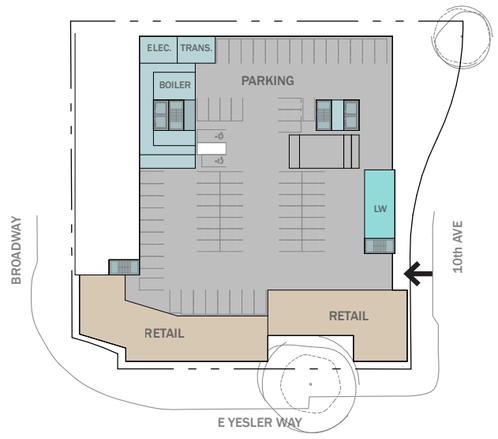
Aerial view looking southwest



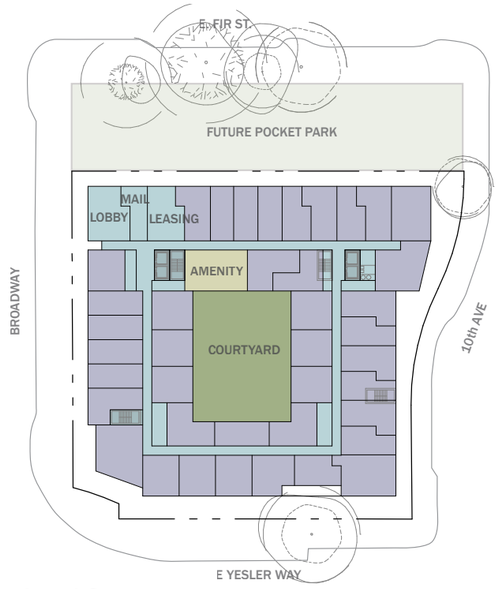
Aerial view looking northeast



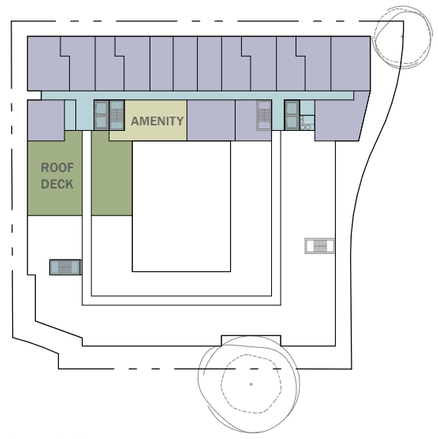
Aerial view looking southeast



Level P1



Level 2

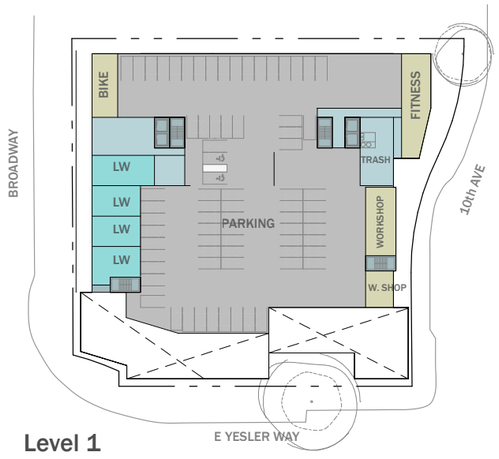


Level 7

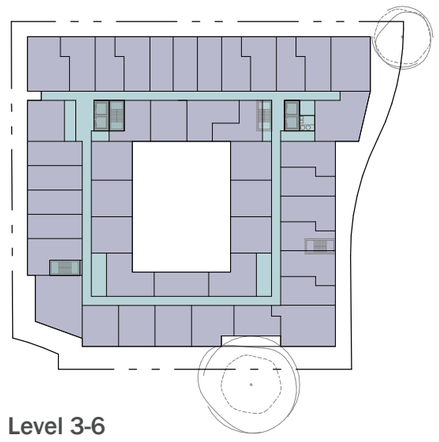
- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation

NTS

Level P2



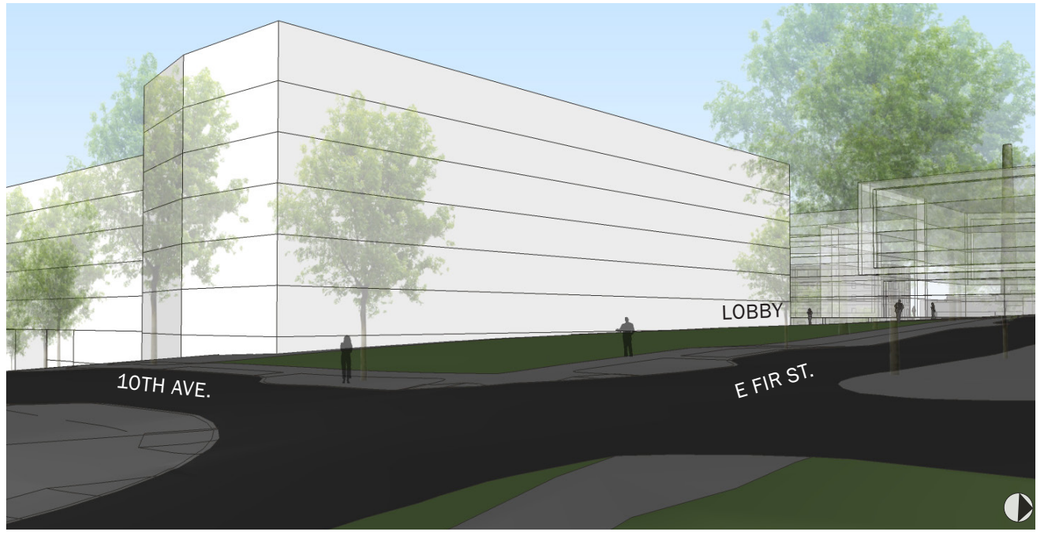
Level 1



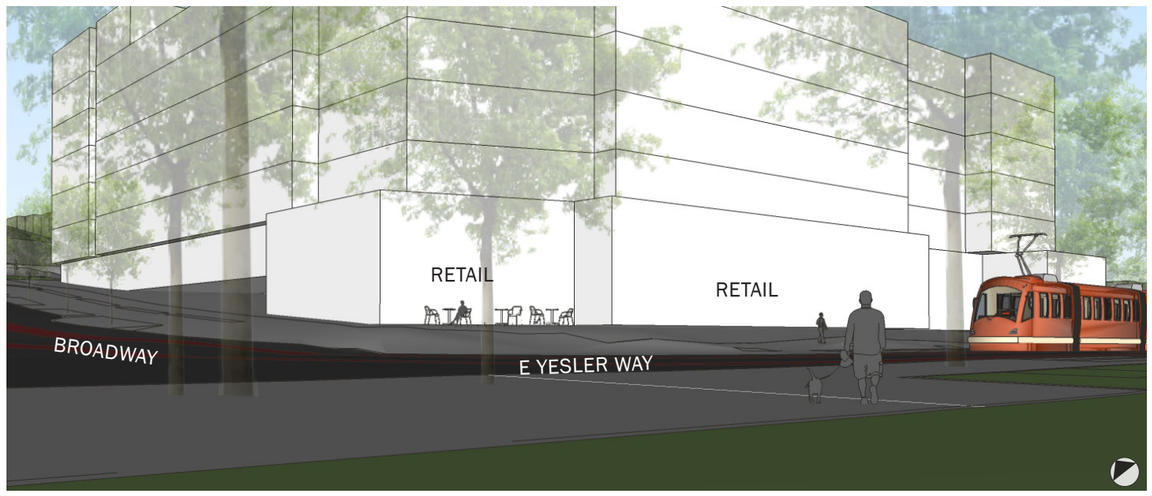
Level 3-6

OPTION A - CODE COMPLIANT | STREET-LEVEL VIEWS

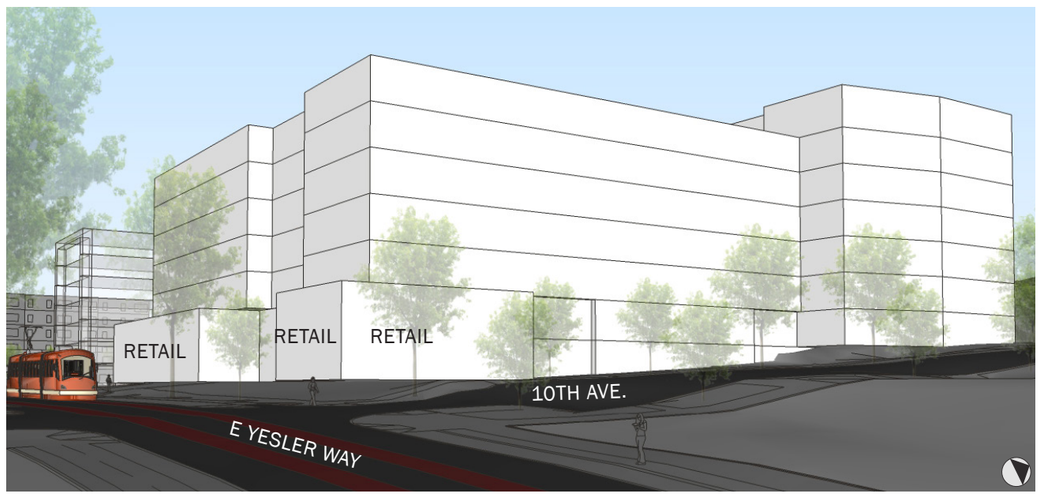
View from E Fir Street and Broadway looking southeast



View from 10th Avenue and E Fir Street looking southwest

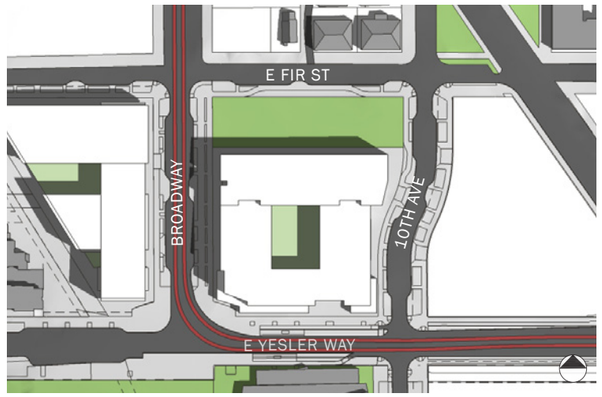
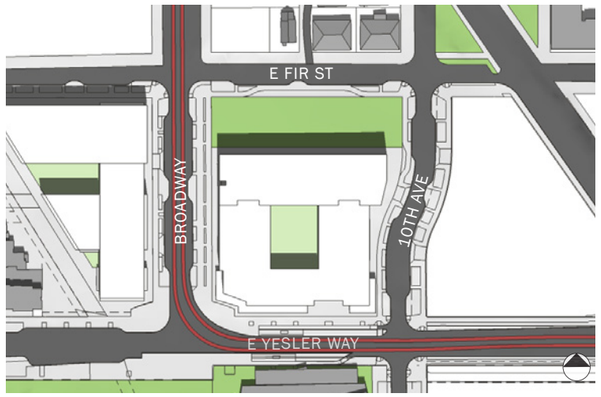
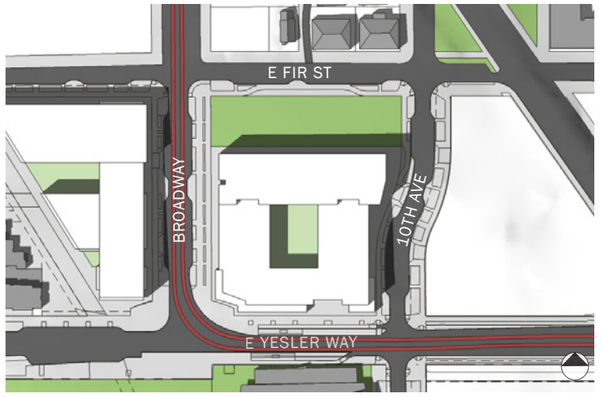
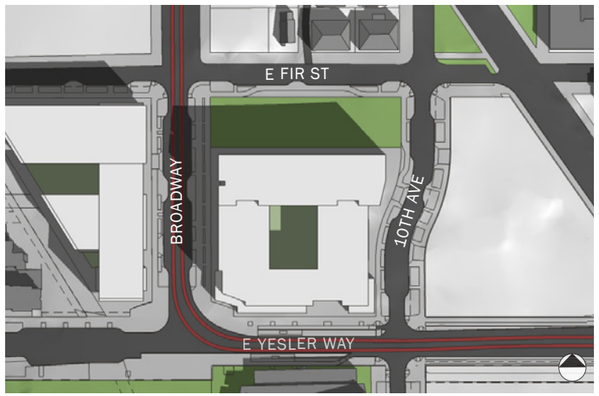
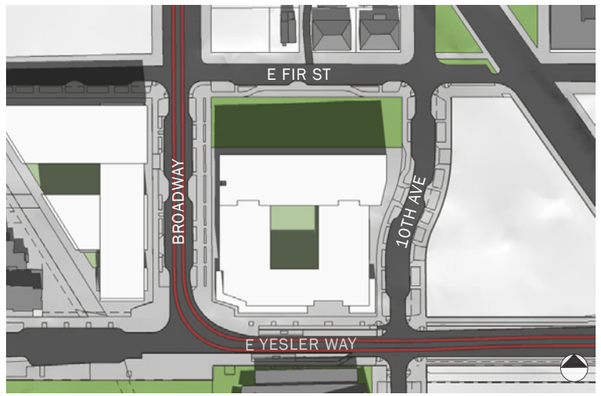
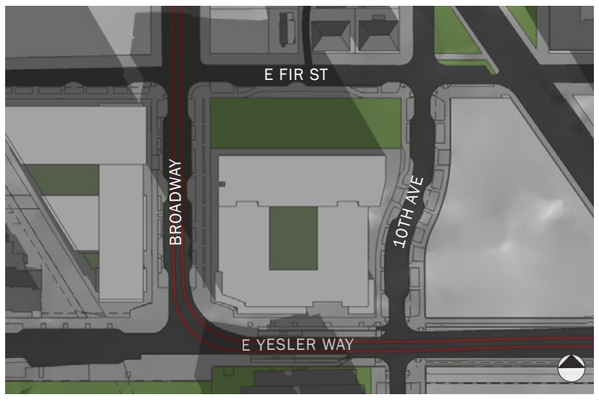
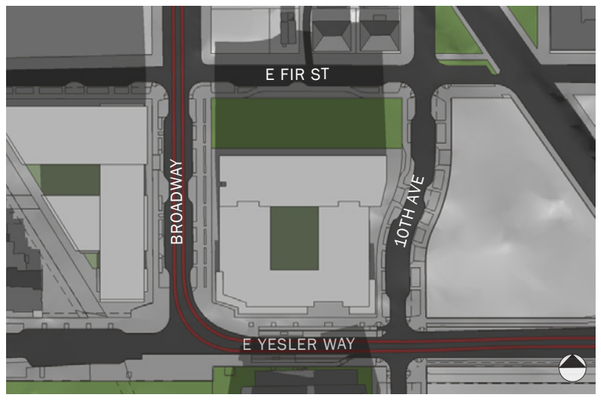
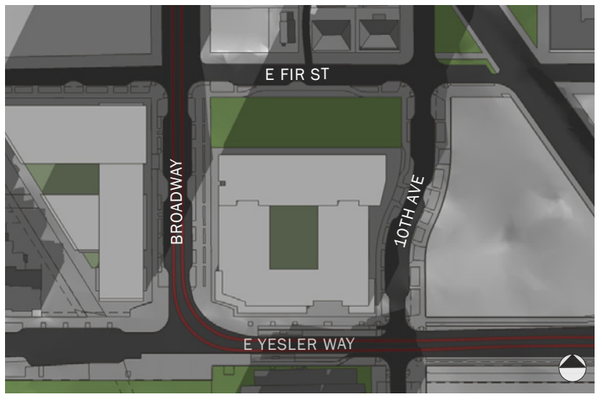


View from Broadway and Yesler Way looking northeast

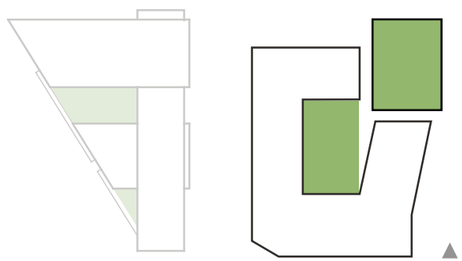


View from 10th Avenue and Yesler Way looking northwest

OPTION A - CODE COMPLIANT | SHADOW STUDY

	10 AM	NOON	2 PM
JUNE 21st			
MARCH/ SEPTEMBER 21st			
DECEMBER 21st			

OPTION B



OPTION B: PARTI DIAGRAM

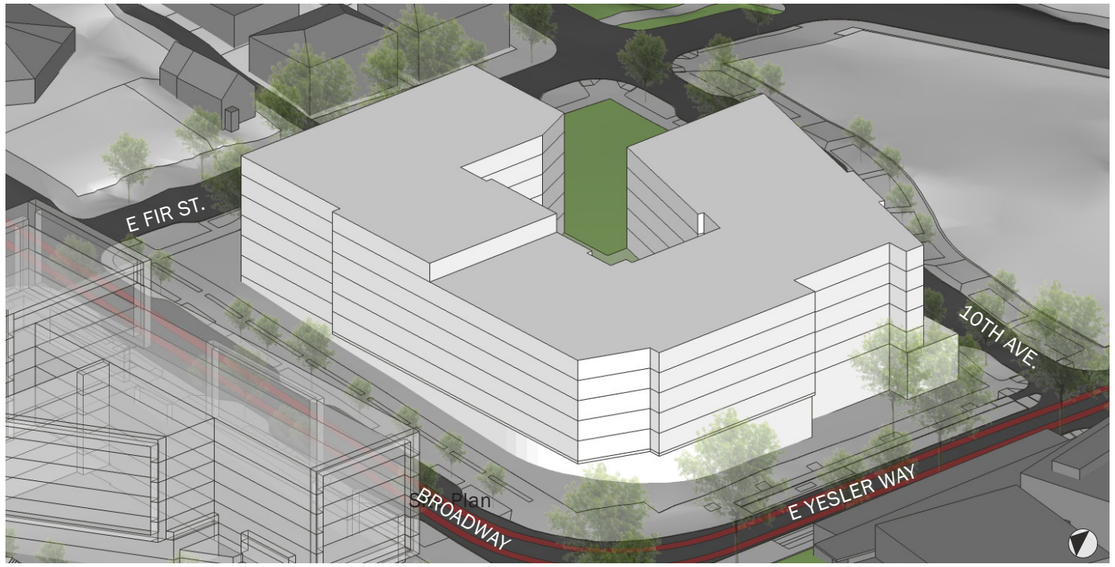
PROS:

- Potential for courtyard to open to park

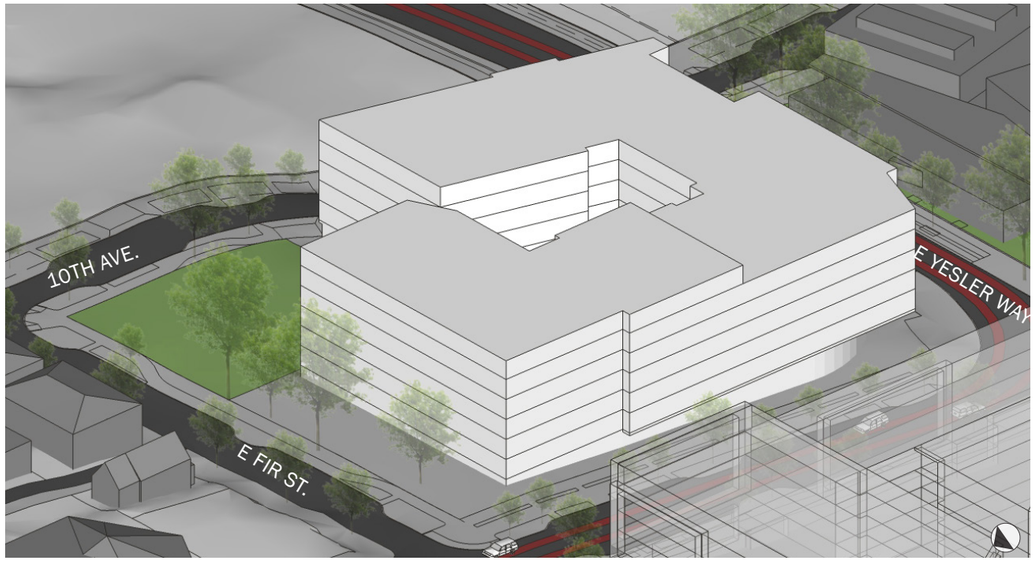
CONS:

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

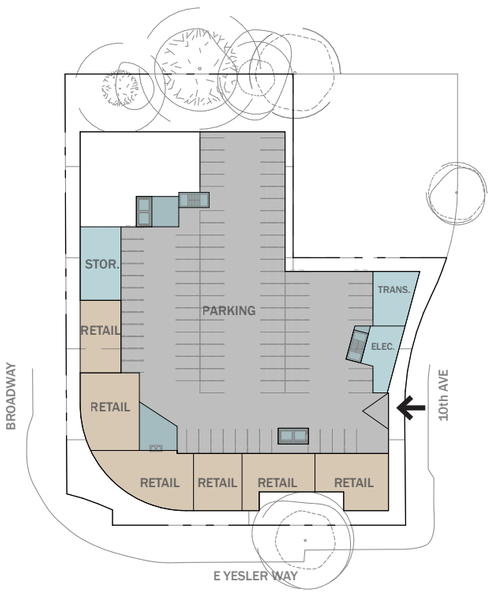
Aerial view looking southwest



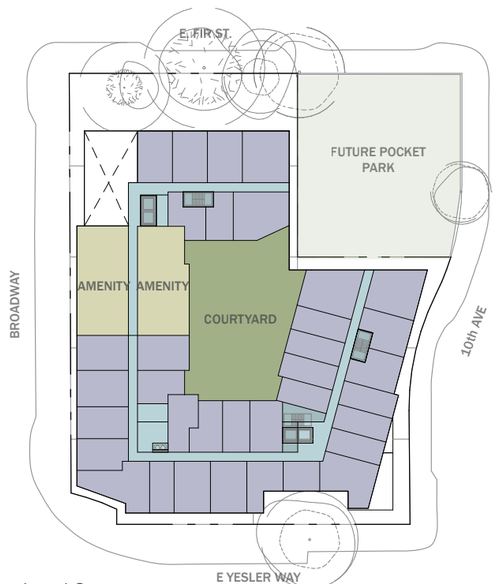
Aerial view looking northeast



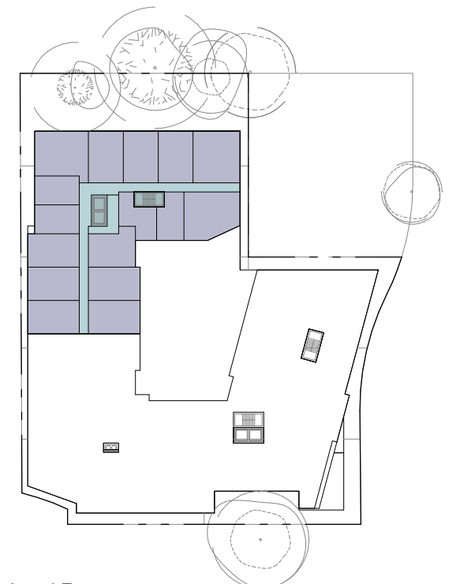
Aerial view looking southeast



Level P1



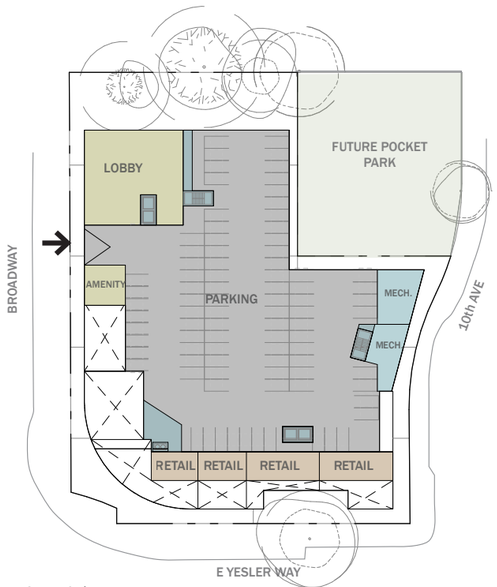
Level 2



Level 7

- Residential
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation

NTS

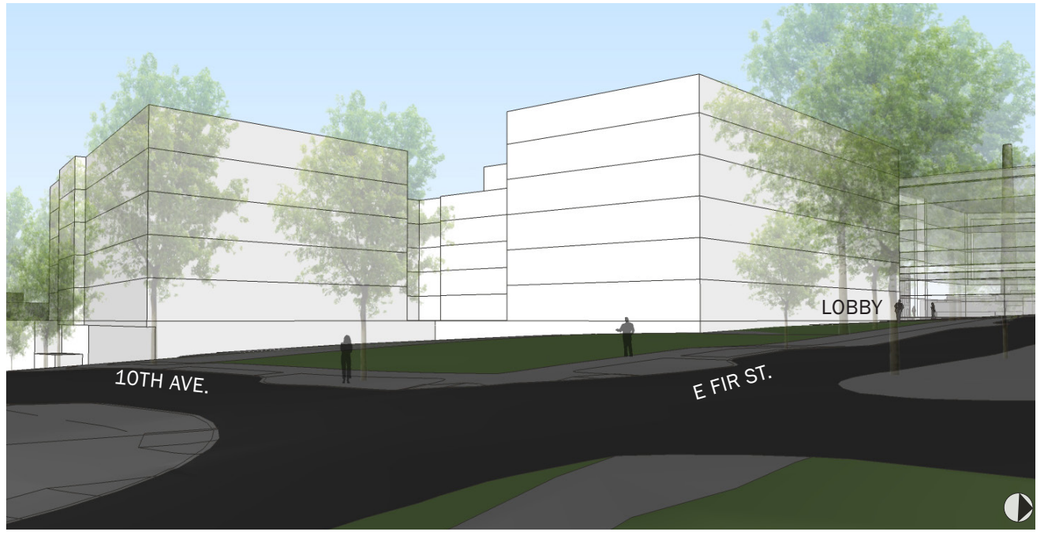


Level 1

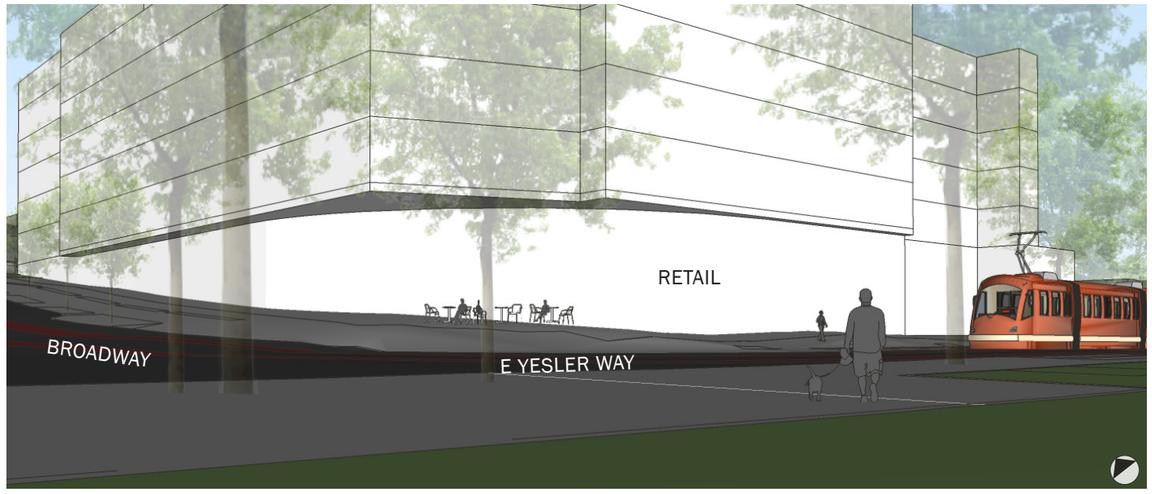
Level 3-6

OPTION B | STREET-LEVEL VIEWS

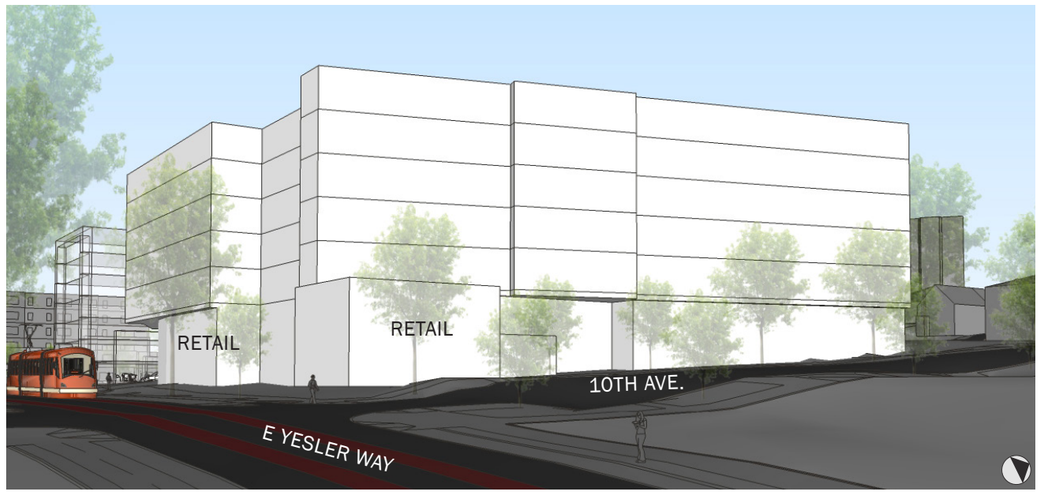
View from E Fir Street and Broadway looking southeast



View from 10th Avenue and E Fir Street looking southwest

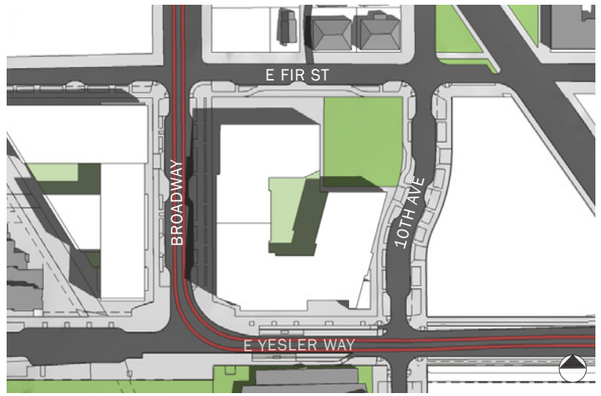
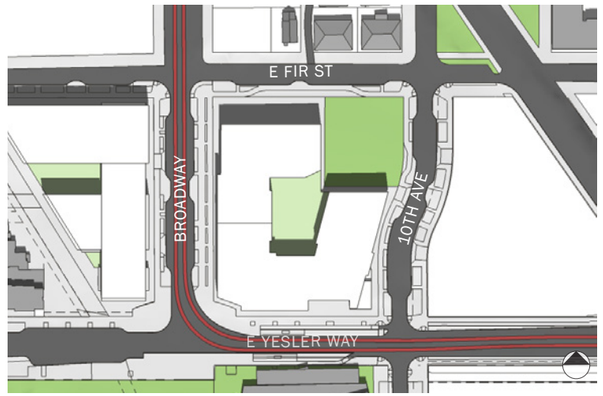
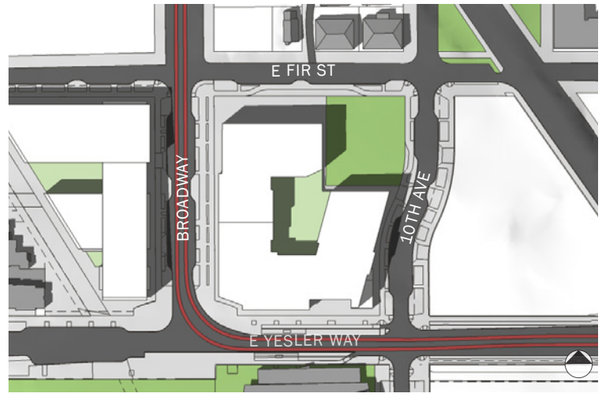
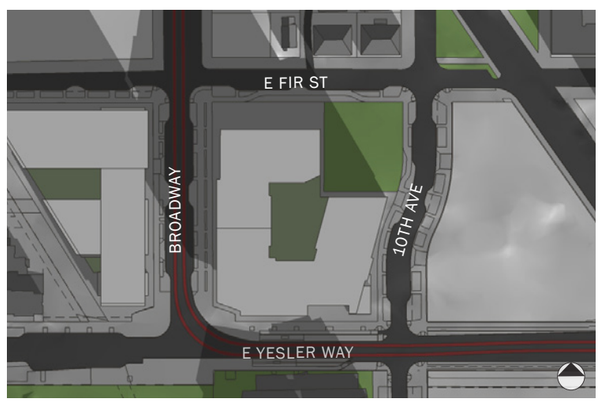
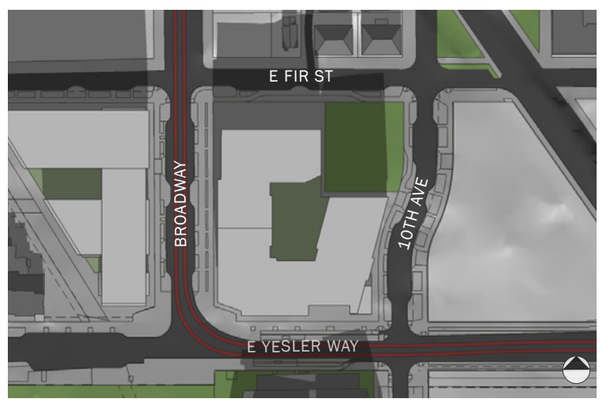
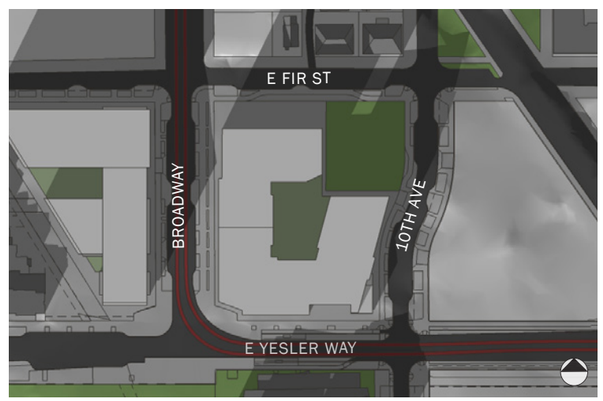


View from Broadway and Yesler Way looking northeast

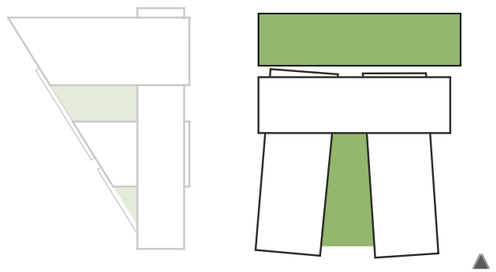


View from 10th Avenue and Yesler Way looking northwest

OPTION B | SHADOW STUDY

	10 AM	NOON	2 PM
JUNE 21st			
MARCH/ SEPTEMBER 21st			
DECEMBER 21st			

OPTION C PREFERRED



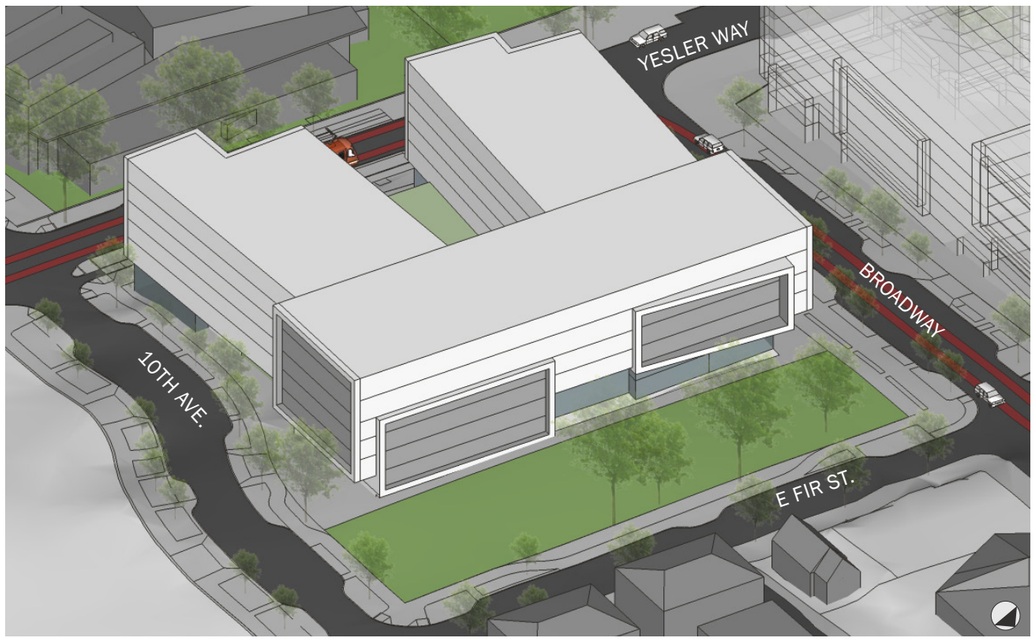
OPTION C: PARTI DIAGRAM

PROS:

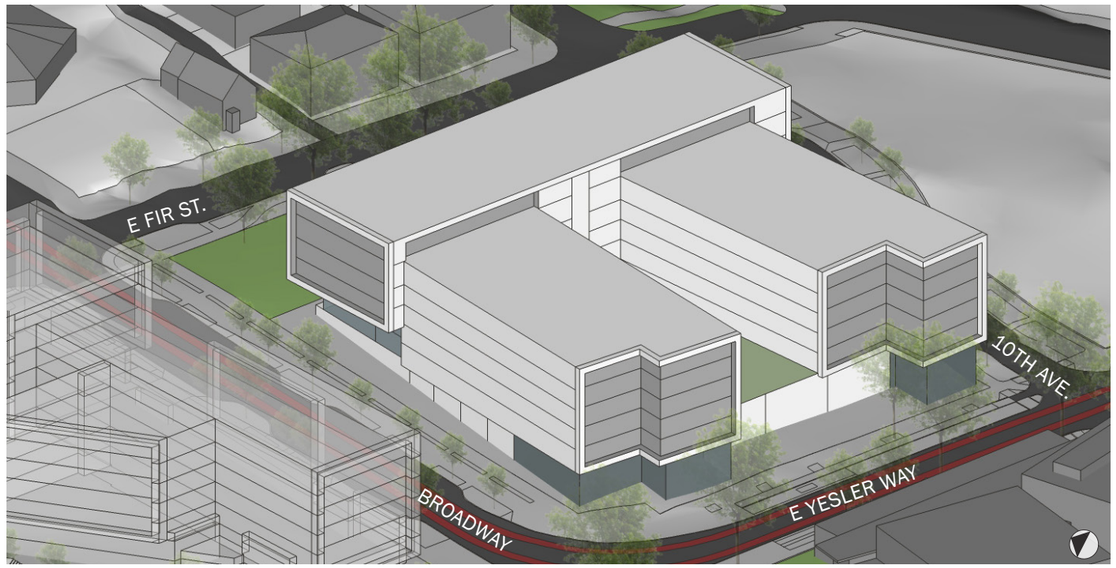
- Good solar access and views from residential courtyard
- Ground Level angles toward park for visibility from major intersections
- “Gasket” has potential to visually connect courtyard and park
- Ground-level plaza adjacent to retail and streetcar stop creates opportunities for spill-out space from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

CONS:

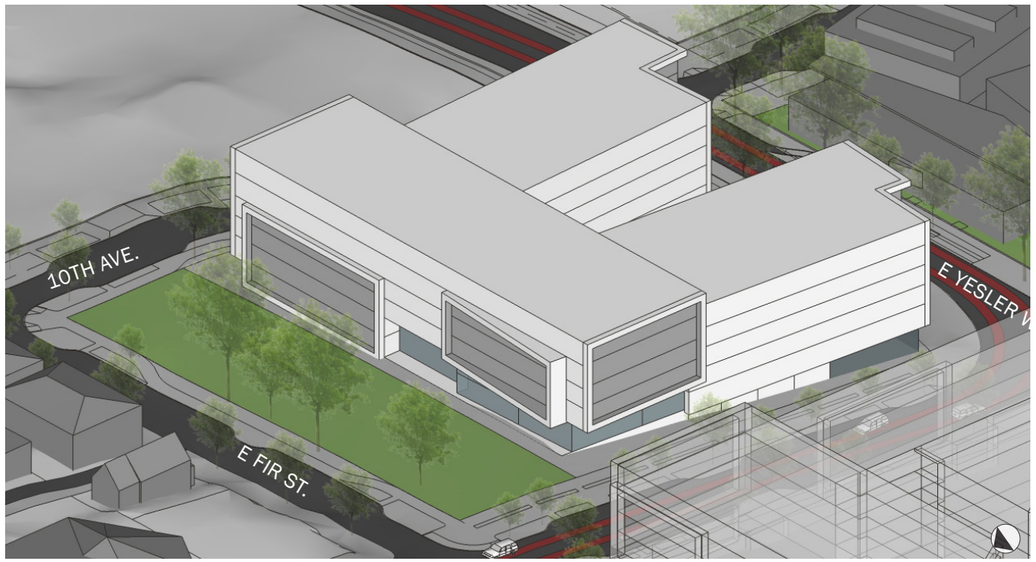
- Requires departures



Aerial view looking southwest

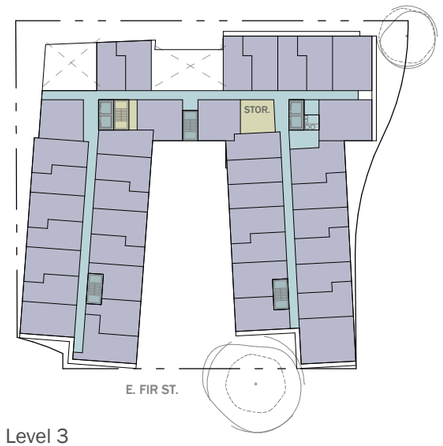


Aerial view looking northeast

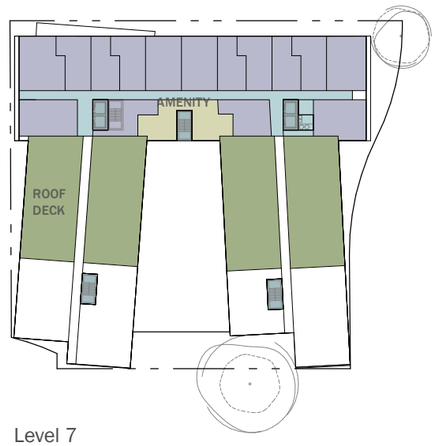


Aerial view looking southeast

Level 1



Level 3

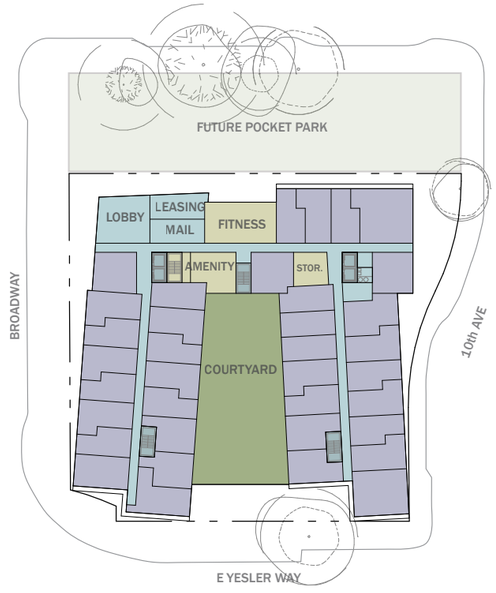


Level 7

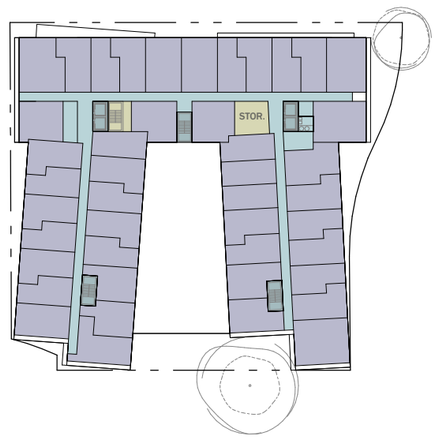
- Residential
- Live-Work
- Outdoor Space
- Amenity
- Parking
- Lobby / Circulation / Mech.
- Vertical Circulation

NTS

Level P1

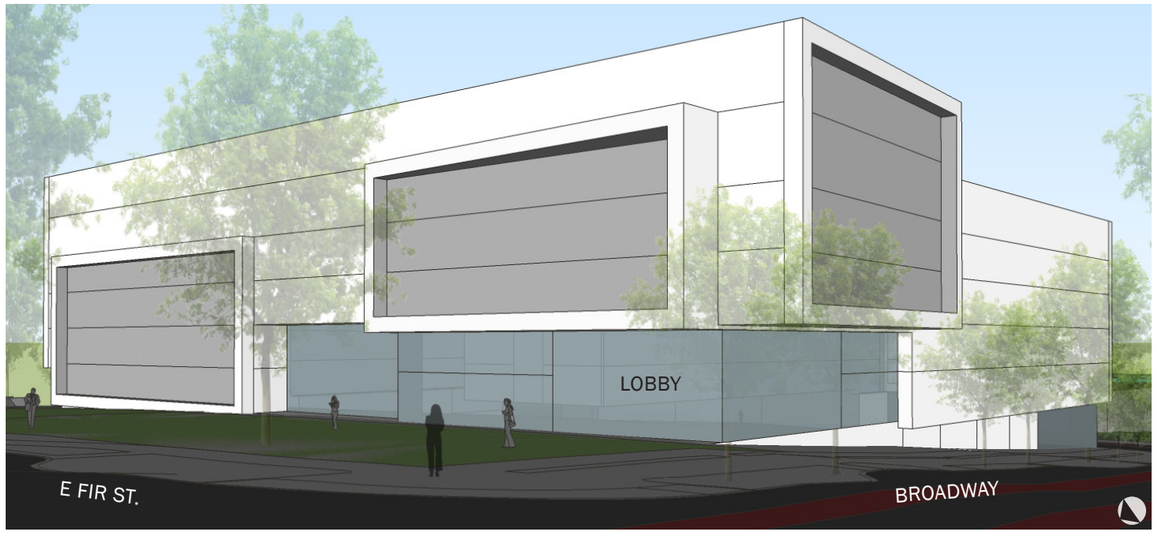


Level 2



Level 4-6

OPTION C - PREFERRED | STREET-LEVEL VIEWS



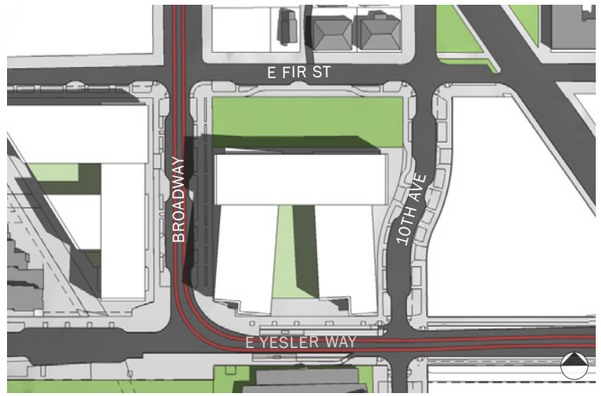
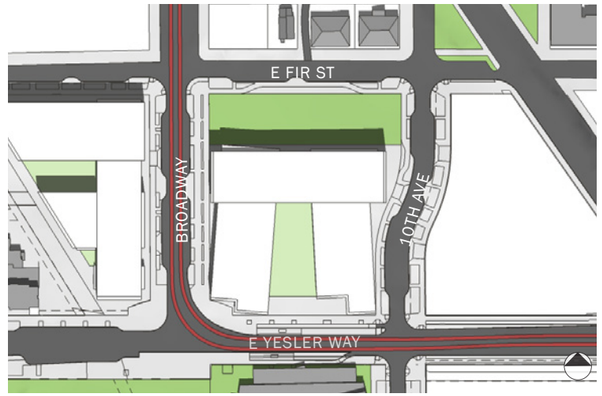
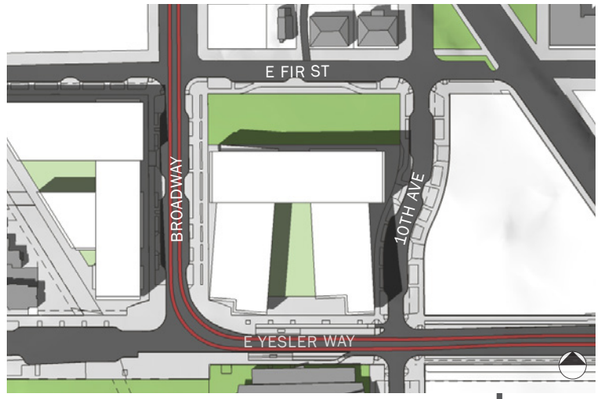
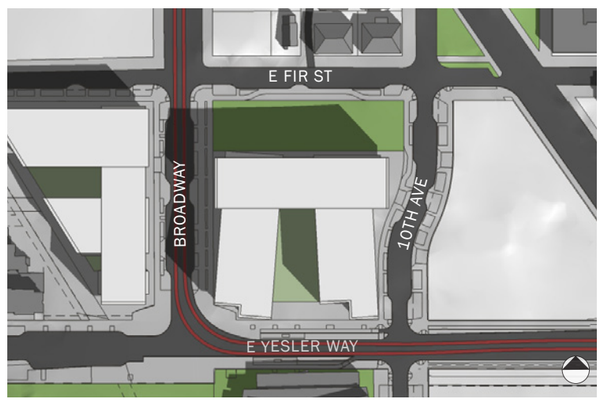
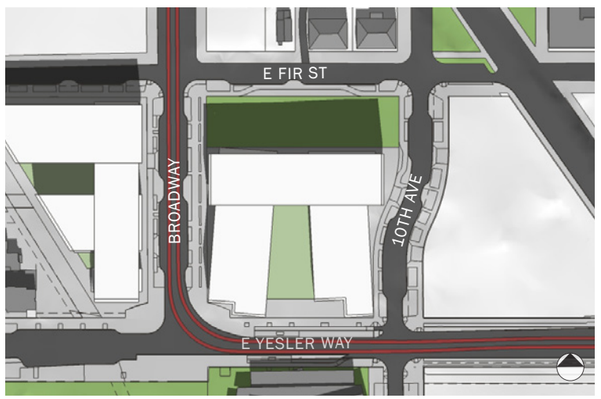
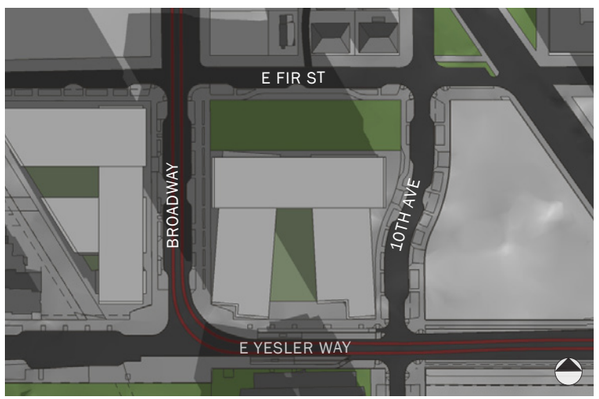
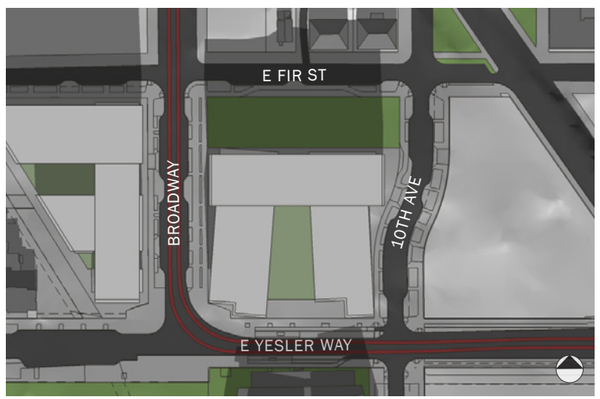
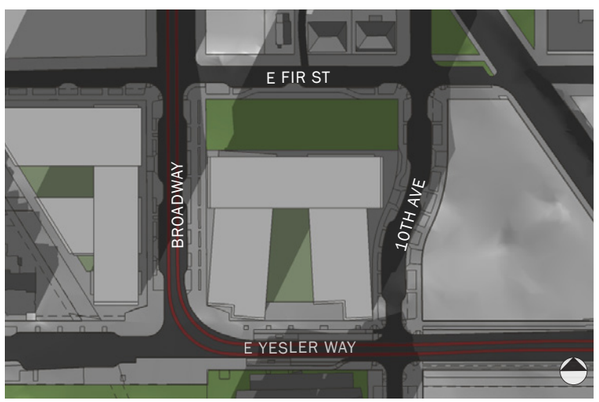
View from E Fir Street and Broadway looking southeast

View from 10th Avenue and E Fir Street looking southwest

View from Broadway and Yesler Way looking northeast

View from 10th Avenue and Yesler Way looking northwest

OPTION C - PREFERRED | SHADOW STUDY

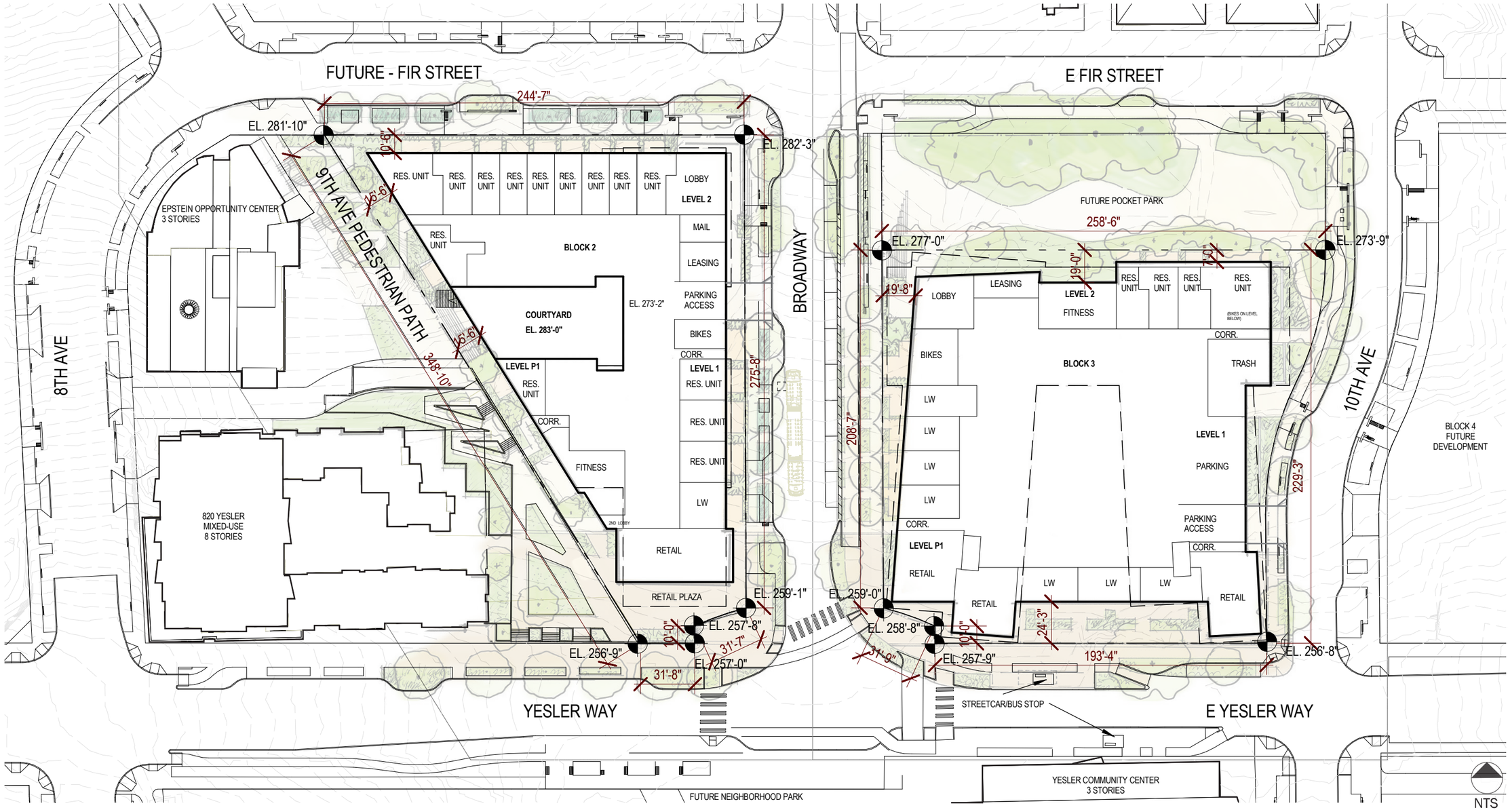
	10 AM	NOON	2 PM
JUNE 21st			
MARCH/ SEPTEMBER 21st			
DECEMBER 21st			

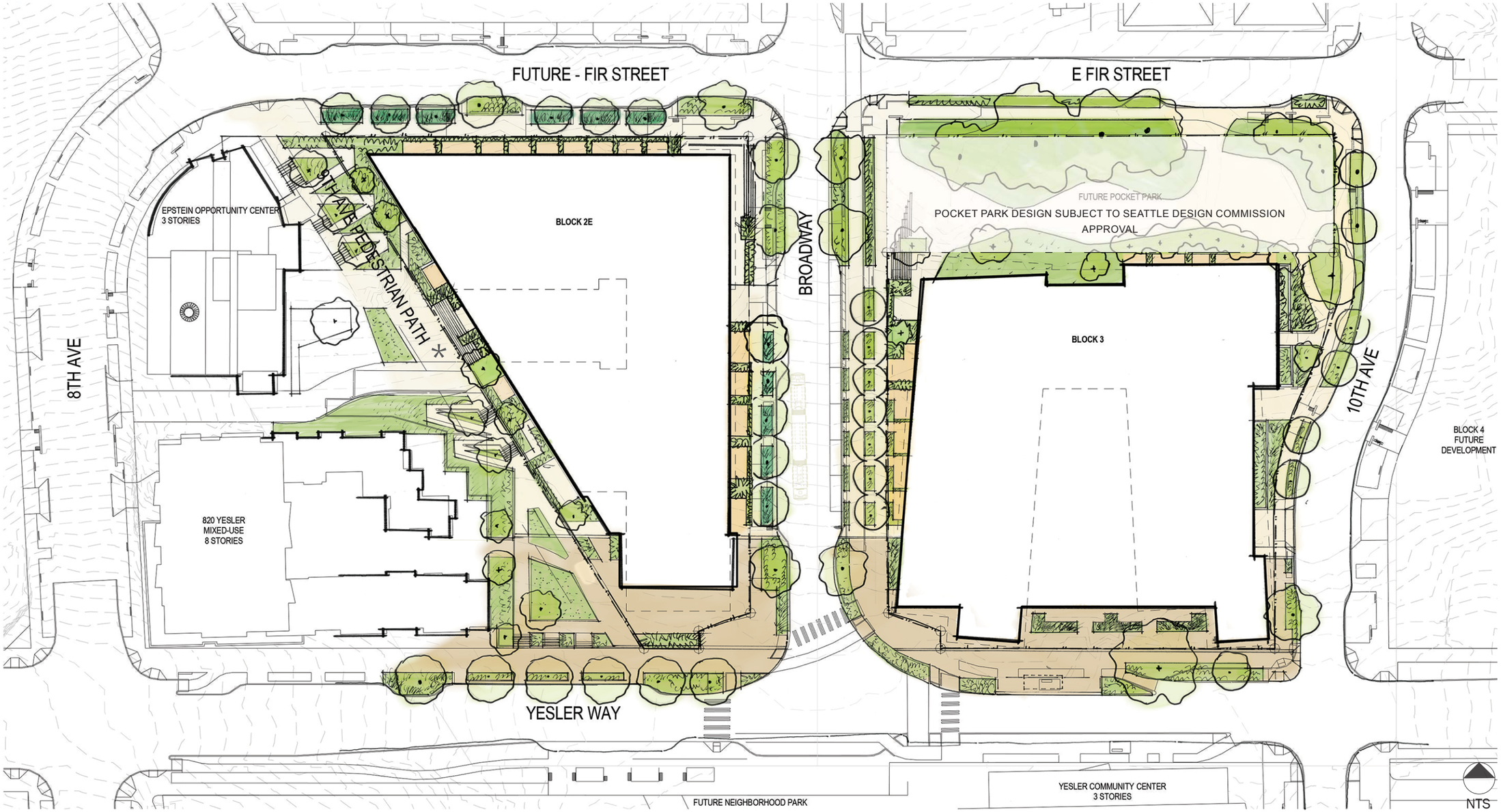
BLOCK 2E

BLOCK 3

SITE PLAN

OPTION C - PREFERRED | SITE PLAN



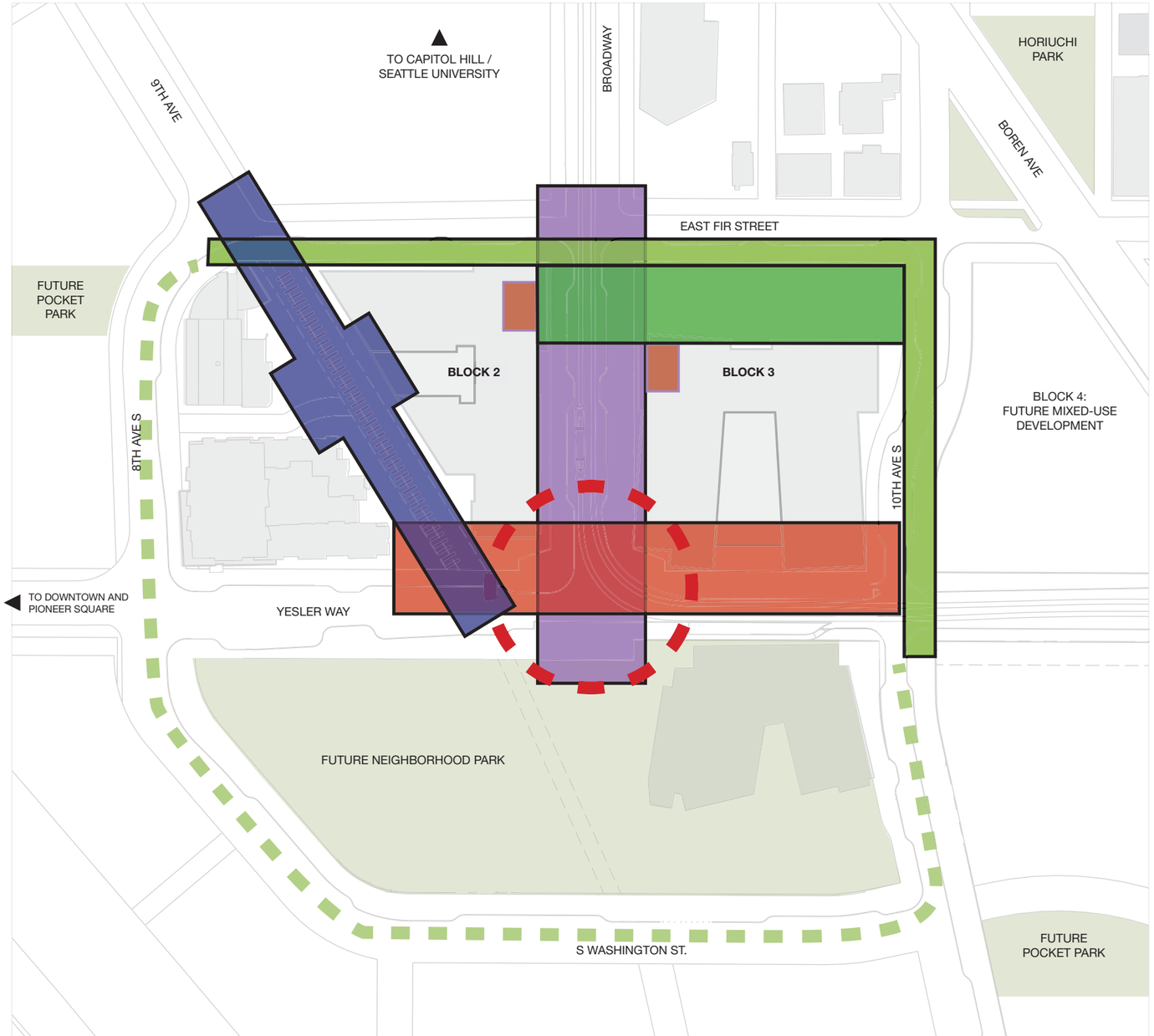


* The project scope includes the design of the northern portion of the 9th Avenue Pedestrian Path, which will connect to the southern portion currently under construction by SHA.

BLOCKS 2E & 3 OPTION C - PREFERRED | LANDSCAPE CONCEPT

SITE DESIGN CONCEPTS

- Engage the community and tenants
- Provide flexible gathering spaces
- Support community connections and community based art
- Promote healthy living through:
  - Plant selections (biophilia and water use)
  - Exercise opportunities
  - Environmentally friendly materials
  - Salvaged materials and adaptive reuse
  - Social gathering spots
  - Water conservation



Green Street Loop

- Garden walk quality
- Hill Climb rest areas (10th Ave S)
- Syncopated Rain Gardens (E Fir St)

Pocket Park *

- Informal and exploratory play focusing on discovery and serendipity
- Social plaza with expressive lighting elements community table, and informal seating
- Public/private buffer at southern edge
- Engagement with existing trees
- Extend park quality west across Broadway
- Pronounce curb bulb landscape and create threshold
- Link lobby architectural program

Retail Connector

- Unifying hardscape material as organizing element
- Social community plaza
- Landscape as accent within hardscape plaza
- Transit stop / Retail edge activation
- Link across Broadway potential

Yesler Hub

- Welcome front door
- Connection to community center and Yesler Terrace neighborhood park
- Apex views and rest opportunities
- Potential to inform sidewalk design on south side of Yesler Way to further unify hub

Broadway Corridor

- Connectivity of rain garden cells (west side)
- Cycletrack linkage (east side)
- Response to Architectural rhythm of residential terraces
- Verdant street quality as prelude to park entry

Pedestrian Path

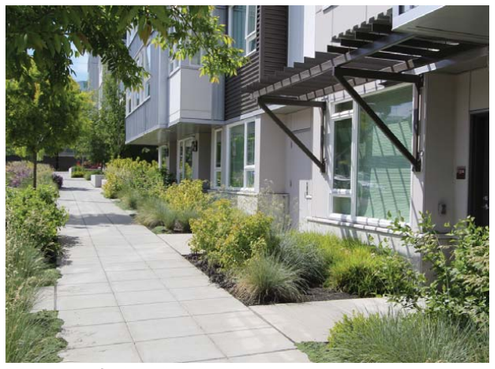
- Rest opportunities / views / inherent exercise element
- Community connection
- Expressive robust landscape
- Mid-hill climb community bleachers / activity zone
- Integration to existing stair design to south

*Pocket park design is subject to Seattle Design Commission approval

Green Street Loop

East Fir Street - Syncopated Rain Gardens

10th Avenue - Garden walk quality with rest areas



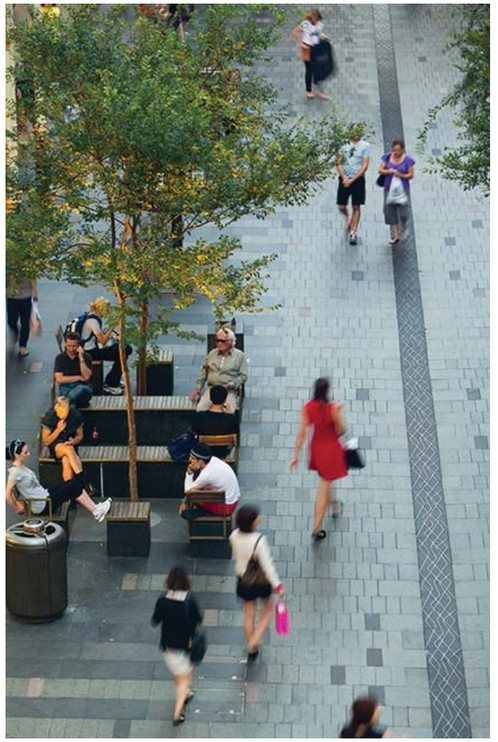
10th Avenue - Garden walk quality with landscape

Pocket Park

Social plaza space

Informal and exploratory play

Retail Connector

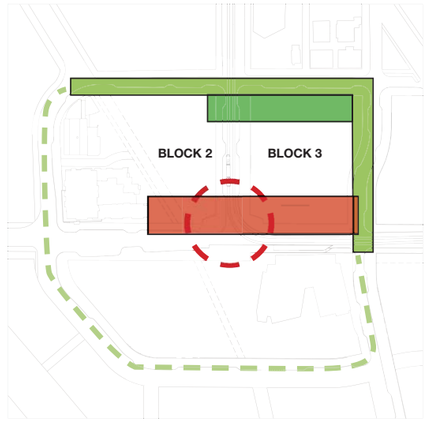


Unifying hardscape material with pattern to define edges

Active retail edge with eddy spaces

Yesler Hub

Connection across Street with pacing and wide sidewalk



BLOCKS 2E & 3 OPTION C - PREFERRED | LANDSCAPE CONCEPT

Broadway Corridor


Pedestrian / cycling separation


Linear raingarden element


Connectivity of raingarden cells


Rhythm of residential terraces

Verdant street quality


Grade separated Cycletrack

Pedestrian Path

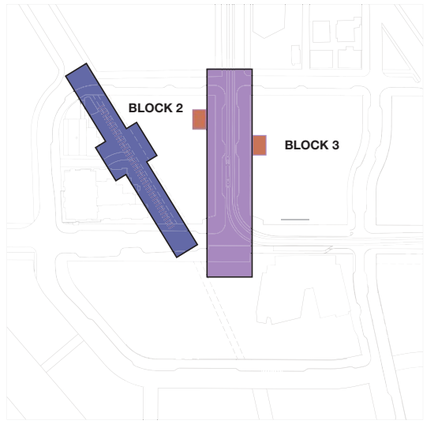

Community connection along with rest opportunities at pedestrian node


Integral play element


Expressive robust landscape


Integral bike channel


Stormwater expression

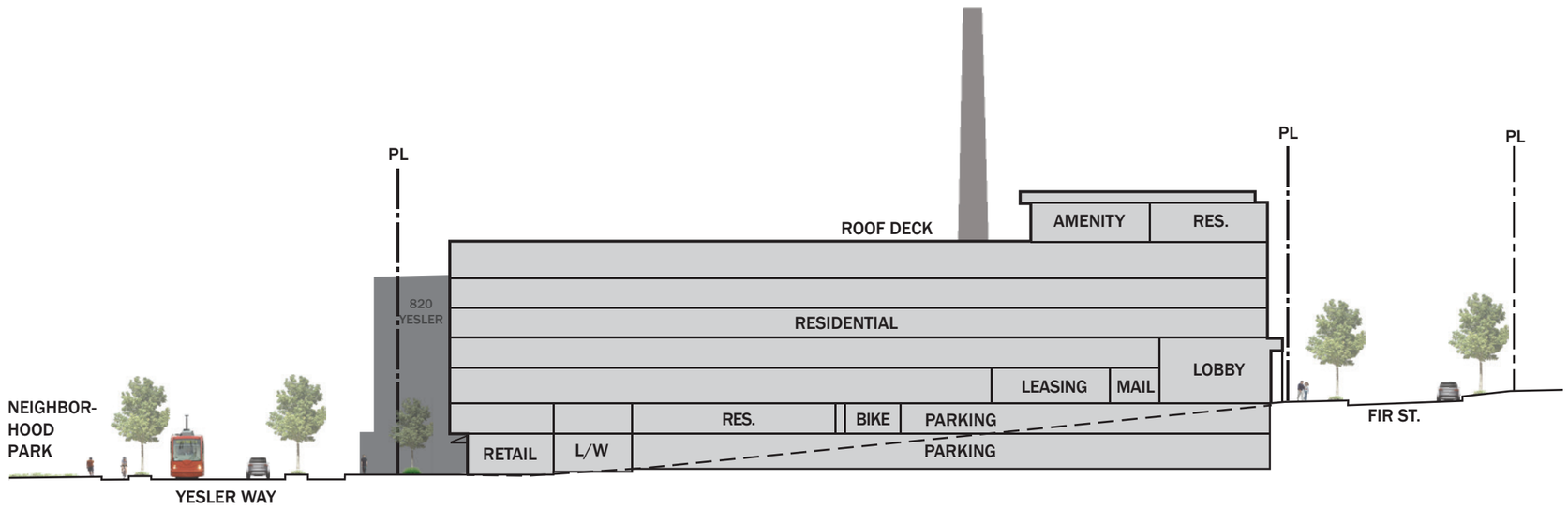


BLOCKS 2E & 3 OPTION C - NORTH-SOUTH SECTIONS

BLOCK 2E

BLOCK 3

SECTIONS



BLOCK 2E: NORTH-SOUTH SECTION

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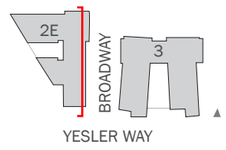

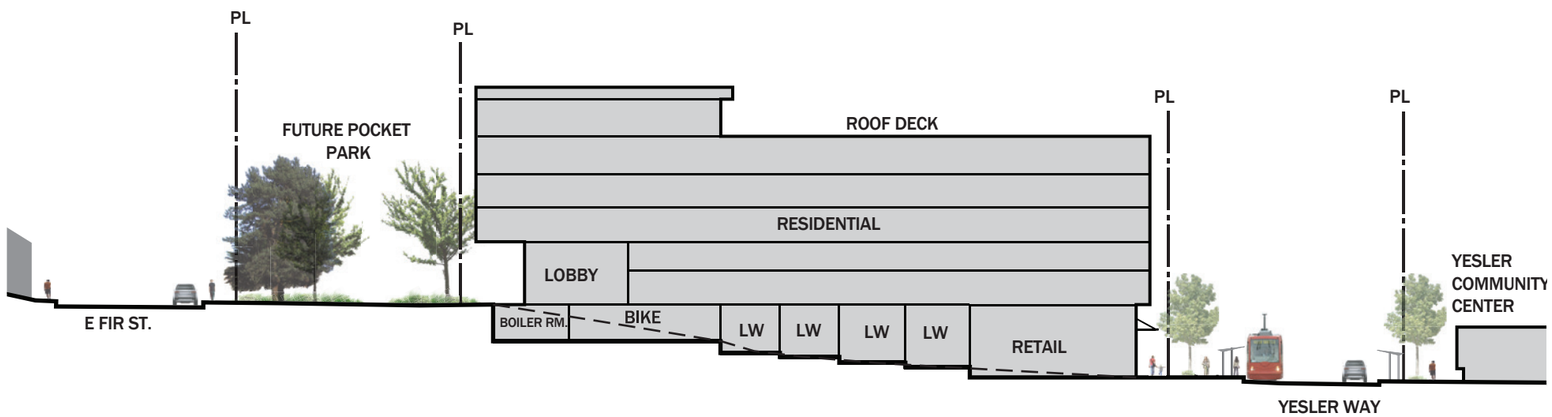

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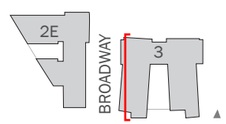
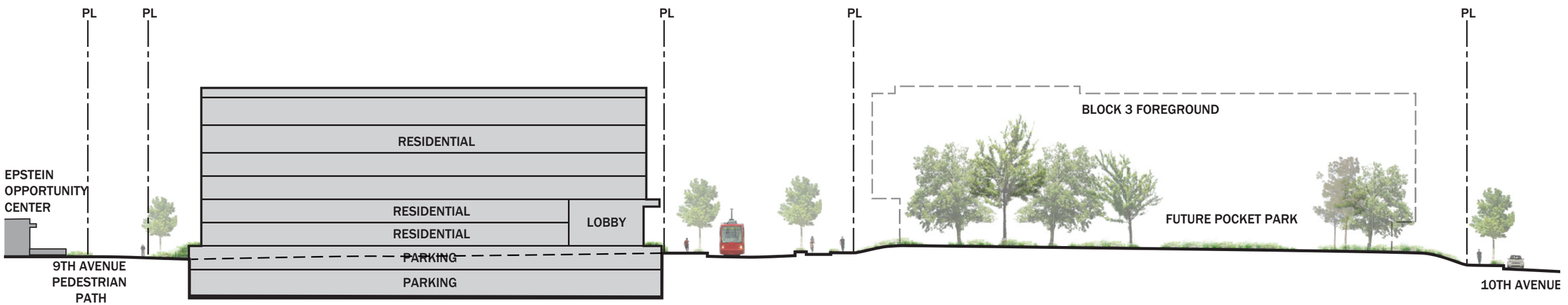
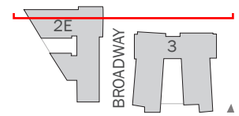


BLOCKS 2E & 3 OPTION C - EAST-WEST SECTIONS





BLOCK 2E & 3: EAST-WEST SECTION THROUGH LOBBY AND POCKET PARK

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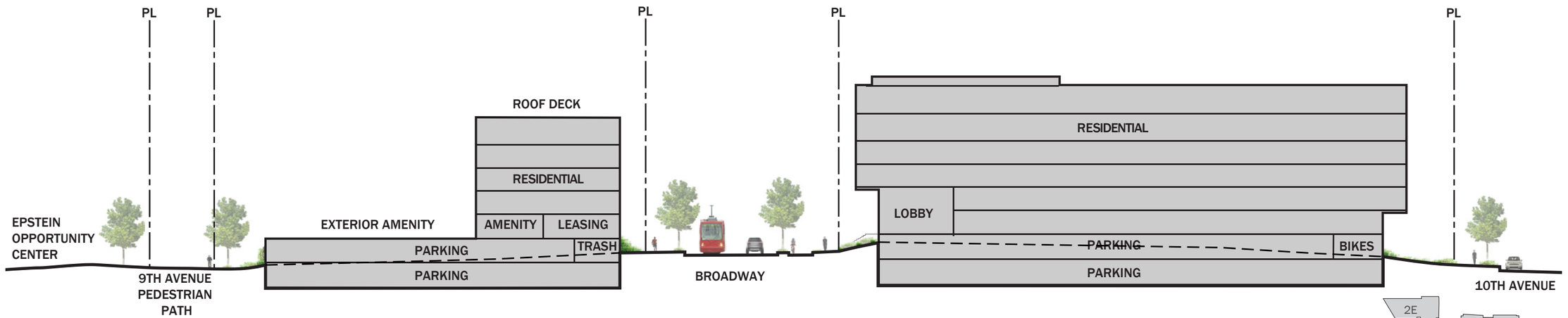

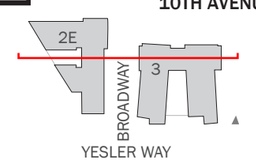

BLOCK 2E & 3: EAST-WEST SECTION THROUGH COURTYARD AND LOBBY

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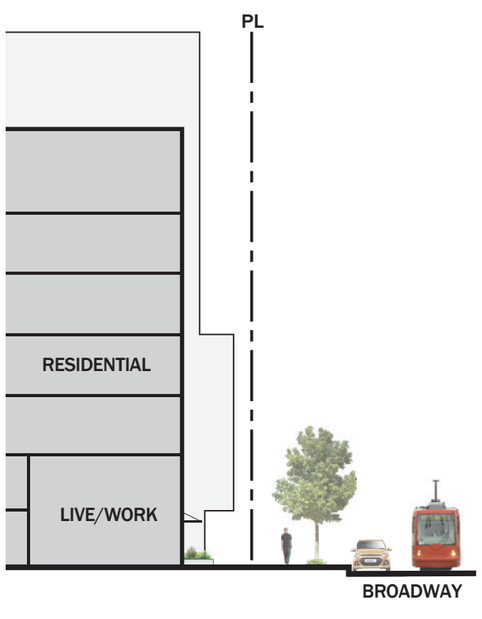

BLOCK 2: STREET SECTION AT BROADWAY LIVE/WORK

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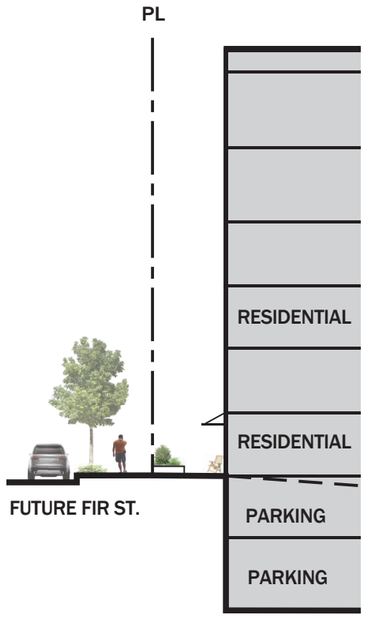

BLOCK 2: STREET SECTION AT FUTURE FIR STREET

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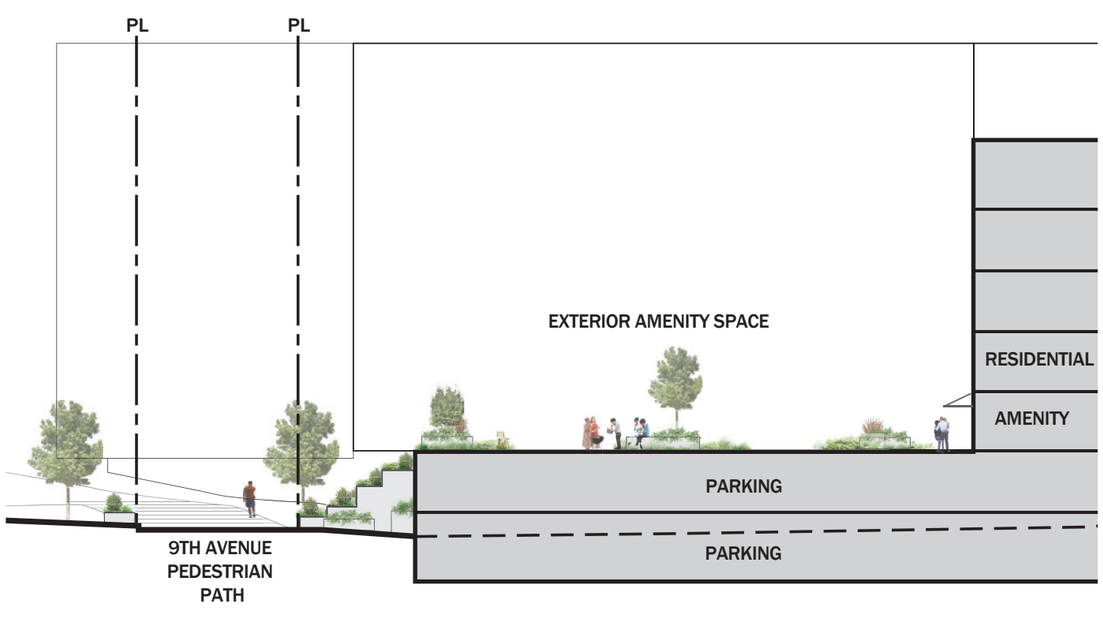

BLOCK 2: SECTION E-W THROUGH PED. PATH AND COURTYARD

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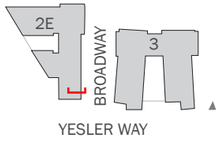
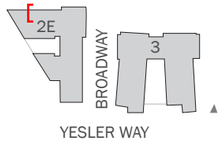
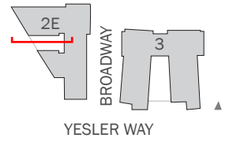
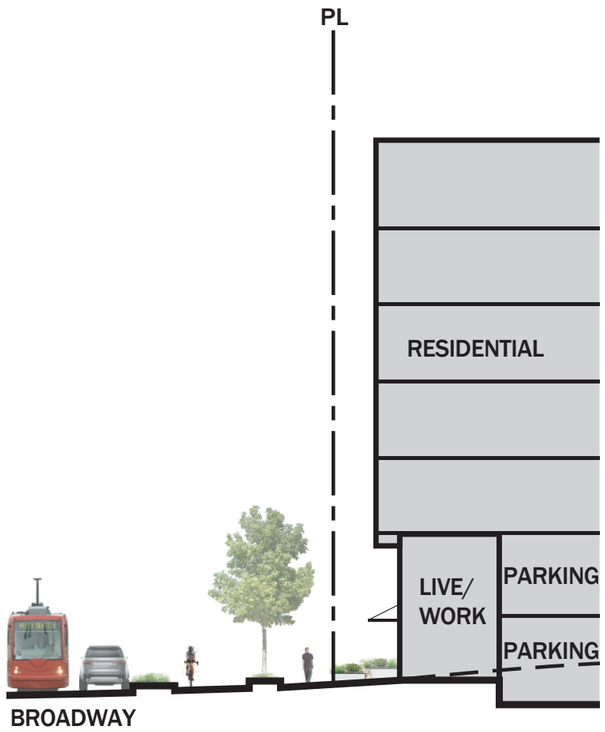


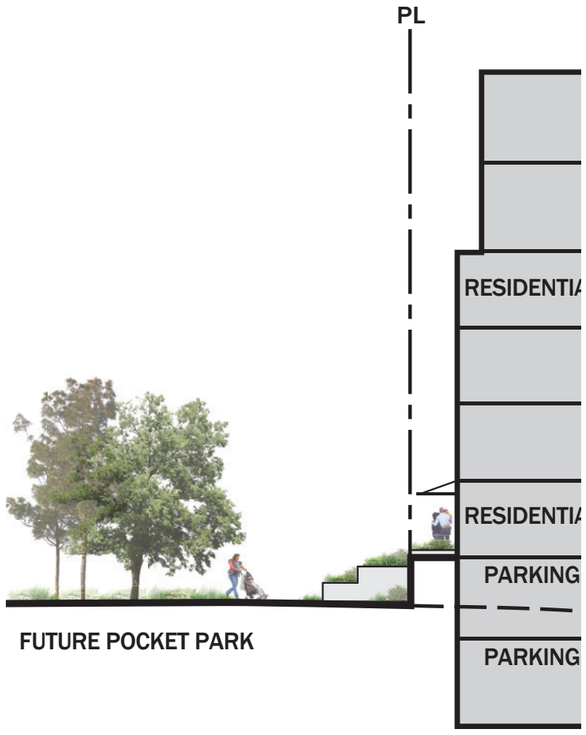




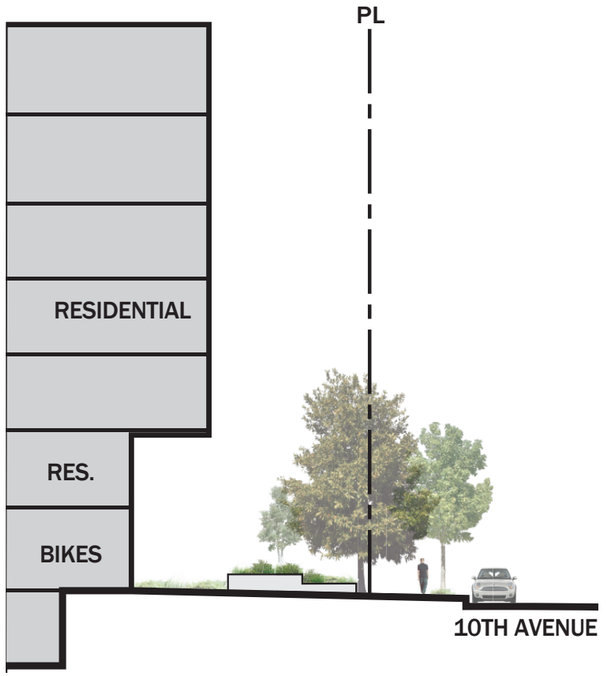
BLOCK 3 OPTION C - STREET EDGE SECTIONS



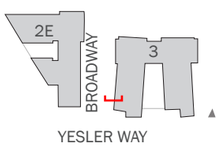
BLOCK 3: SECTION E-W THROUGH LIVE-WORK
N.T.S.

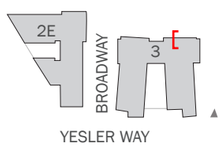


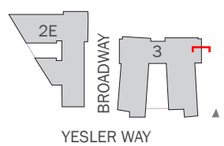
BLOCK 3: SECTION N-S THROUGH POCKET PARK
N.T.S.

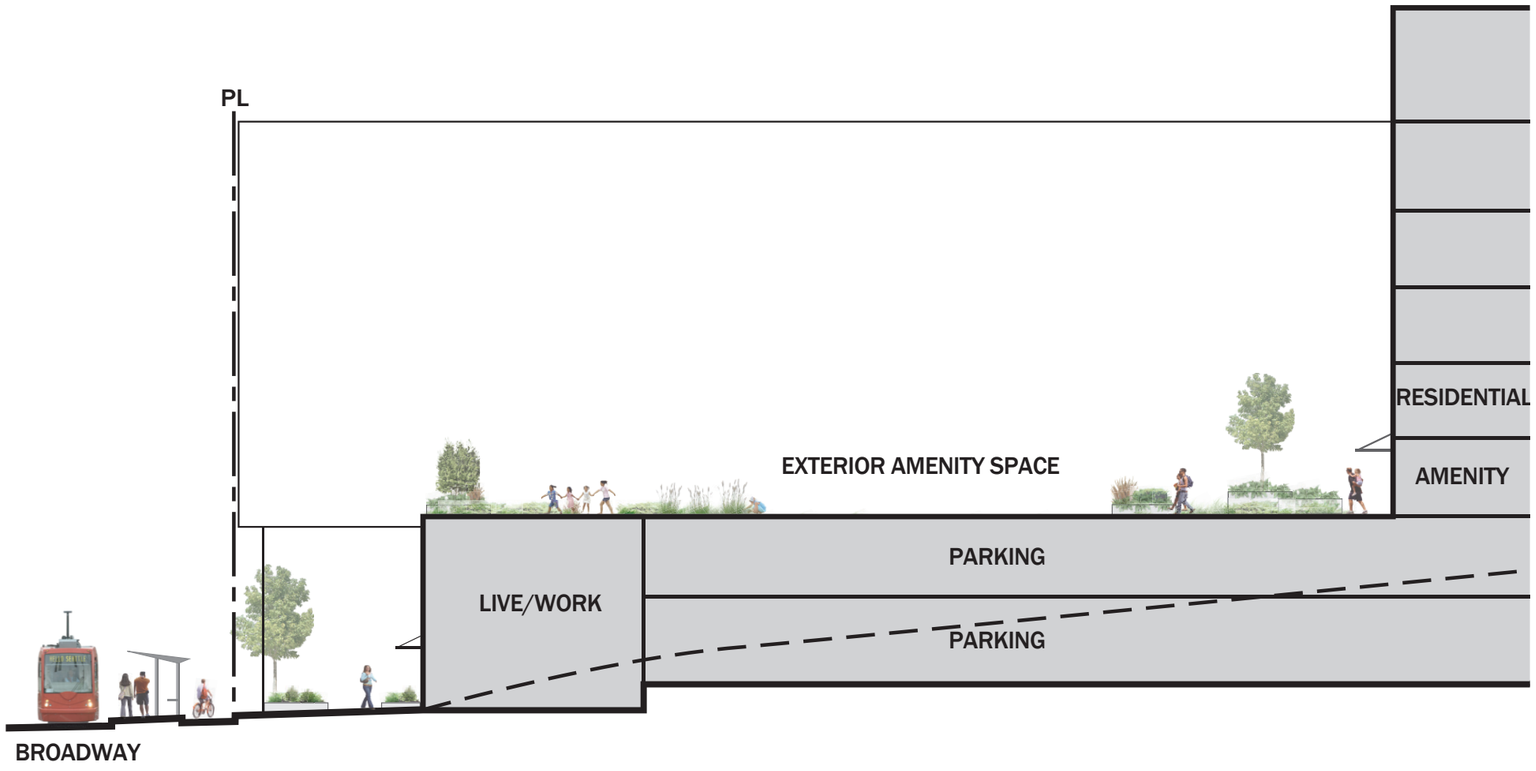


BLOCK 3: SECTION E-W AT 10TH AVENUE
N.T.S.









BLOCK 3: SECTION E-W AT 10TH AVENUE

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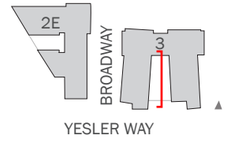


BLOCK 2E

BLOCK 3

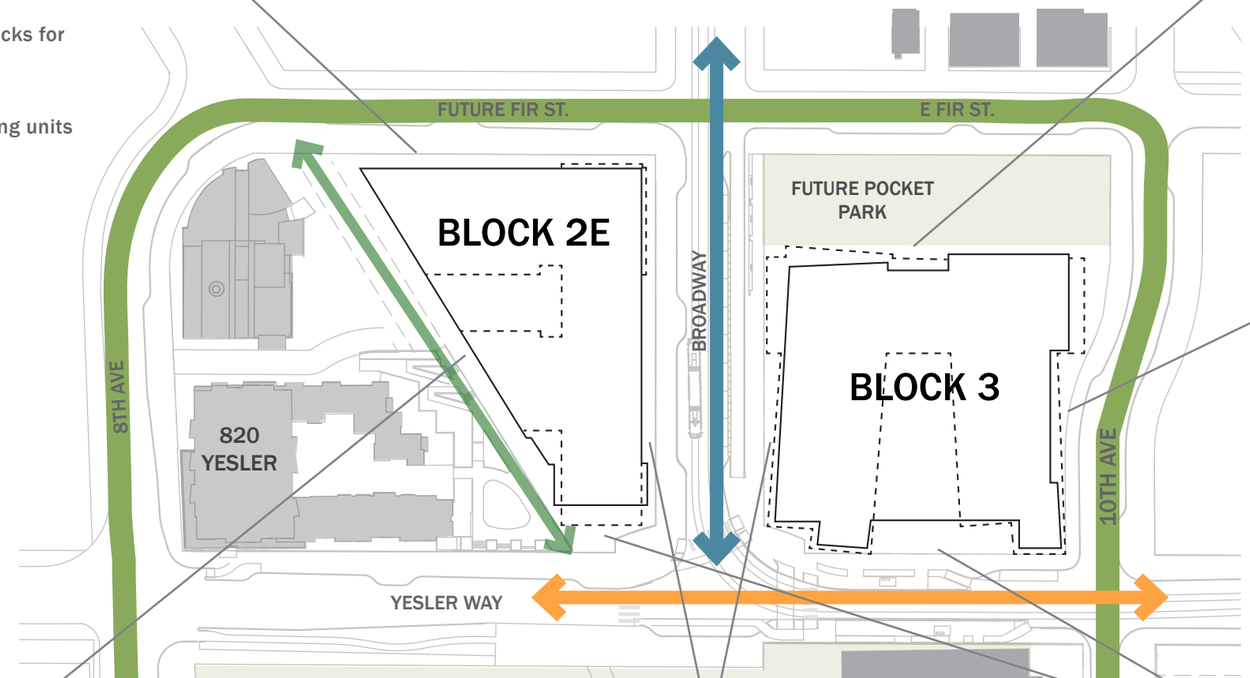
STREET EDGE CHARACTER

SITE RESPONSE | PREFERRED MASSING

The three designated street characters for Yesler Terrace are Arterials, Connectors, and the Green Street Loop. In addition, Block 2E is bounded by a pedestrian path to the west, and Block 3 by a future pocket park to the north. Each of these different circulation types require a unique frontage response that mediates between street character, design for safety and security, and use of adjacent spaces.

5. FUTURE FIR STREET: GREEN STREET LOOP FRONTAGE

- Quiet residential quality
- Stoops and landscape setbacks for defensible space
- Raingardens
- Articulated individual dwelling units at ground-level



3. POCKET PARK FRONTAGE

- Articulated dwelling units at ground-level
- Modulation
- Highly transparent lobby and amenity spaces provide eyes on the park

6. 10TH AVE: GREEN STREET LOOP FRONTAGE

- Quiet residential quality
- Meandering sidewalks with pause points
- Raingardens and enhanced landscaping
- Bike room and retail activation
- Garden-walk quality

2. PEDESTRIAN PATH

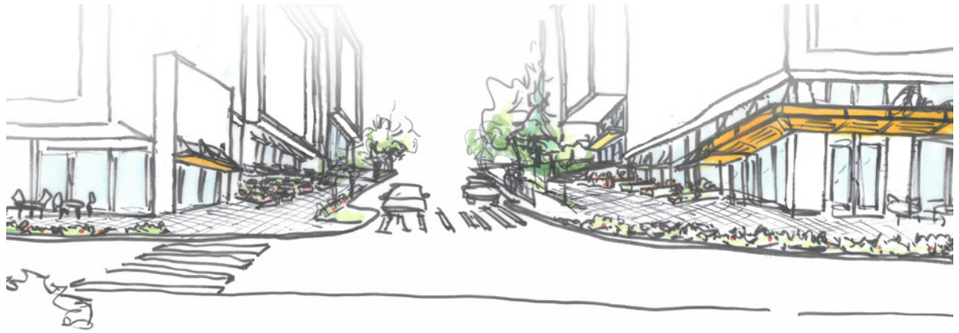
- Strong residential quality
- Neighborhood gathering space adjacent to Epstein Opportunity Center (Steam Plant)
- Highly modulated building form
- Connected to residential outdoor amenity spaces
- Fitness room and secondary lobby connection

1. BROADWAY: MINOR ARTERIAL

- Urban residential quality
- Stepped Live-Work, Retail and Lobbies at grade
- High transparency and weather protection
- Visual transition from residential street edge to the heart of the neighborhood
- Visibility to the park created by generous angled setback of first two levels

4. YESLER: MINOR ARTERIAL FRONTAGE

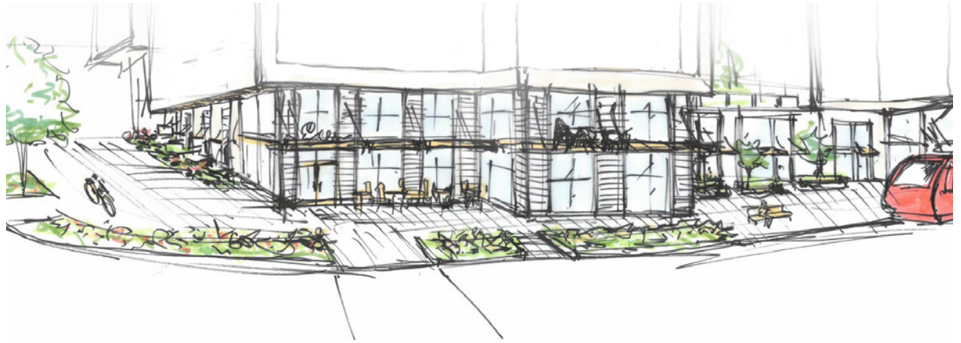
- Retail edge to focus commercial activity
- Retail at corners marks the heart of the neighborhood
- Plaza for retail spill-out and public space of respite adjacent to streetcar/bus stop and Yesler Community Center
- Live-Work units to activate street



1 Vignette of Broadway street character

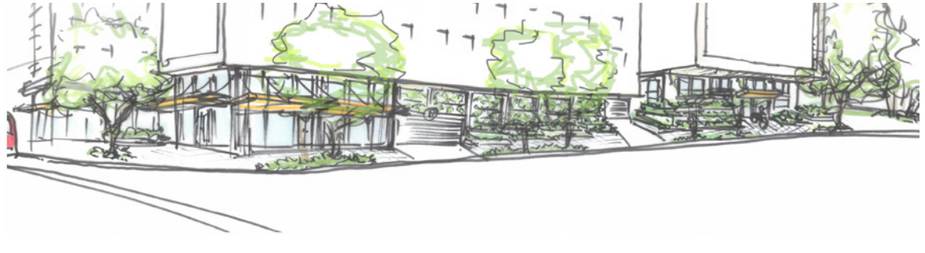
2 Vignette of the pedestrian path frontage character

3 Vignette of pocket park frontage character



4 Vignette of Yesler Way street character

5 Vignette of Future Fir Street - Green Street Loop character



6 Vignette of 10th Avenue - Green Street Loop character

POTENTIAL DEPARTURES | BLOCK 2E | SUMMARY

1 **SMC 23.75.130 Maximum width of regulated façade**

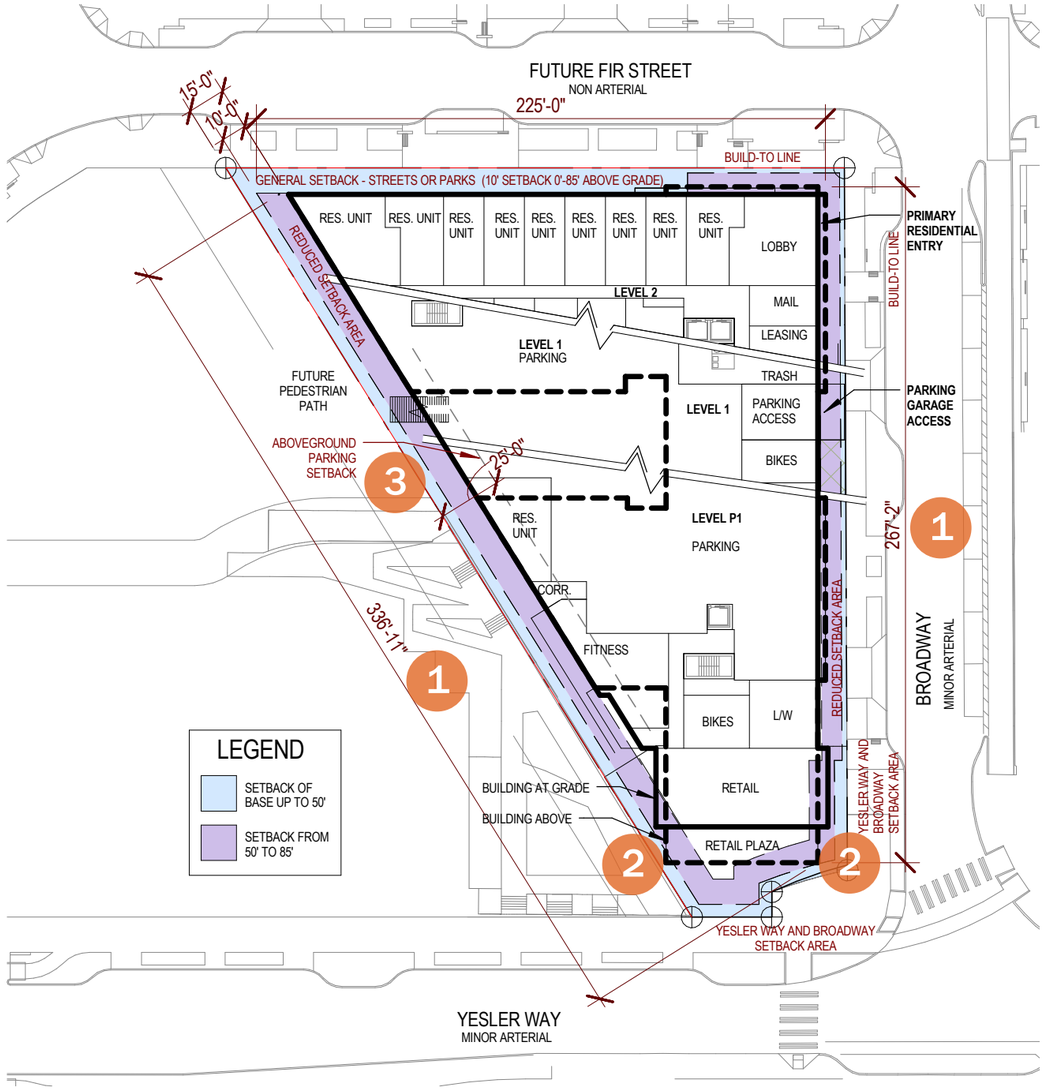
A departure may be requested to increase the regulated facade width from a code required 240’ width to 267’-2” along Broadway and 336’-11” along the pedestrian path.

2 **SMC 23.75.140 Setbacks**

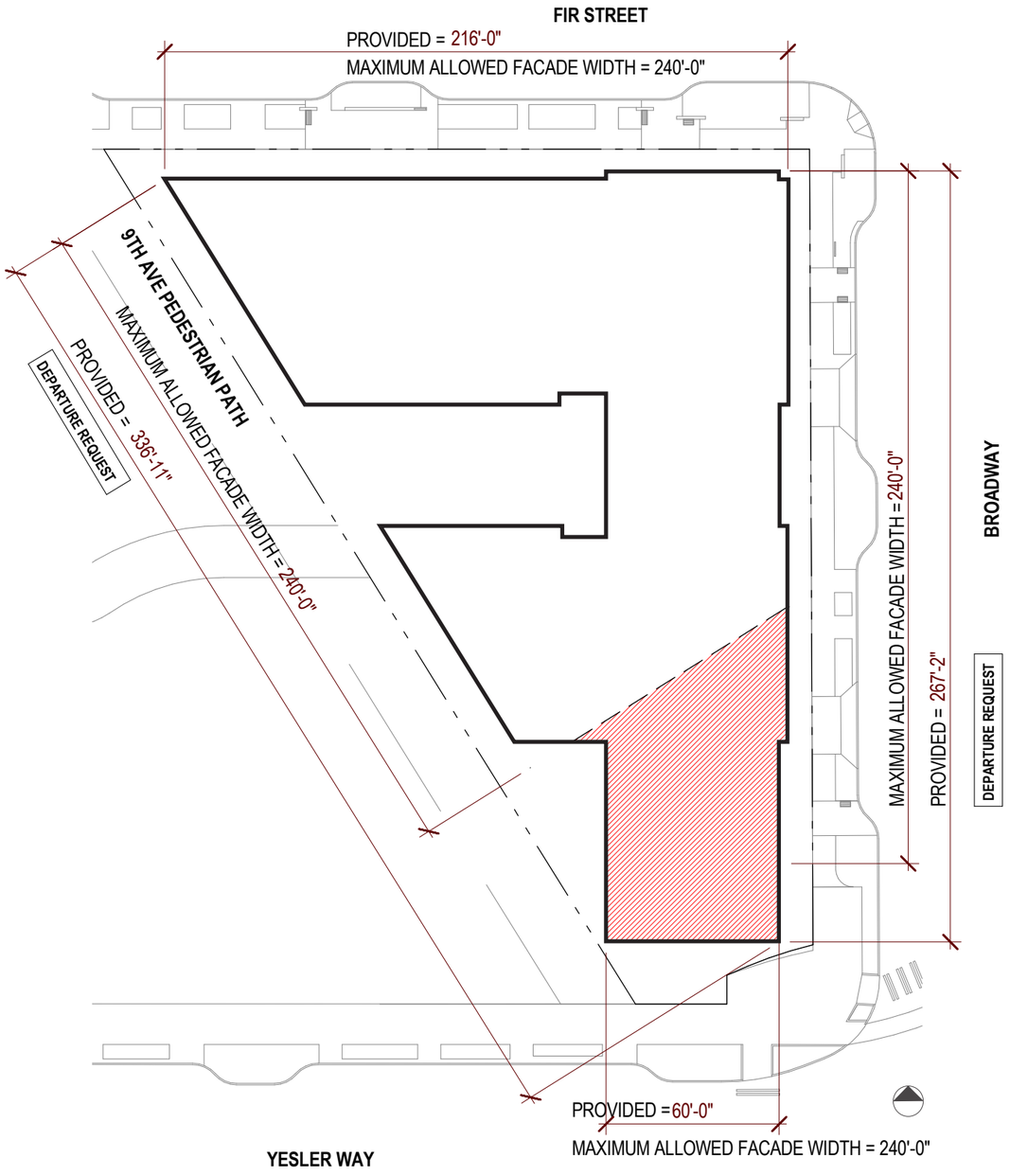
A departure may be requested to extend into the required setbacks for the following locations to reinforce the building shape, modulation and concept.

3 **SMC 23.75.180.F Minimum setbacks for aboveground parking**

A departure may be requested to permit small portions of aboveground parking on Level P1 and Level 1 to extend into the required minimum setbacks per Exhibit B for 23.75.180.



POTENTIAL DEPARTURES | BLOCK 2E | MAXIMUM FACADE WIDTH



1 **DEVELOPMENT STANDARD REQUIREMENT**

SMC 23.75.130 Maximum width of regulated façade

Each regulated facade is limited to 240 feet in width

DEPARTURE REQUEST/PROPOSAL

A departure may be requested to increase the regulated facade width from a code required 240’ width to 267’-2” along Broadway and 336’-11” along the pedestrian pathway.

JUSTIFICATION

The preferred scheme proposed facade length along Broadway exceeds the required width by approximately 27’. The proposed width provides an urban presence along Broadway and allows for the building to mark the corner at both Fir Street and Yesler Way, to provide distinctive entry into the heart of Yesler Terrace and emphasize the corner conditions as response to unique street characteristics (CS2, DC2). Modulation is provided along Broadway.

Due to a diagonal property line, the boundary along the pedestrian path is significantly longer than the rectilinear boundaries at the street. In order to comply with the 240’ length, the building would need to break up into two buildings, which will detract from the gateway presence and the opportunity to integrate the pedestrian path with the exterior residential amenity spaces of the project, particularly the courtyard. Furthermore, significant modulation in the form of two legs breaks up the building along the pedestrian path.

POTENTIAL DEPARTURES | BLOCK 2E | SETBACKS

2 DEVELOPMENT STANDARD REQUIREMENT

SMC 23.75.140 Setbacks and Projections

Setbacks required for Block 2E include:

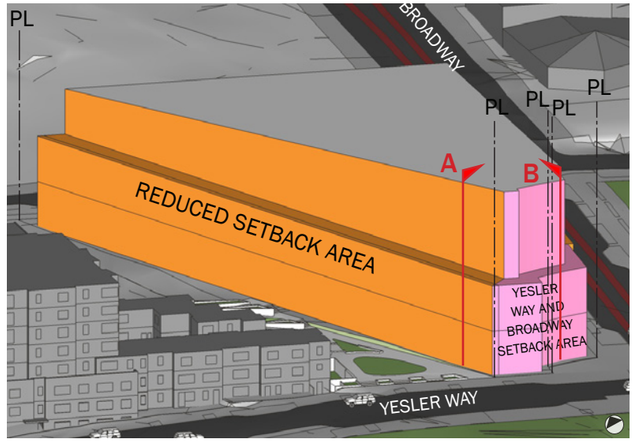
- General Minimum Setback Streets or Parks
- Special Setback Condition Build-To Line
- Special Setback Condition Reduced Setback Area
- Special Setback Condition Yesler Way & Broadway Setback Area

DEPARTURE REQUEST/PROPOSAL

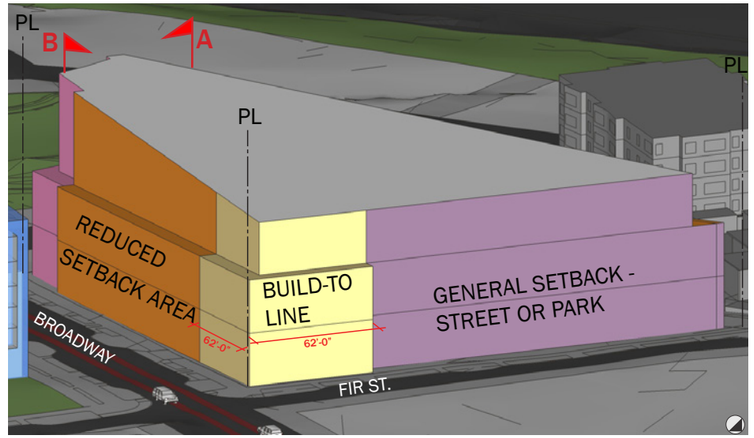
A departure may be requested to extend into the required setbacks as illustrated in the following diagrams.

JUSTIFICATION

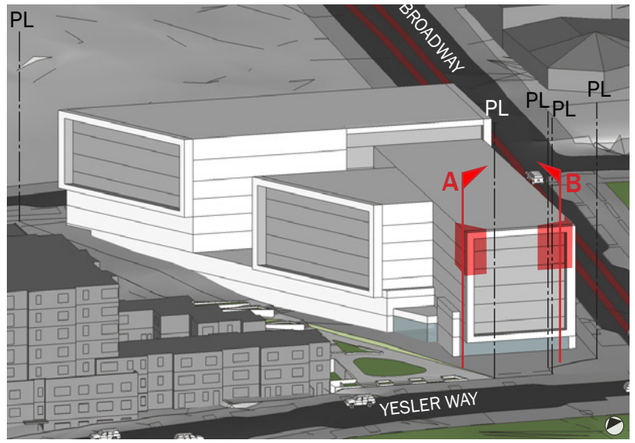
This departure will reinforce the building shape, modulation and concept to establish a clear architectural expression (CS2, CS3, DC2). The massing references the rectangular bars of the original Yesler Terrace rowhouses, maximizing light and air for residents. The massing strongly relates to Block 3 and creates a strong visual rhythm along Yesler Way, highlighting the commercial nature of the street.



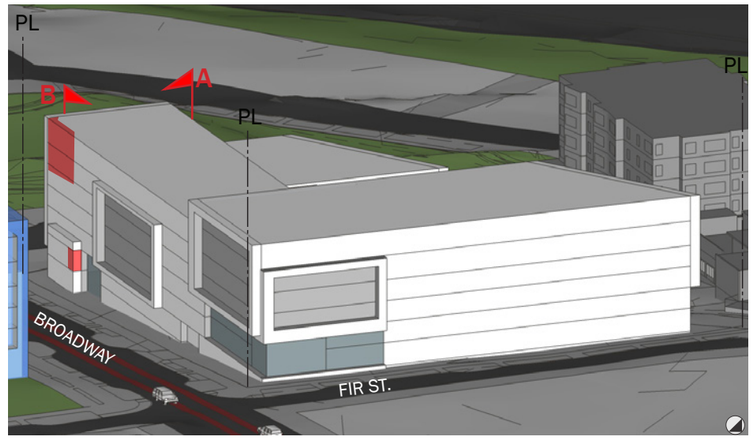
Setback Zoning Envelope - view looking northeast



Setback Zoning Envelope - view looking southwest

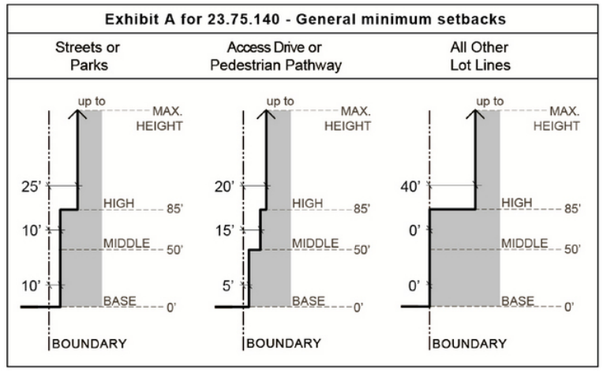


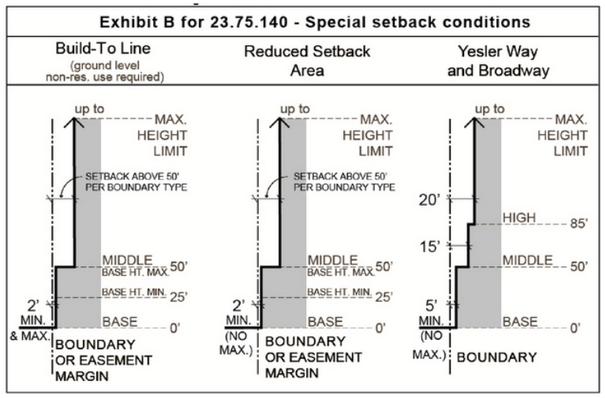
Proposed Setback Departures - view looking northeast



Proposed Setback Departures - view looking southwest

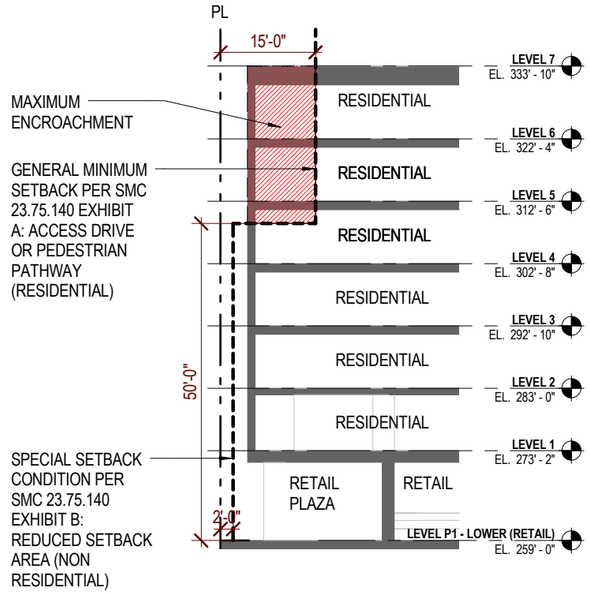
SMC 23.75.140 DIAGRAMS





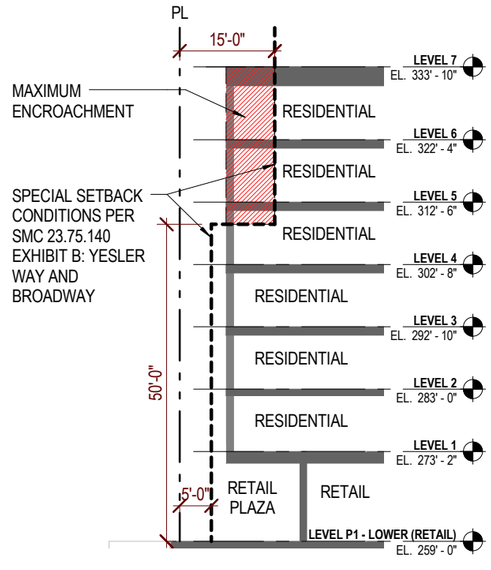
SETBACK SECTION A

SPECIAL SETBACK CONDITION: REDUCED SETBACK AREA



SETBACK SECTION B

SPECIAL SETBACK CONDITION: YESLER WAY AND BROADWAY

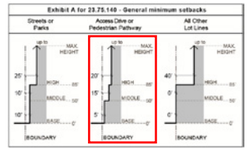


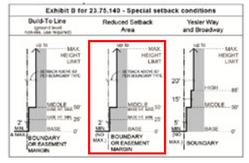
SMC 23.75.140.D : Reduced setback areas

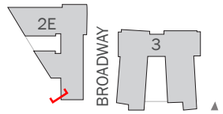
1. The following locations, illustrated in Exhibit C for 23.75.140, are "reduced setback areas," and are subject to this subsection 23.75.140.D except where other special setback conditions apply pursuant to this Section 23.75.140

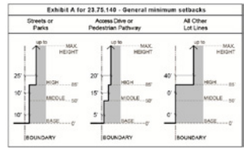
e. Boundaries abutting both sides of any pedestrian pathway in Block 2.

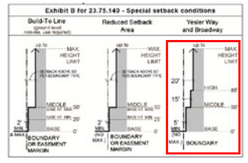
2. In the locations identified in subsection 23.75.140.D.1, the minimum setback for any facade abutting a non-residential use, residential lobby, or residential amenity area in the first story partially or completely above grade is 2 feet, up to a maximum of 50 feet above finished grade, regardless of the uses above the first story. No maximum setback requirement applies. For any portion of a facade that abuts residential units in the first story partially or completely above grade, including live-work units, the applicable setback in Exhibit A for 23.75.140 is required.

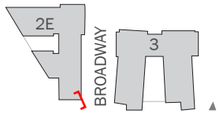






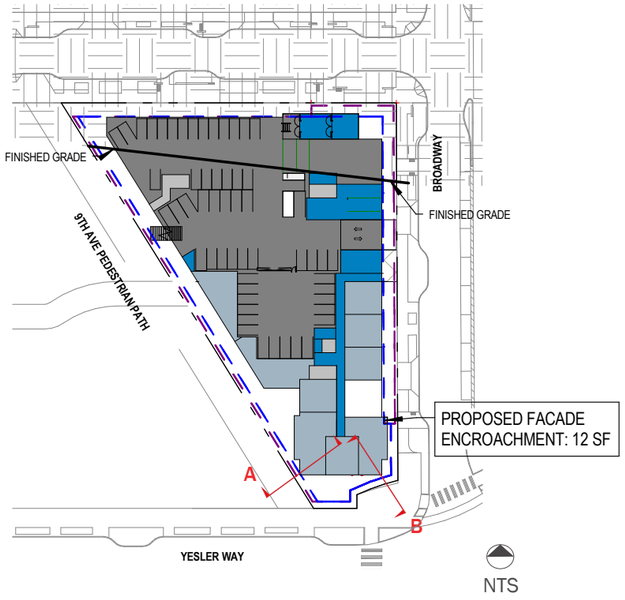






POTENTIAL DEPARTURES | BLOCK 2E | SETBACKS

Plans show locations of proposed facade setback encroachments



Level 1 - Proposed Facade Encroachments

Level 6 - Proposed Facade Encroachments

Level 5 - Proposed Facade Encroachments

0'-50' setback (nonresidential)
0'-50' setback (residential)
50'-85' setback

3

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.75.180 - Parking

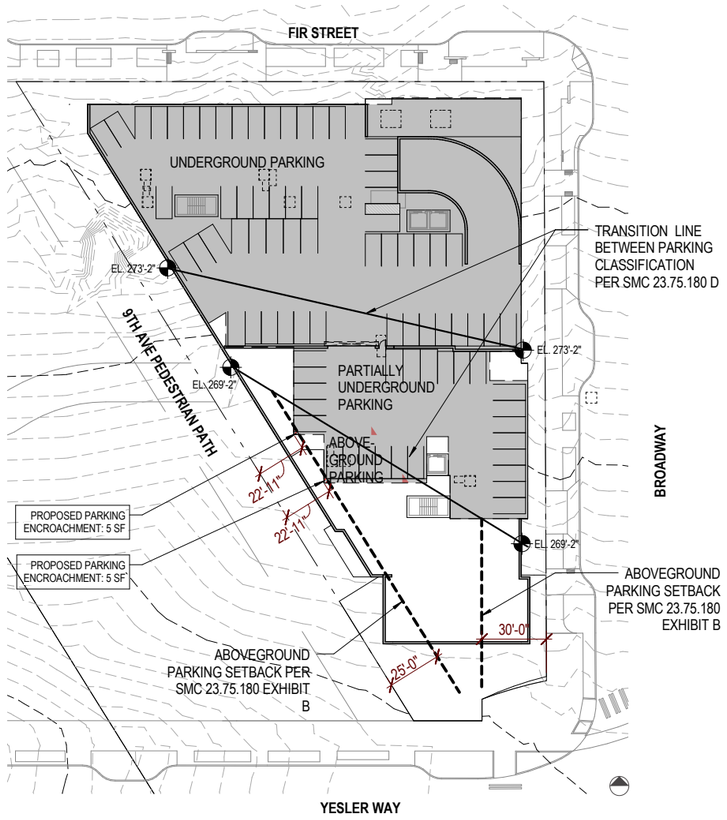
Aboveground parking must be separated by other use for min. 30' adjacent to a street or park and 25' adjacent to a pedestrian pathway.

DEPARTURE REQUEST/PROPOSAL

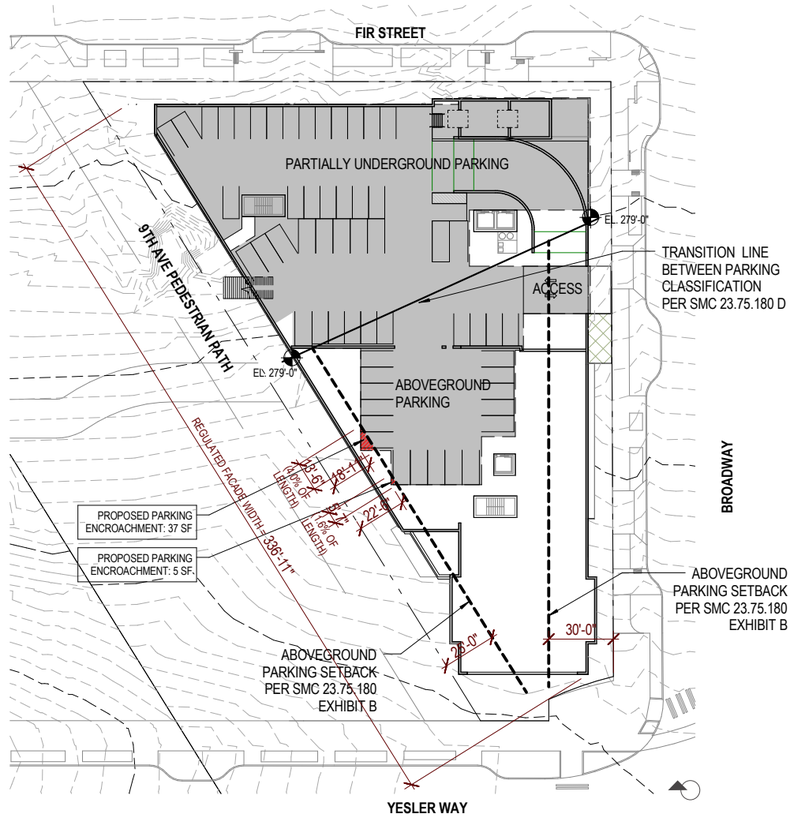
A departure may be requested to permit small portions of aboveground parking on Level P1 and Level 1 to extend into the minimum setback identified per Exhibit B for 23.75.180.

JUSTIFICATION

The site slopes significantly from north to south, with a 25' grade change. This departure from the code will allow for parking on an otherwise topographically challenged and triangular site (CS1). The small triangular encroaching portions proposed are a consequence of a rectangular parking layout on a triangular site. All portions of aboveground parking which extend beyond the minimum setback are separated from the facade by another use and will not be visible from the exterior (DC1, DC3).

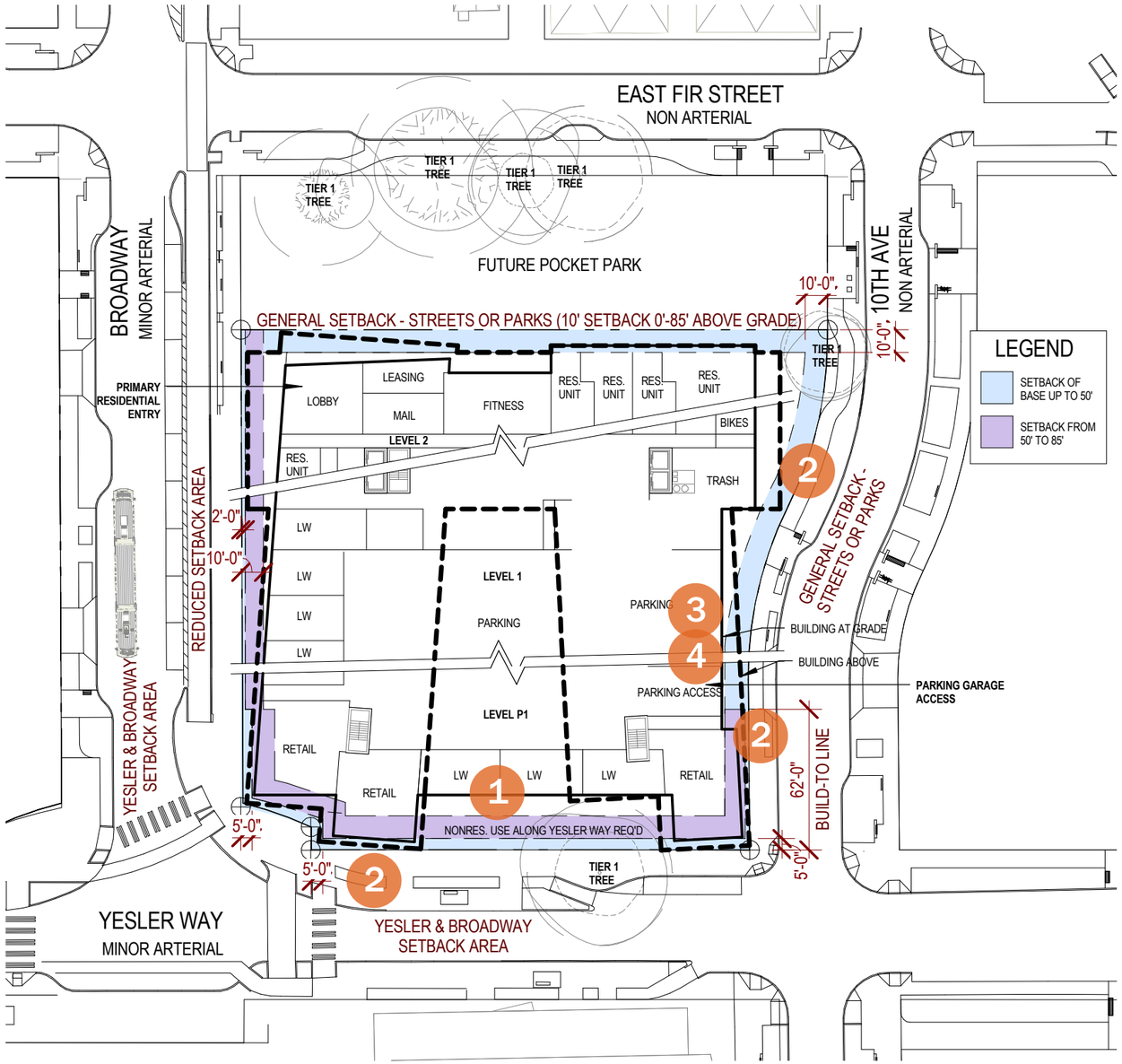


Level P1



Level 1

POTENTIAL DEPARTURES | BLOCK 3 | SUMMARY



1 **SMC 23.75.080.C**

A departure may be requested to allow for a plaza use and Live-Work units between two proposed retail uses instead of a required nonresidential use for 80% of the street-level, street-facing façade along Yesler Way.

2 **SMC 23.75.140 Exhibit A, B, C Setbacks**

A departure may be requested to extend into the required setbacks.

3 **SMC 23.75.180.F Minimum setbacks for aboveground parking**

A departure may be requested to permit a portion of the aboveground parking on Level P1 and Level 1 along 10th Ave to extend into the required minimum setbacks per Exhibit B for 23.75.180.

4 **SMC 23.75.180.F.3 Aboveground parking separation from façade**

A departure may be requested to permit a portion of the aboveground parking on Level 1 along 10th Ave to not have a nonparking use for 80% of the façade width.

1

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.75.080 - Street-Level Uses

80% of uses along street segments illustrated in Exhibit A for 23.75.080 are required to be nonresidential:

-minimum depth of 30’

-use can be eating or drinking establishments, general sales and services, etc.

DEPARTURE REQUEST/PROPOSAL

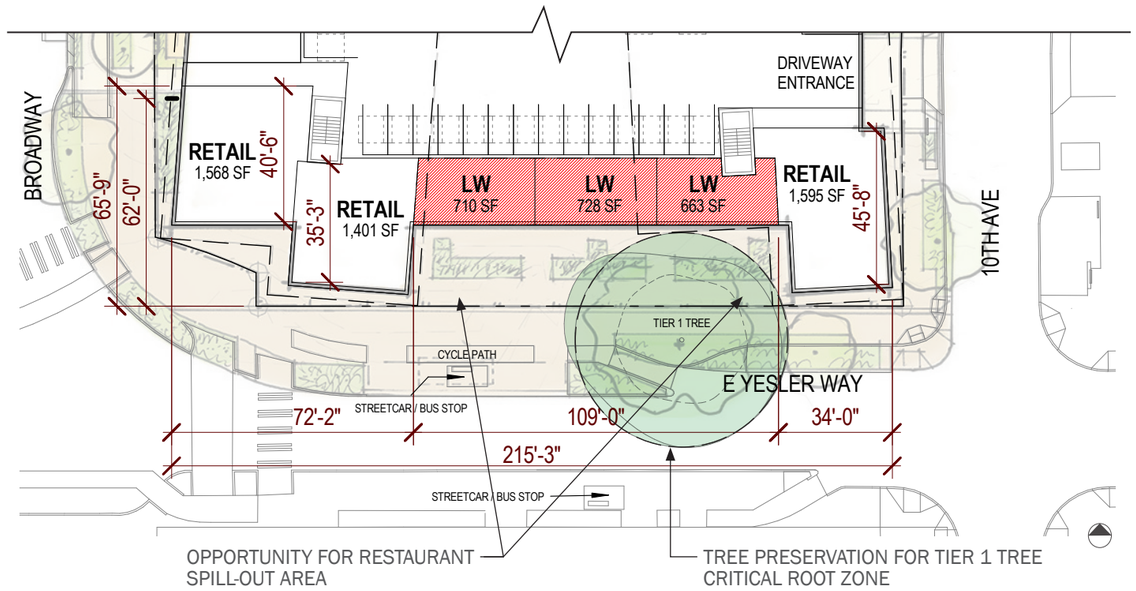
A departure may be requested to allow for a plaza use and live-work units between two proposed retail uses instead of a required nonresidential use for 80% of the street-level, street-facing façade.

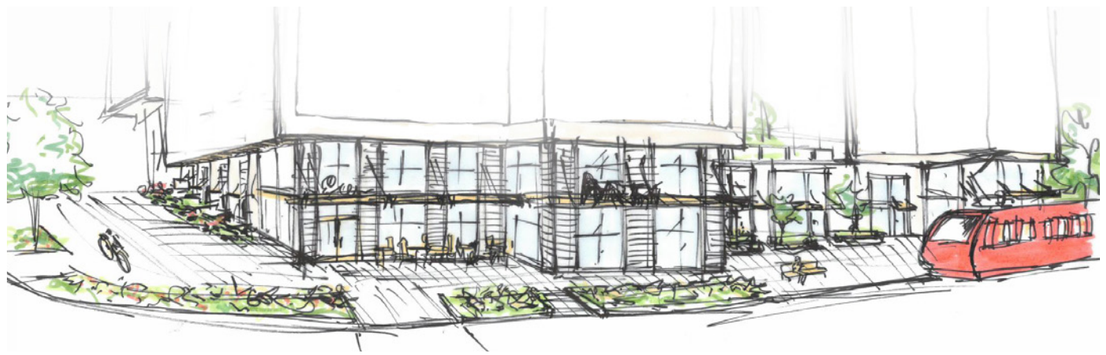
Provided = 49% retail use, 51% live-work and plaza use.

100% retail use provided for regulated portion of Broadway.

JUSTIFICATION

The location of a Tier 1 tree that will be preserved along East Yesler Way and the relationship of ground use to the upper courtyard is such that a continuous retail frontage is not possible and must setback +/- 24’ from property line. Instead of providing shallow retail setback from the sidewalk by +/- 24’, Live-Work units are proposed to activate the street and compliment the massing above while maintaining a retail edge to focus commercial activity. A plaza will allow for spill-out space from retail as well as provide a more generous open space adjacent to the bus/streetcar stop and across from the Yesler Community Center. This plaza will minimize potential conflicts between pedestrians, streetcar users and cyclists, in a high traffic area and also provide an opportunity for the retail spaces to spill-out into the public realm.





View of retail, live-work units and plaza along E Yesler Way

POTENTIAL DEPARTURES | BLOCK 3 | SETBACKS

2

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.75.140 Exhibit A Setbacks and Projections

Setbacks required for Block 3 include:

- General Minimum Setback: Streets or Parks
- Special Setback Condition: Build-To Line
- Special Setback Condition: Reduced Setback Area
- Special Setback Condition: Yesler Way & Broadway Setback Area

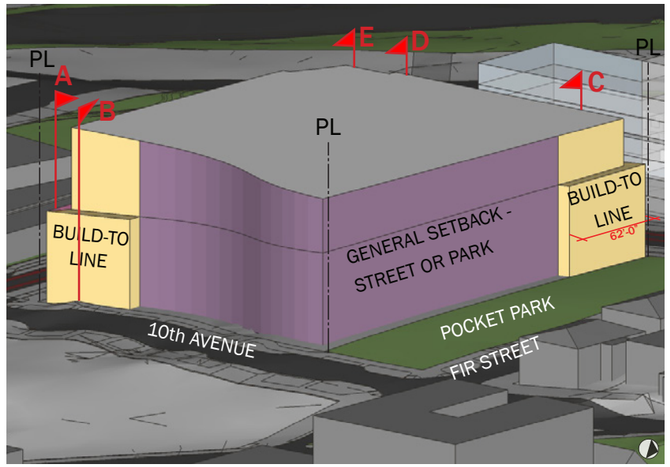
DEPARTURE REQUEST/PROPOSAL

A departure may be requested to extend into the required setbacks as illustrated in the following diagrams.

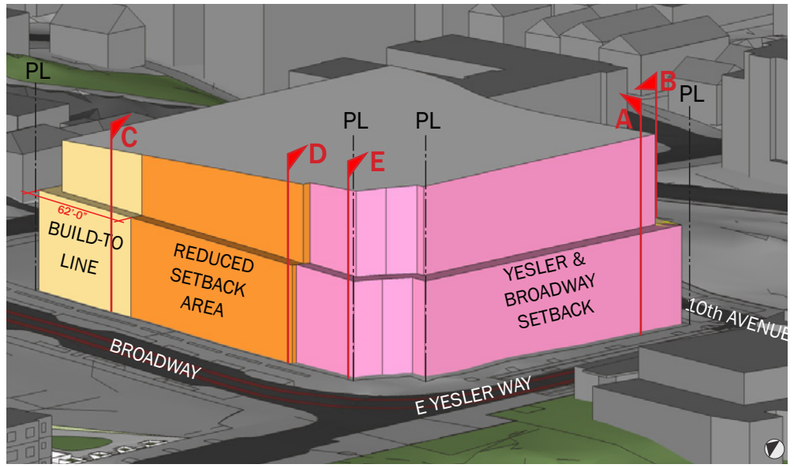
JUSTIFICATION

This departure will reinforce the building shape, modulation and concept to establish a clear architectural expression (CS2, CS3, DC2). The setback departure is to provide more light and air for the upper residential units that face the courtyard. The massing references the rectangular bars of the original Yesler Terrace rowhouses, whose goal was to maximize light and air for residents. Furthermore, the two angled bars on Block 3 mimic the form of the Yesler Community Center immediately to the south, responding to topography and sunlight. Modulation creates a strong visual rhythm along Yesler Way, highlighting the commercial nature of the street. The Block 3 massing form is strongly related to Block 2.

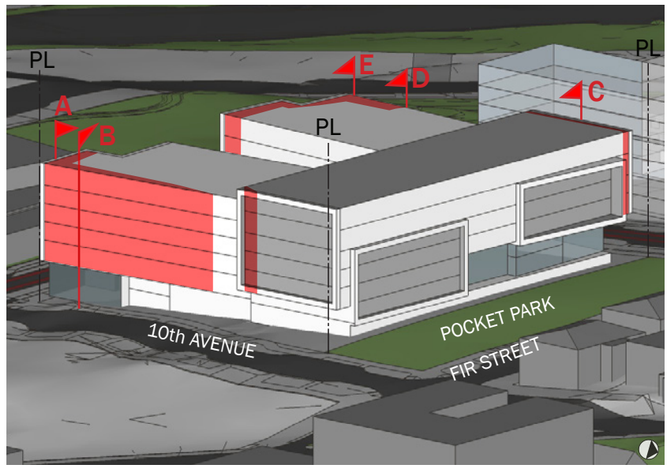
The building has also been generously setback at the ground floor to enhance the pedestrian realm. A marketplace plaza created by a large setback along Yesler Way has been provided adjacent to the streetcar stop to provide relief from the sidewalk-level cycle track. Along Broadway the ground level angles-in to provide views and clear direction to the future pocket park.



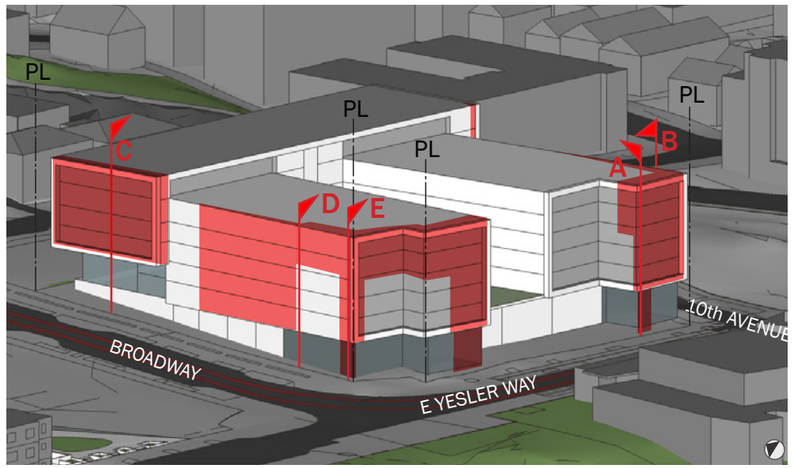
Zoning Envelope - view looking southwest



Zoning Envelope- view looking northeast

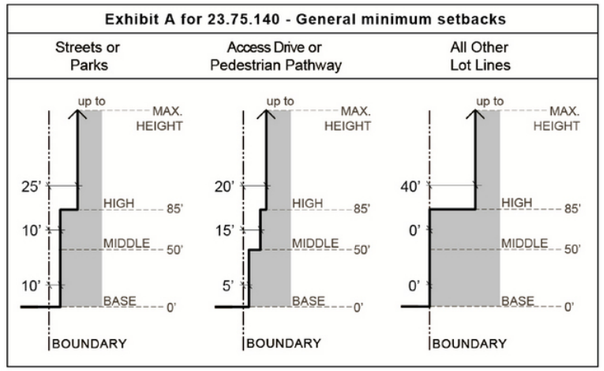


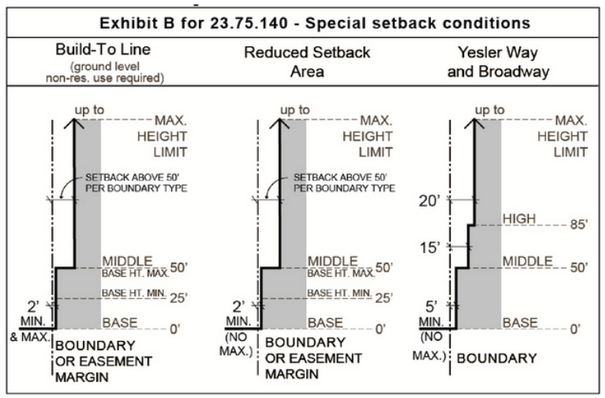
Proposed Setback Departures - view looking southwest



Proposed Setback Departures - view looking northeast

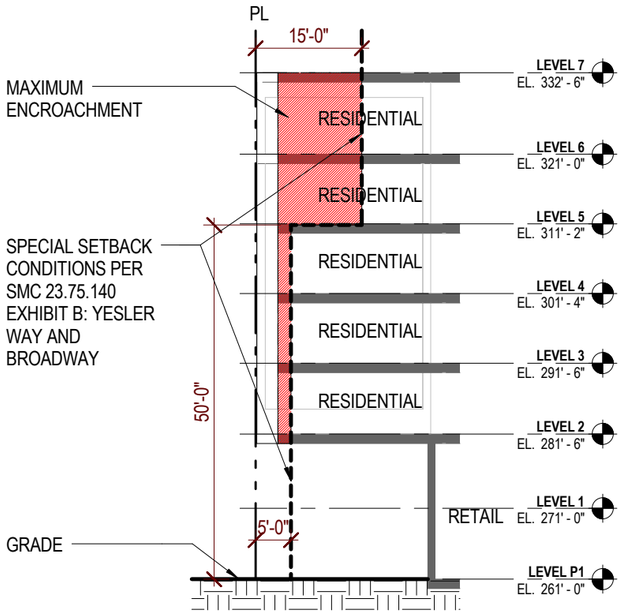
SMC 23.75.140 DIAGRAMS

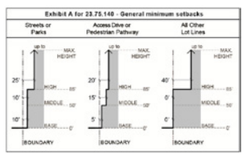


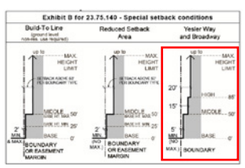


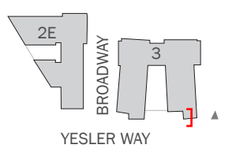
SETBACK SECTION A

SPECIAL SETBACK CONDITION: YESLER WAY AND BROADWAY



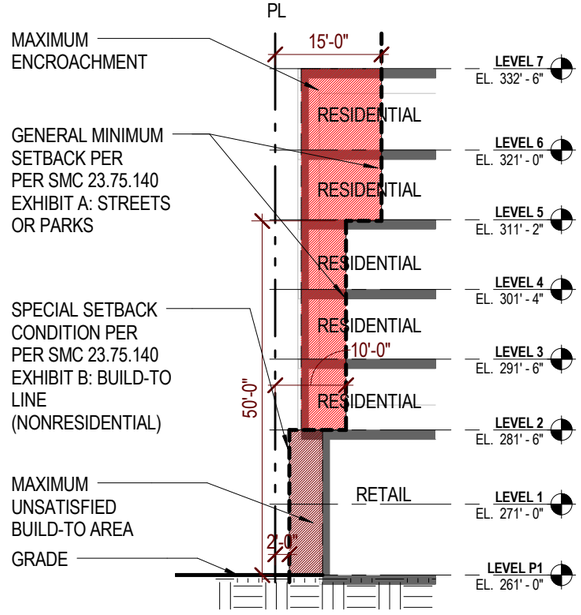






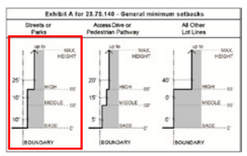
SETBACK SECTION B

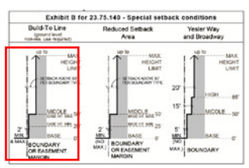
SPECIAL SETBACK CONDITION: BUILD-TO LINE



SMC 23.75.140.C: Build-to Line

2. Except as otherwise permitted in this subsection 23.75.140.C, any regulated facade abutting a non-residential use in the first story partially or completely above grade is required to have a minimum and maximum setback of 2 feet from the build-to line, from ground level to a height of at least 25 feet. The portion of the facade that is 2 feet from the build-to line may continue above 25 feet up to a maximum of 50 feet in height, regardless of the uses above the first story. Above the portion that is 2 feet from the build-to line, all other portions of the facade are subject to the minimum setbacks otherwise applicable above 50 feet, based on the boundary type and condition.

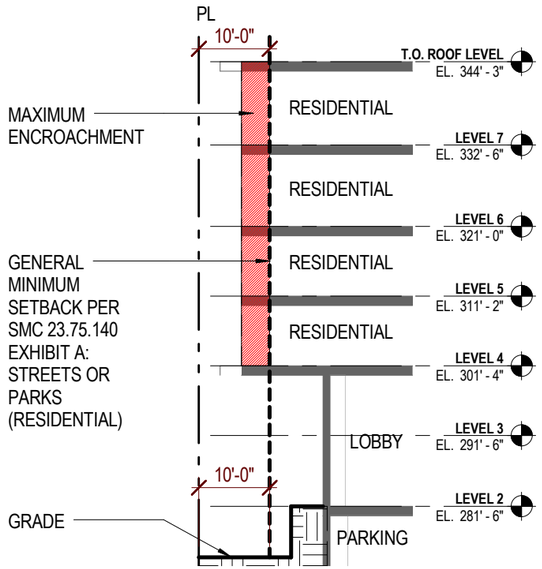




POTENTIAL DEPARTURES | BLOCK 3 | SETBACKS

SETBACK SECTION C

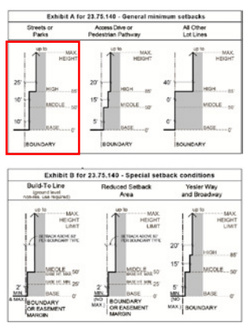
SPECIAL SETBACK CONDITION: BUILD-TO LINE

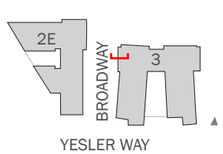


SMC 23.75.140.C: Build-to Line

3. Any portion of a facade that abuts residential units, including live-work units, in the first story partially or completely above grade, is subject to the applicable setback depicted in Exhibit A for 23.75.140

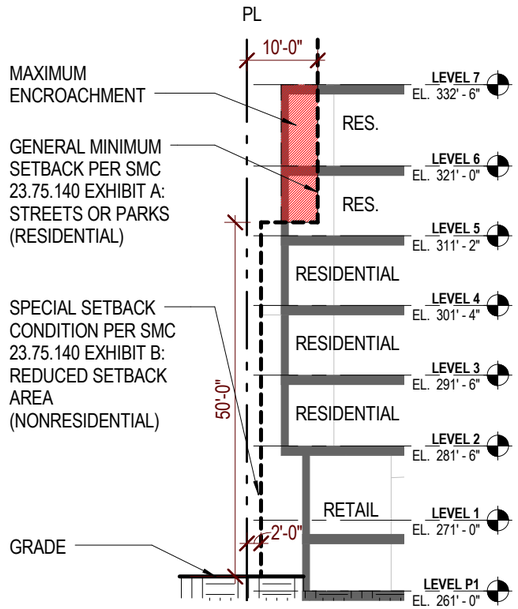
4. The portion of a facade, if any, that abuts residential lobbies and common amenity areas must be set back consistent with either subsection 23.75.140.C.2 or 23.75.140.C.3, as the applicant elects.





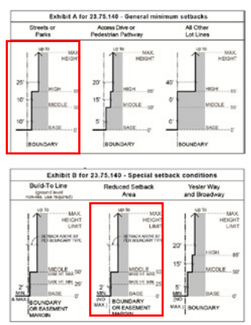
SETBACK SECTION D

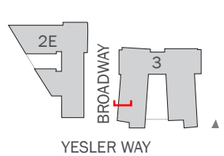
SPECIAL SETBACK CONDITION: REDUCED SETBACK AREA



SMC 23.75.140.D : Reduced setback areas

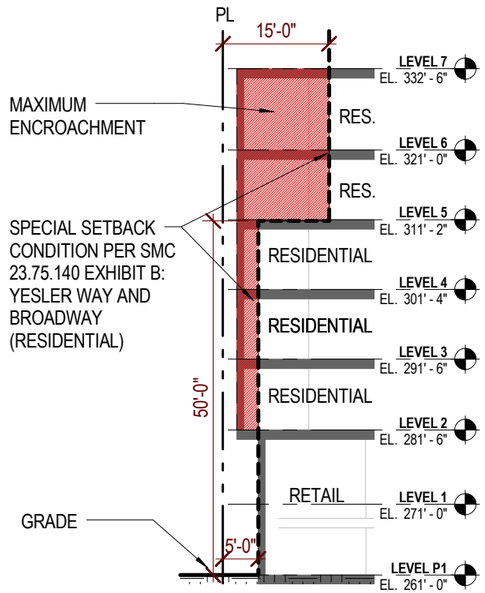
2. In the locations identified in subsection 23.75.140.D.1, the minimum setback for any facade abutting a non-residential use, residential lobby, or residential amenity area in the first story partially or completely above grade is 2 feet, up to a maximum of 50 feet above finished grade, regardless of the uses above the first story. No maximum setback requirement applies. For any portion of a facade that abuts residential units in the first story partially or completely above grade, including live-work units, the applicable setback in Exhibit A for 23.75.140 is required.

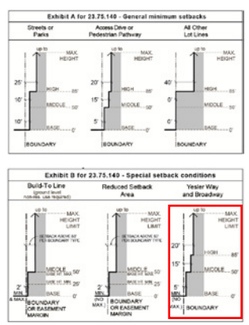


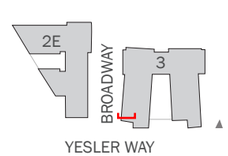


SETBACK SECTION E

SPECIAL SETBACK CONDITION: YESLER AND BROADWAY

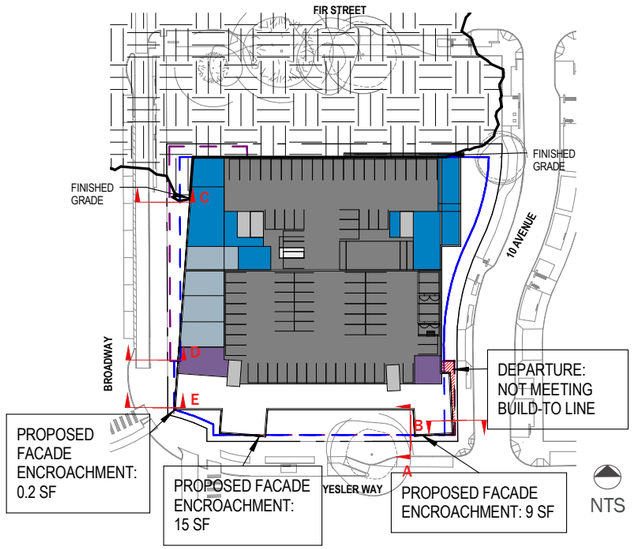




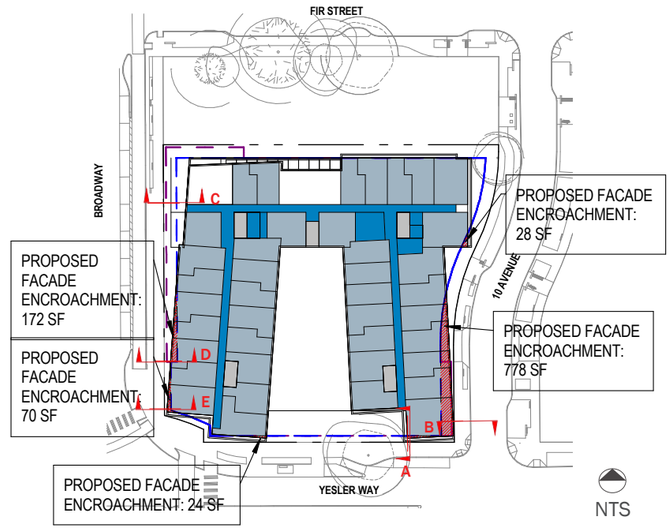


POTENTIAL DEPARTURES | BLOCK 3 | SETBACKS

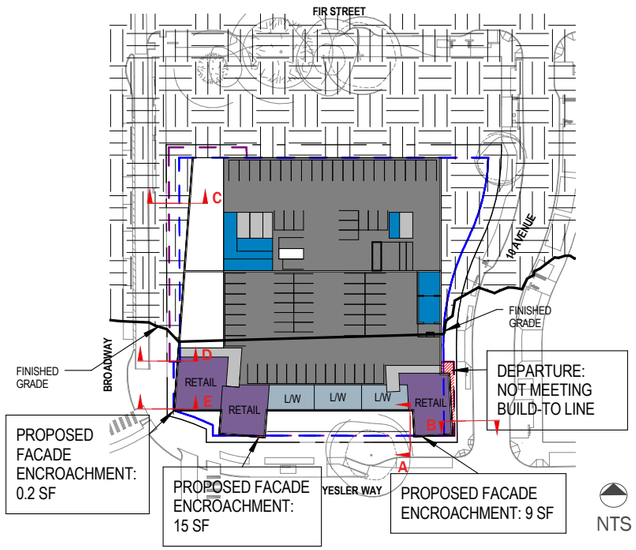
Plans show locations of proposed facade setback encroachments



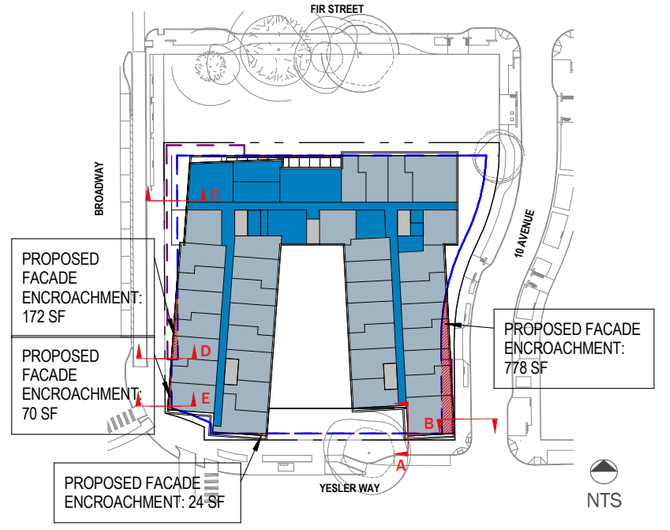
Level 1 - Proposed Facade Encroachments



Level 3 - Proposed Facade Encroachments



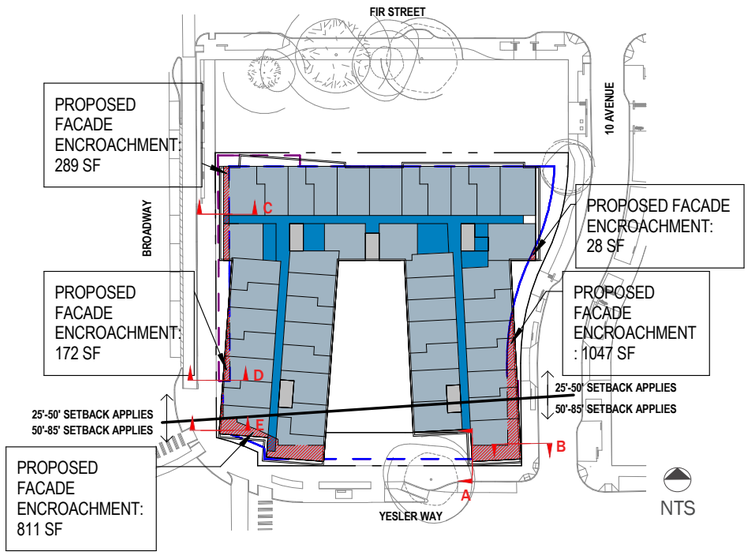
Level P1 - Proposed Facade Encroachments



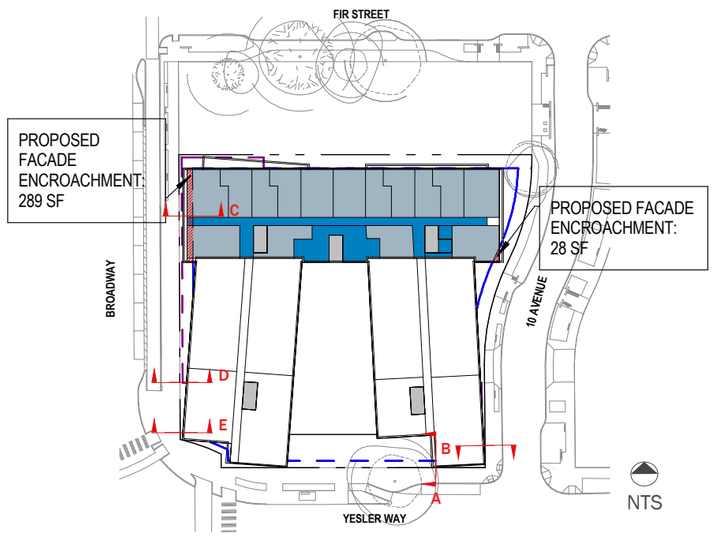
Level 2 - Proposed Facade Encroachments

- 0’-50’ setback (nonresidential)
- 0’-50’ setback (residential)
- 50’-85’ setback

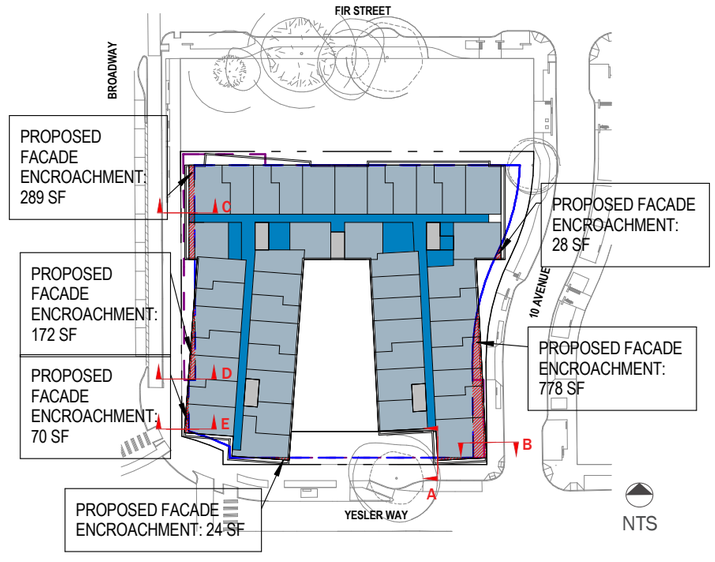
POTENTIAL DEPARTURES | BLOCK 3 | SETBACKS



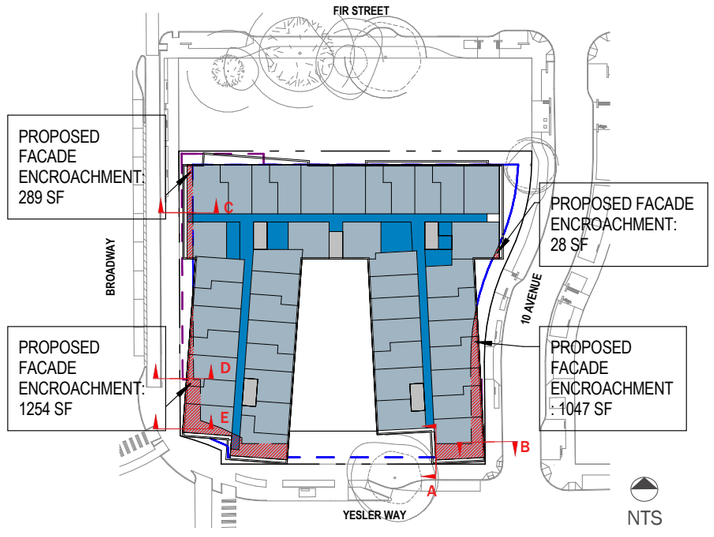
Level 5 - Proposed Facade Encroachments



Level 7 - Proposed Facade Encroachments



Level 4 - Proposed Facade Encroachments



Level 6 - Proposed Facade Encroachments

0'-50' setback (nonresidential)
0'-50' setback (residential)
50'-85' setback

3 & 4

DEVELOPMENT STANDARD REQUIREMENT

SMC 23.75.180 - Parking

Aboveground parking must be separated by other use for minimum 30' adjacent to street or park.

3. Aboveground parking and loading areas shall be separated from each regulated facade by a normally occupied use along at least 80 percent of the width of the regulated facade, except where parking access and/or loading access occurs. The remaining part of the facade shall include architectural detailing, artwork, vegetated walls or other landscape features, with an opaque screen at least 3.5 feet high on each story.

DEPARTURE REQUEST/PROPOSAL

A departure may be requested to permit portions of aboveground parking on Level P1 and Level 1 to extend into the minimum setback per Exhibit B for 23.75.180.

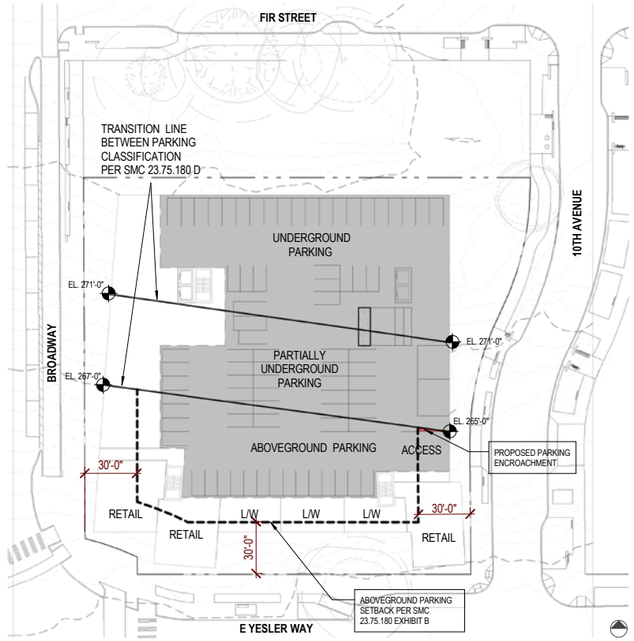
A departure may be requested to permit a portion of the aboveground parking on Level 1, along 10th Ave, to not have a nonparking use for 80% of the façade width.

Provided= 69.2% nonparking use along facade width

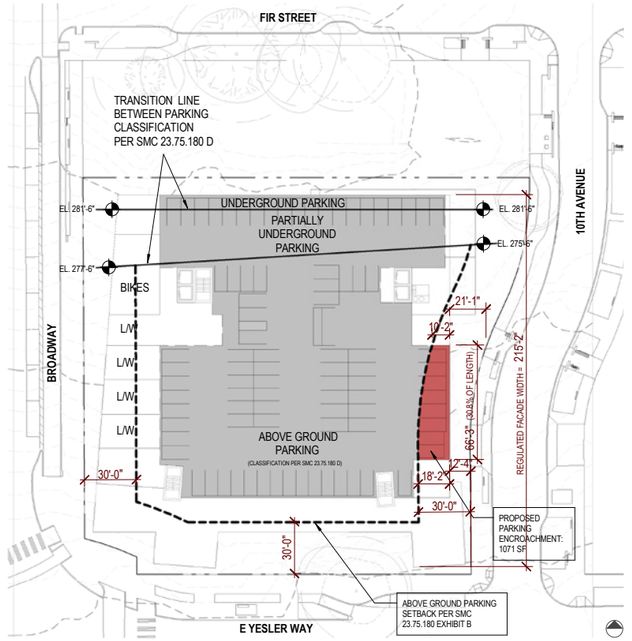
JUSTIFICATION

Block 3 is bounded at the south and west by streetcar tracks and bike lanes, and by the proposed pocket park to the north. The preferred design provides a Level P1 curb cut along 10th Avenue (DC1) and allows unimpeded passage to the streetcar and cyclists along Broadway and East Yesler Way (PL4). In order to provide usable depth to the retail spaces, a portion of the parking area extends into the minimum setback along 10th Avenue.

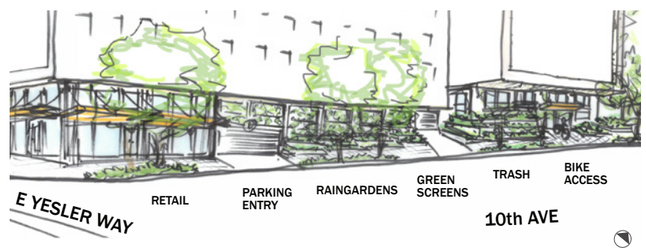
The exposed portion of the parking garage along 10th Avenue will be covered with a vegetated screen, enhancing the streetscape. Additionally, the space between the garage and sidewalk will be developed as a series of raingarden plantings as part of the 10th Avenue landscape design, which envisions the street having a garden-walk quality with places for quiet refuge and reflection along the Green Street Loop. The building's bike room and retail will further activate the street.



Level P1

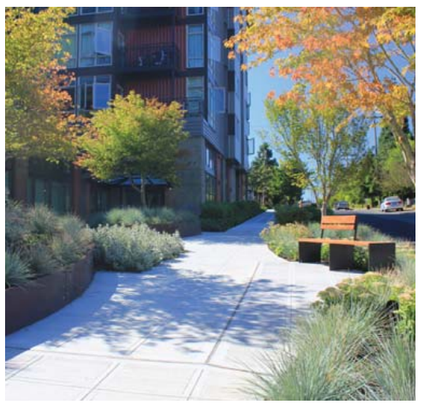


Level 1



View of Block 3 along 10th Ave - facing northwest

Vegetated Screens



Meandering Sidewalks with Pause Space