

Design Review Recommendation Package

1000 E Yesler Way
Seattle, WA

02.07.2020 SDCI #3031313

ENCORE ARCHITECTS

VULCAN Real Estate®

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Cypress - Yesler Terrace



Lexington - First Hill



Dexter Ave - South Lake Union

Project Team & Previous Work

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Project Vision

Project Goals

This project will be a vital part of the fulfillment of the Yesler Terrace Master Plan. Our project goals support the vision of the redevelopment of the overall neighborhood.

ENHANCE A LIVABLE, SAFE, AND VIBRANT COMMUNITY

The design of the project will add vibrancy to the ongoing development, contributing additional opportunities for interaction, engagement, and livability.

SUPPORT DIVERSITY

The project will provide diversity in housing and community interaction, providing new housing options and supporting economic diversity within the neighborhood.

FIT NATURALLY INTO THE COMMUNITY

The project will reinforce the reintegration of Yesler Terrace with surrounding communities and downtown, relating to street, neighborhood, and city scales. Connections and enhancements to the Green Street Loop will provide greater interaction throughout the neighborhood.

FOCUS ON SUSTAINABILITY

The project will improve, protect, and preserve the environment through the use of progressive planning and building practices.

Capitalize on Yesler Terrace's unique location and features.

The project will take advantage of excellent views, both from the site and of the site. Connections will be strengthened to transit, surrounding neighborhoods, activities, and amenities.

Project Information

- Site Area 59,099 sf
- Residential Units 261 units
- Parking Stalls 130



Yesler Terrace Development Plan

Bringing Home a Better Future

SEATTLE HOUSING AUTHORITY

Adopted by the Board of Commissioners
May 17, 2011

John Littel, Chair
Nora Gibson, Vice Chair
Yusuf Cabdi, Juan Martinez, Kollin Min, Doug Morrison, Heyward Watson
Tom Tierney, Executive Director

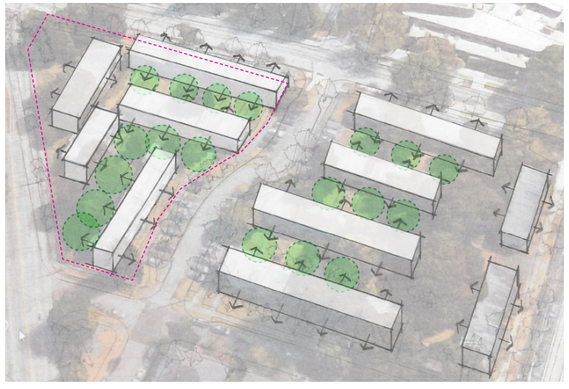
Yesler Terrace



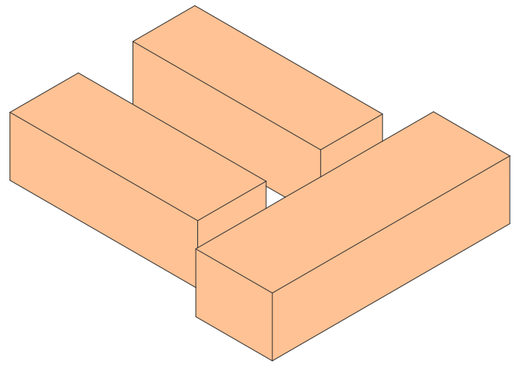
Parti Diagrams



↗ Historic form of Yesler Terrace from the 1940s masterplan. Yesler Terrace was conceived as a series of simple bars that navigate grade by either terracing down the hillside, or crossing it.

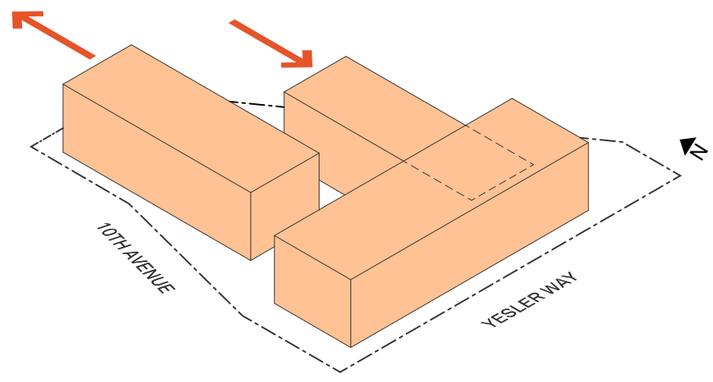


↗ Historic Yesler Terrace masterplan with the approximate propertyline of the site dashed in at the upper left.



1. Historic Forms

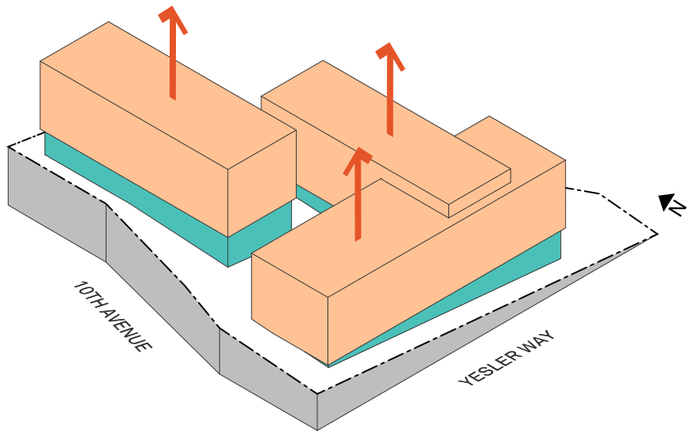
- The structure of the project is based on the historic orthogonal bar forms of Yesler Terrace



2. Respond to Site Constraints

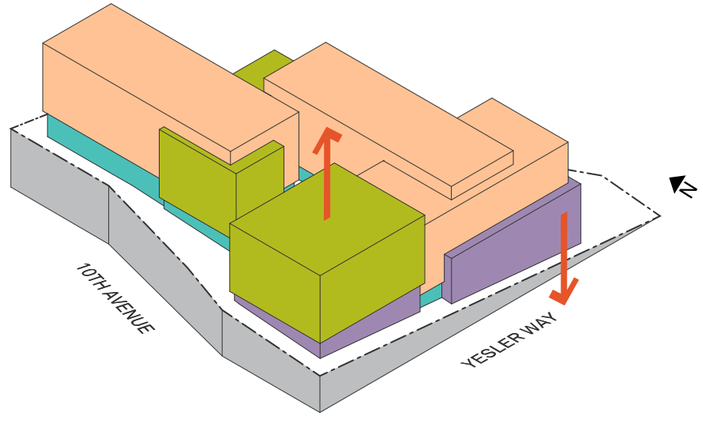
- The shape of the site causes the bars to shift and intersect while engaging with the surrounding edges of the site

Context - Responding to neighboring building forms



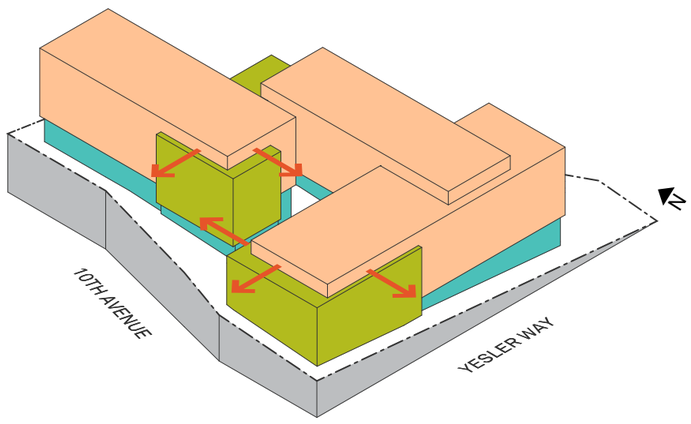
3. Respond to Topography

- Each bar is raised on a plinth to respond to the topography
- The bars follow the slope of the site



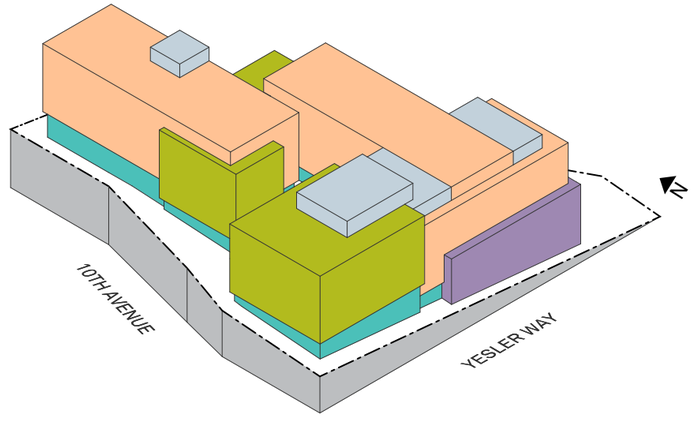
Roof Forms

- In some cases, the rooftop elements are highly-visible portions of the building
- In other cases, these elements “fill-in” portions of the massing that are not visually prominent.



4. Corner Masses

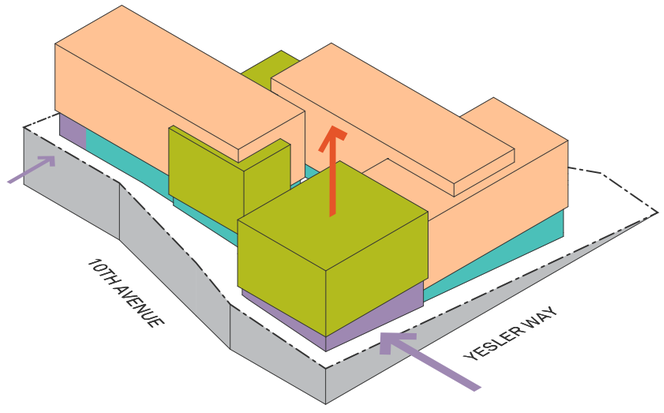
- Engage with specific site conditions and respond to adjacent buildings
- Frame openings between buildings on the site
- Create rooftop outdoor amenity space for residents
- Reduce the scale of the buildings at the corners and add interest



Roof Forms

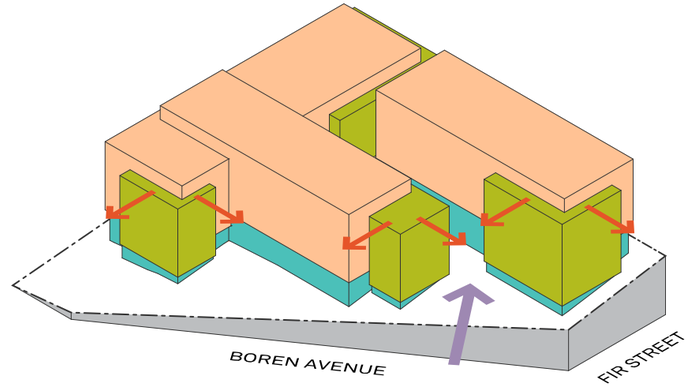
- In some cases, the rooftop elements are highly-visible portions of the building
- In other cases, these elements “fill-in” portions of the massing that are not visually prominent.

Context - Responding to neighboring building forms

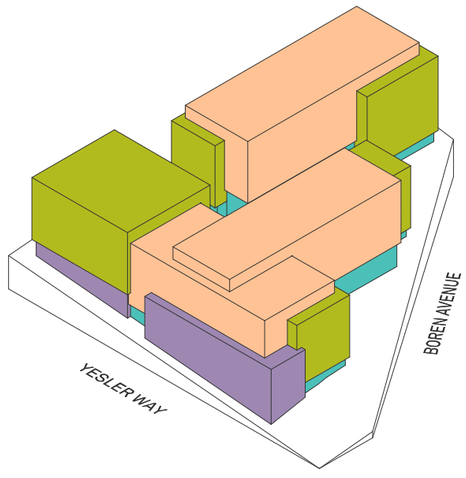


Roof Forms

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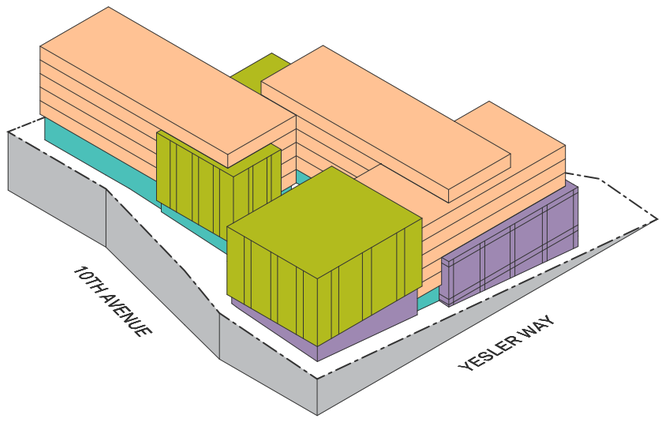


↗ Views from the site



Gateway Corner

- Anchors the building to the lowest point site.
- Reinforces the importance of the gateway with high quality materials.

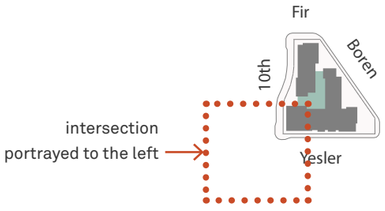


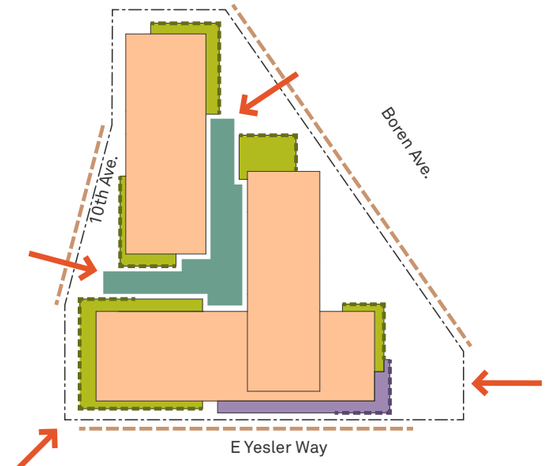
Facade Patterning

- Simple, linear patterning on the bar elements
- Vertical patterning on the corner masses
- Regular, pedestrian-scaled massing rhythm on the gateway corner

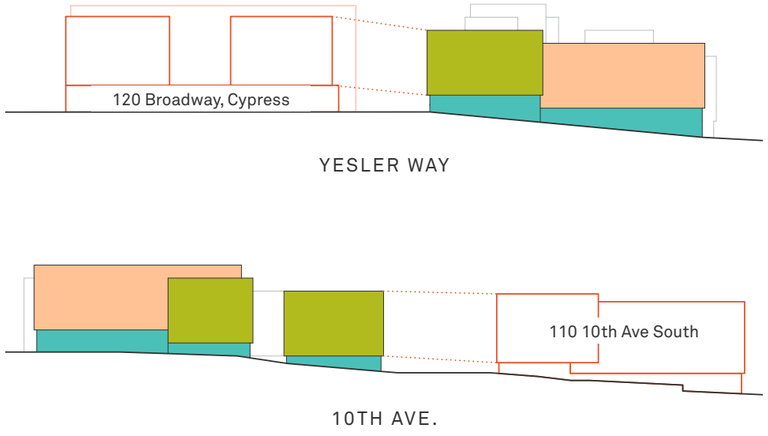
Context - Corner Definition

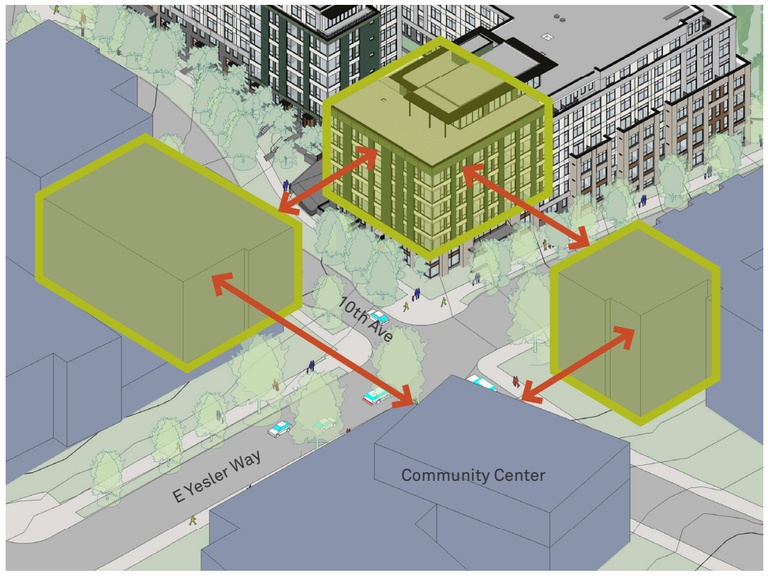
The corner of Yesler and 10th Ave is defined by the raised volumes that relate to one another and frame the Community Center. All three buildings use the raised volumes to emphasize the semi-public functions at the three corners.



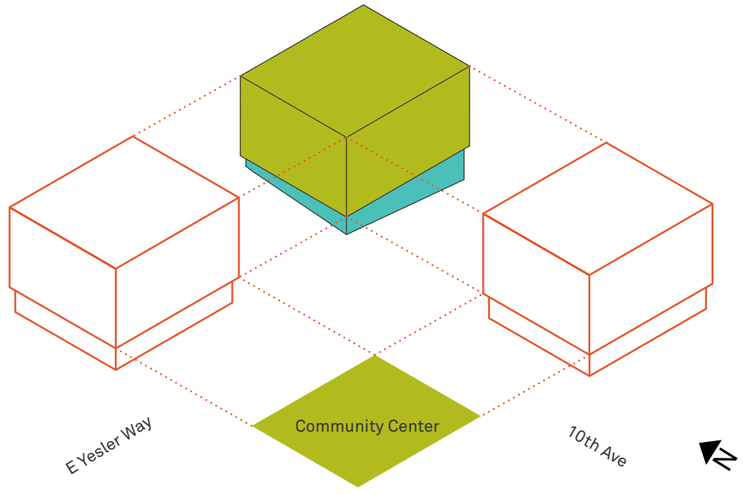


↗ Corner masses further define and enhance street edges





↗ Raised entrance block relates to adjacent building facades in size and proportion



↗ Raised entrance block relates to adjacent building masses & frame the adjacent Community Center



↗ Corner of Yesler & 10th



↗ Corner of Boren and Yesler



↗ Corner of Fir and 10th



↗ Looking down Boren from the east



ENCORE
ARCHITECTS

DATE: February 07, 2020

TO: Crystal Torres
Seattle Department of Construction and Inspections
700 5th Avenue, Suite 2000
PO Box 34019
Seattle, WA 98124-4019

FROM: Blair Stone, AIA
Encore Architects
1402 3rd Avenue, Suite 1000
Seattle, WA 98101

RE: SDCI Project #3031313
Project Address: 1000 E Yesler Way
Response to MUP Cycle 1 Corrections – LAND USE

Dear Crystal Torres;

We have reviewed your Correction Notice #1 dated September 12th, 2019, with additional comments added October 29th, 2019, and follow-up comments received on December 20th, 2019 (in response to a Dec. 13, 2019 design meeting). We thank you for your thorough review and feedback on our design for the project and its ability to meet the city's land use requirements and the applicable design guidelines. We have prepared the following responses shown here in *grey*:

Correction Notice #1 (dated 9/12/2019) Corrections/Responses

1. Trees. There are labels missing on the plan Sheet L1.04. This sheet should match page 7 of the PAO exhibit C (see supplemental correction upload). Do not block out Replacement Tree Matrix, as that is not clear. Account for all trees and clarify if replacement is occurring on/offsite, or if tree is retained.
See revised Landscape drawings on plan Sheets L1.16 and L1.17.

2. LIGHT AND GLARE – provide note next to material legend "Glazing shall have an exterior reflectance rating not to exceed .20. No first surface reflective coatings shall be permitted."
Note has been added to the material legend. See A3 series drawings in MUP resubmittal.

3. The design parti of intersecting bars is very promising. However, it is not possible to verify the legibility of this parti, or consistency with design guidelines, from the flattened elevations provided. Please provide a minimum of 4 eye-level perspectives of the proposed forms, with reasonable level of detail such as window modulation and patterns (but not colors or shadows) from the following locations: SW corner of 10th & Yesler looking NE; SE corner of Boren & Yesler looking NW; NW corner of 10th & Fir looking SE, and on Boren sidewalk, approx. 200ft south of Fir, looking south showing the north & east facades of the eastern building portions, and the setback landscaping.
Provide additional images as needed to communicate design response.
Eye-level perspectives were created and sent to Crystal Torres via email on 09/23/2019.

Design Comments from SDCI (dated 10/29/2019) Corrections/Responses

5. Yesler.

a) Staff supports the bar concept. However, it seems the added corner volumes detract from clarty of the bar concept. Provide study further expressing the bars along Yesler by extending the N/S bar through to Yesler for the full height. For this study include the removal of the added corner volume which detracts from the simple bar form. This may result in pulling the N/S bar closer to the property line.

We studied expressing the N/S bar through to Yesler for the full height. Due to setback requirements along Yesler, the N/S bar could only be expressed up to 50' above finished grade and not for the full height. *See pages 22-23.*

During the design study process, we found that we could express the N/S bar at Level 8, which gives a nod to the bar concept and adds further modulation to this façade. See Comment 2A below which further addresses this area. This comment is no longer applicable based on the Design Comments from SDCI staff dated 12/20/19.

b) Incorporate a more integrated balcony response. Study adding balconies adjacent to the proposed single balcony.

We agree that a single balcony along Yesler seems inappropriate. The single balcony has been removed. *See Yesler elevation evolution on pages 16-17.*

6. Revise the roof from of the roof amenity near the corner of 10th and Yesler to provide a more meaningful and intentional architectural gesture. Can this be a project identifying feature?

We studied alternate roof forms for this rooftop amenity space to create a more meaningful and intentional architectural gesture. We've revised the roof form to respond to program, daylight, and views, by creating an overhang for weather protection at the outdoor amenity space, pulling the overhang back at the resident pea patch. The roof form extends south to the maximum extent per zoning code, providing weather protection. We also extended the Amenity roof form to the west which helps make the roof more substantial. Because the underside of the expressive roof form is most visible, we're proposing a warm, wood color that is under-lit to add interest with no light spilling past the edge of the roof. With these revisions, we feel the rooftop amenity does become a project identifying feature. *See evolution of roof form on pages 18-19.*

7. Boren. Further resolve the corner of Boren and Yesler to provide a more welcoming and intentional entry plaza by incorporating the following:

a) Entry

Per the above comment, we added an entry at this corner facing Boren and the Tier 1 trees that are being retained. The entry follows traditional storefront scale and cadence with brick pilasters, warm wood soffiting and a 12-foot-wide, 7-foot-deep canopy for weather protection. *See pages 24-27.*

There are four (4) Tier 1 trees and one (1) Tier 2 tree that are being retained at the gateway corner of Yesler and Boren. To preserve these trees, the critical root zone around each tree needs to be

maintained. This limits the size of the "plaza" adjacent to the building entry, and limits the footprint and massing of the building at this corner. *See pages 30-31.*

This corner is a designated neighborhood gateway and several large conifers are being protected to visually anchor it on the southeast corner of the site, and the east edge of the Yesler Terrace neighborhood. At the southeast corner, the amenity space flows out to activate this key area. A series of retaining walls protect the critical root zones of the trees and create informal gathering and seating places for residents and the public. Outside of the critical root zone, colorful accent trees are located at the corner to contribute to the gateway experience and surround the public gathering space. These trees will provide year-round interest with attractive bark, pink spring flowers and orange fall leaves as well. *See pages 26-27.*

b) Greater activation and connection along Boren. Integrate terrace along the N/S bar connecting to the sidewalk along the higher end.

At this location, we are proposing a cascading code-required stormwater bioretention planter system along the Boren sidewalk to engage pedestrians, soften the edge of the site, and create visual interest between residential units and the edge of the site. In addition, the bioretention planters will be surrounded by a number of on-site tree replacement (SDOT is requiring removal of two (2) Tier 1 trees, which require 10 to 1 tree replacement) and providing native habitat within the landscape buffer. *See pages 32-33, and rendering on page 9.*

From the Design guidelines (CS1, Water):

- *Use cascading stormwater features to manage stormwater and create visual interest, as sites and drainage plans allow.*
- *Incorporate green stormwater infrastructure (GSI) in streetscapes to meet Stormwater Code requirements.*

In order to provide greater connection and activation, we have added access from both the north and south building at Boren mid-block. This pathway bisects the stormwater bioretention planters as it connects to the sidewalk at Boren. The proposed Birch trees function well with the planters and placed informally throughout this space. Their modeled bark will provide year-round interest. The planters will be infilled with purple iris blooming in spring and will be visible to pedestrians. Several other shrubs are located in this area and will also provide year-round interest with staggered blooming throughout the year. There are also numerous native plants in the area to create habitat for birds. *See pages 32-33.*

c) Notch up at the corner to create legible entry expression with 2 or 3 story expression.

The height of Level 1 at Boren is very tall, about 15' above grade. This volume is framed in brick, with a large canopy that is almost the full width of the brick volume. The entry is pulled back into the building, creating even more of a welcoming, inviting gesture that faces the intersection, and has an expansive view of the majestic Tier 1 trees. *See pages 26-29.*

8. 10th. Please incorporate the following with your next submittal:

a) Integrate connection to amenity area above garage entry with stairs etc.

We have created a connection from the sidewalk to the courtyard amenity with stairs, and added an extension of the public amenity seating area around a large Tier 1 replacement tree, with seating that is accessible from the sidewalk as a community amenity to take advantage of the wide green space at this location. The on-site replacement tree will get quite large and will require added soil volume on top of what is currently available in this area. It will also visually frame the entry and serve as an accent tree for the street with its striking red/purple foliage during the summer turning golden bronze in the fall. The circular form of the bench relates to other landscape forms on the site including the bio-retention basins. The new seating enhances and enlarges the adjacent public right-of-way amenity space that engages the public. *See pages 36-37.*

b) Increase width of amenity area

We have created a "porch" that faces the 10th Ave sidewalk, while also acting as a buffer between the garage entry and the main courtyard. The porch acts as an intermediate space between 10th Ave and the main courtyard volume, creating a sense of temporary compression before opening up into the main courtyard volume.

This is a passive space, that is adjacent to the covered walkway between the two buildings. This would be a nice space to run into your neighbors.

Widening this courtyard at this location would mean losing a stack of units. This project will include 20% of the units as affordable housing, as required by the Seattle Housing Authority through a Cooperative Agreement with the City of Seattle. Losing a stack of 7 units would result in a loss of 2 affordable housing units. In addition, the project currently provides over 3 times the required outdoor amenity space. *See pages 36-37, and colored Landscape Plan on page 50.*

c) Revise roof form of the roof top amenity to create more intentional architectural gesture (corner of 10th and Yesler).

We've studied alternate roof forms for this rooftop amenity space. Because of zoning setbacks and a building code height limit, the overall volume and height of this space is limited.

We've revised the roof form to respond to program, daylight, and views, raising the south portion of the roof-form to open up to more southern light and views.

Because the underside of the expressive roof form is most visible, we're proposing a warm, wood color that is under-lit to add interest with no light spilling past the edge of the roof. *See pages 18-19.*

d) Staff is concerned with the 160' large massing volume. Related, rather than adding a new corner element (adjacent to the courtyard above garage entry), study placing the pop out volume a few bays in from the courtyard to reinforce the bar concept.

We've strengthened the secondary lobby that faces the pocket park by providing a two-story volume that opens to view the Tier 1 tree on the corner. The entry is highlighted with a canopy that extends into the setback the maximum amount. To reduce the scale of the residential bar, the design introduces a plane change of 6 inches that highlights the entry and frames the pocket park.

In addition, to create a more pedestrian-scale experience at grade, we've been exploring ways to strengthen the residential character of units with articulated private residential unit entries. The rhythmic pathways leading to the entries along with the canopies and screens breaks up the long façade at the pedestrian level.

We did study placing the pop out volume a few bays in from the courtyard. Shifting the pop out volume encroaches into a required setback area, which would not be allowed by code. We also noticed that it would diminish the rhythm of the pedestrian-scale residential character that is created along 10th Ave.

We feel the end volume is a strong move that frames the entry into the courtyard, creating the compression at the porch before opening into the main courtyard. *See pages 40-41.*

e) Notch up at the residential entry to further distinguish the entry and create a legible main entry.

This lobby is a two-story space framed in brick with a very open, transparent perimeter that engages with the sidewalk, pocket park, and has a direct view of the Tier 1 tree at the corner of Fir and 10th Ave. The lobby is "notched" along the north edge in response to the Tier 1 tree critical root zone.

An exterior forecourt has been designed at the main lobby entrance, including custom gabion seat walls and special paving. Public seating is also provided at this area. The lobby is further framed by Crape Myrtle trees, a distinctive small tree with showy pink flowers that have wrinkled petals like crepe paper. The foliage is dark green changing in fall to yellows, oranges, and reds. The thin gray bark is exfoliating, exposing a smooth, vari-colored under-bark ranging from brown to gray.

In addition, we've raised the parapet at the roof level directly above the lobby to create a larger massing move and a more legible lobby entry to further distinguish the entry from the rest of the volume. *See pages 38-39, and elevation on page 35.*

Design Comments from SDCI (dated 12/20/2019) Corrections/Responses

1) Thank you for your studies and clear diagrams in response to staff comments.

2) Moving forward please prioritize the following:

a) Though staff appreciates the exploration of pulling the bar forward along Yesler, only pulling the top piece forward adds yet another element, rather than simplifying. Staff recommends setting back consistently across level 8 and removing the bump out.

The bump out has been removed, making a simpler form. *See pages 23 and 17.*

b) Resolve the material change that occurs on all bars between the grey and white with the goal of simplifying this field expression or provide strong justification as to why this change occurs.

The extra material changes at the end of the bars have been removed. A material change is used on the NW corner to emphasize the lobby entry that faces the pocket park. The outside frame color and plane change at the residential bars subtly frames these elements. *See current elevations, pages 17, 25, 35, 43.*

c) Continue to refine the roof top amenity, elevation overrun, stair to achieve a cohesive form, rather than separate pieces.

We studied alternate roof forms for this rooftop amenity space to create a more meaningful and intentional architectural gesture. We've revised the roof form to respond to program, daylight, and views, by creating an overhang for weather protection at the outdoor amenity space, pulling the overhang back at the resident pea patch to get more sun exposure. The roof form extends south to the maximum extent per zoning code.

providing weather protection and opening toward southern views. We also extended the Amenity roof form to the west which helps make the roof more substantial. Because the underside of the expressive roof form is most visible, we're proposing a warm, wood color that is under-lit to add interest with no light spilling past the edge of the roof. With these revisions, we feel the rooftop amenity becomes a project identifying feature. *See pages 18-19.*

d) Clarify the material and height of deck dividers levels level 5 and 8.

The dividers on Level 5 are planned to be wood slats, similar in detail to the screens at unit entries along 10th, at approximately 4'-6" above the level of the deck. At level 8, where there is more separation between the decks, typical guardrail height (3'-6") dividers will be provided. *See page 17.*

e) Refine entrances to ensure clear legibility, play with canopy heights, signage, lighting etc. For the entry off Boren, further improve the ensemble of entry elements (i.e. how does the landscaping, canopy, railing etc. all work together).

Building entries have been developed with more detail. Entries will be lit with lights from the canopy soffits. The heights of the canopies relate to the brick massing behind, and are typically high. Seating walls further mark this entry, with a change in landscaping to highlight the importance of these locations. *See pages 20-21, 26-27, 32-33, 36-38, and 38-39.*

f) Some concern for the intersection of massing elements at the corner of Yesler and Boren, would support simplification at this corner to create greater priority of the entry expression and resolve the competing entry and projection.

We have revisited this corner, taking into account the critical root zones of the Tier 1 trees. The more important, anchoring brick volume has been pulled past the green corner volume, which more clearly defines the hierarchy at this important gateway corner. *See pages 28-29.*

g) Provide more images at pedestrian level of the new connection to the courtyard along 10th. Continue to refine materiality and integration of steps, railings, seating, landscaping etc. Can this have a greater connection and presence from the sidewalk to create a point of interest?

Images of this entrance have been added in the recommendation packet that shows the integration of seating with a large on-site replacement tree. This area is an extension of the activity zone in the Green Street right-of way providing activity on both sides of the sidewalk. The space has been refined to include seating and gathering spaces to create a small activity zone and a point of interest. *See page 37.*

h) Increase the width of the amenity at the courtyard level.

Widening this courtyard at this location would mean losing a stack of units. This project will include 20% of the units as affordable housing, as required by the Seattle Housing Authority through a Cooperative Agreement with the City of Seattle. Losing a stack of 7 units would result in a loss of 2 affordable housing units. In addition, the project currently provides over 3 times the required outdoor amenity space.

Rather than losing units for the private amenity space, the entry sequence leading to the courtyard has been further developed with the addition of the seating area at the base of a large tree at the sidewalk that would further engage the public. This adds to the pedestrian character all along 10th Ave with the landscaped pause points on both sides of the sidewalk. This change amplifies the impact of the amenity space and engages the public realm without the loss of housing units. *See pages 36-37.*

i) Staff is supportive of the balconies shown on sheet 42 right image. Please include with next submittal. Consider balconies along 10th.

Balconies have been added per the image. In addition, balconies have been added along the southern facade facing the view of Elliott Bay to the SW, and on 10th Ave overlooking the pocket park. *See current Yesler elevation on page 17, current 10th Ave elevation on page 35, and renderings on pages 8 and 10.*

Thank you for your thoughtful comments and we look forward to proceeding through to the next step in the process.

Regards,
Blair Stone

SOUTH ELEVATION STUDY - **YESLER**



INITIAL MUP SUBMITTAL



12/13/2019 DESIGN RESPONSE

10/29/2019 LAND USE COMMENTS, **WITH 12/13/19 RESPONSES**

5. Yesler.

a) Staff supports the bar concept. However, it seems the added corner volumes detract from the clarity of the bar concept. Provide study further expressing the bars along Yesler by extending the N/S bar through to Yesler for the full height.

We studied expressing the N/S bar through to Yesler for the full height. Due to setback requirements along Yesler, the N/S bar could only be expressed up to 50' above finished grade and not for the full height. During the design study process, we found that we could express the N/S bar at Level 8, which gives a nod to the bar concept and adds further modulation to this façade.

b) Incorporate a more integrated balcony response. Study adding balconies adjacent to the proposed single balcony.

We agree that a single balcony along Yesler seems inappropriate. The single balcony has been removed.

6. Revise the roof from of the roof amenity near the corner of 10th and Yesler to provide a more meaningful and intentional architectural gesture. Can this be a project identifying feature?

We studied alternate roof forms for this rooftop amenity space to create a more meaningful and intentional architectural gesture. We've revised the roof form to respond to program, daylight, and views, by creating an overhang for weather protection at the outdoor amenity space, pulling the overhang back at the resident pea patch. The roof form extends south to the maximum extent per zoning code, providing weather protection. We also extended the Amenity roof form to the west which helps make the roof more substantial. Because the underside of the expressive roof form is most visible, we're proposing a warm, wood color that is under-lit to add interest with no light spilling past the edge of the roof. With these revisions, we feel the rooftop amenity does become a project identifying feature. See evolution of roof form on pages 18-19.

12/20/2019 LAND USE COMMENTS, **WITH CURRENT RESPONSES**

2a. Though staff appreciates the exploration of pulling the bar forward along Yesler, only pulling the top piece forward adds yet another element, rather than simplifying.

The bump out has been removed, making a simpler form. See elevation next page.

2b. Resolve the material change that occurs on all bars between the grey and white with the goal of simplifying this field expression or provide strong justification as to why this change occurs.

The extra material changes at the end of the bars have been removed. A material change is used on the NW corner to emphasize the lobby entry that faces the pocket park. The outside frame color and plane change at the residential bars subtly frames these elements. See elevations and renderings.

2c. Continue to refine the roof top amenity, elevation overrun, stair to achieve a cohesive form, rather than separate pieces.

See study pp xx-xx.

2e. Refine entrances to ensure clear legibility, play with canopy heights, signage, lighting etc.

Building entries have been developed with more detail. See main lobby entry study, pages xx-xx

2i.Staff is supportive of the balconies shown in rooftop view presented on 12/13/2019 meeting. Please include with next submittal. Consider balconies along 10th.

Three (3) stacks of balconies added on Yesler façade. See elevation next page.

SOUTH ELEVATION STUDY - **YESLER**

(2c) roof form studied and refined, see pp. 18-19

(2i) three stacks of balconies added on Yesler

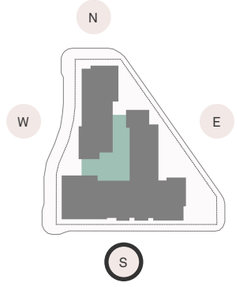
(2a) level 8 residential bar expression removed. See also pp. 22-23.



(2e) entry refined, see pp. 20-21

S SOUTH ELEVATION - EAST YESLER WAY

CURRENT DESIGN RESPONSE



FURTHER STUDIES - **ROOF FORM AT 10TH AND YESLER**



INITIAL MUP SUBMITTAL

10/29/2019 LAND USE COMMENT:

6) Revise the roof from of the roof amenity near the corner of 10th and Yesler to provide a more meaningful and intentional Architectural gesture. Can this be a project identifying feature?



12/13/2019 DESIGN RESPONSE

12/13/2019 ARCHITECTURAL RESPONSE:

A variety of different roof forms were studied to see if a more dynamic form would be appropriate. Many of the different roof forms tested create a unique condition that is not in character with the rest of the project. The limited visibility of the form due to the amenity space being setback encourages a different design solution.

12/20/2019 LAND USE COMMENT:

2c) Continue to refine the roof top amenity, elevation (sic) overrun, stair to achieve a cohesive form, rather than separate pieces.



CURRENT DESIGN RESPONSE

CURRENT ARCHITECTURAL RESPONSE:

We studied alternate roof forms for this rooftop amenity space to create a more meaningful and intentional architectural gesture. We've revised the roof form to respond to program, daylight, and views, by creating an overhang for weather protection at the outdoor amenity space, pulling the overhang back at the resident pea patch to get more sun exposure. The roof form extends south to the maximum extent per zoning code, providing weather protection and opening toward southern views. We also extended the Amenity roof form to the west which helps make the roof more substantial. Because the underside of the expressive roof form is most visible, we're proposing a warm, wood color that is under-lit to add interest with no light spilling past the edge of the roof. With these revisions, we feel the rooftop amenity becomes a project identifying feature.

ROOF FORM AT 10TH AND YESLER - CURRENT DESIGN RESPONSE



CURRENT DESIGN RESPONSE

The proposed roof form relates to the strong horizontals of the bar masses. As the penthouse amenity space is set back from the lower levels, the form will mainly be visible from a distance. The strong shadow lines of the deep overhang will be the strongest feature, rather than the form of the roof itself. The step in the roof opens the amenity space to the views to south and west while relating to the various steps in the massing as the form responds to the topography.

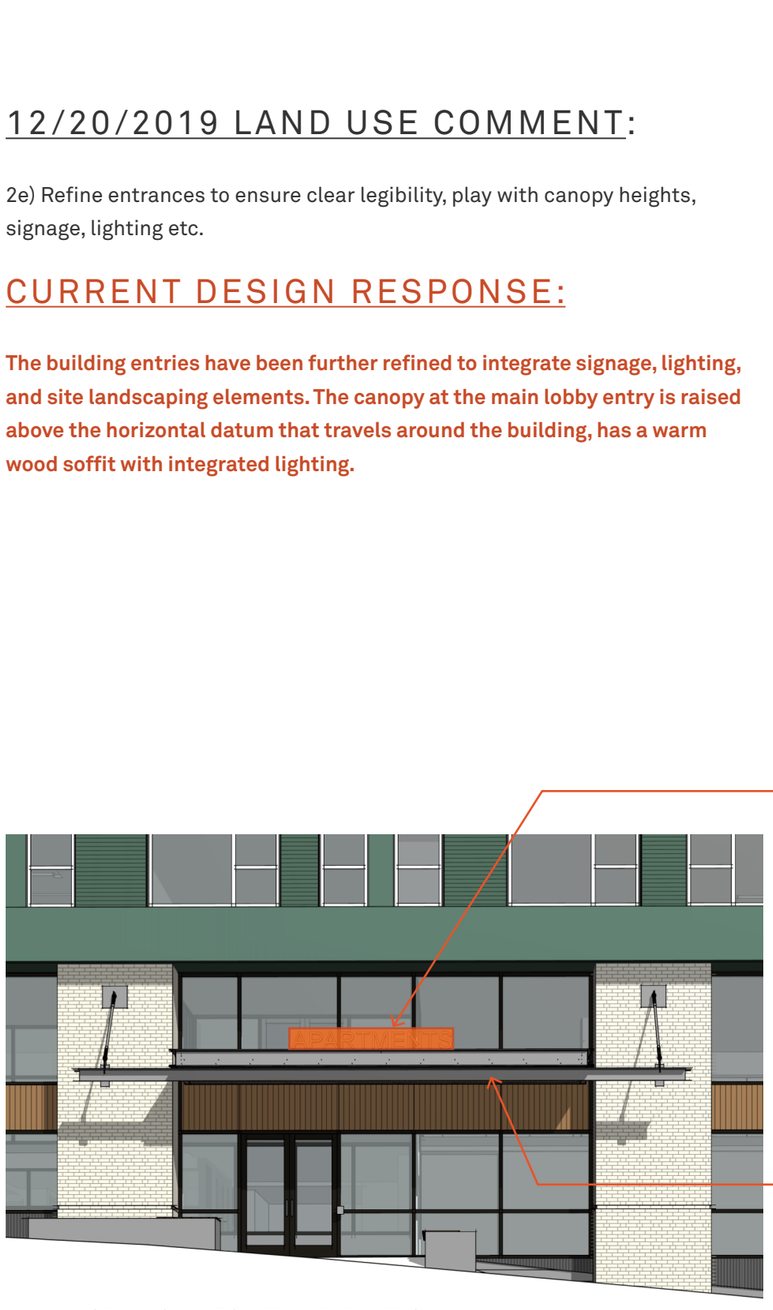
ENTRY STUDIES - **MAIN LOBBY AT YESLER & 10TH**

12/20/2019 LAND USE COMMENT:

2e) Refine entrances to ensure clear legibility, play with canopy heights, signage, lighting etc.

CURRENT DESIGN RESPONSE:

The building entries have been further refined to integrate signage, lighting, and site landscaping elements. The canopy at the main lobby entry is raised above the horizontal datum that travels around the building, has a warm wood soffit with integrated lighting.



MAIN LOBBY ON YESLER - ELEVATION



MAIN LOBBY ON YESLER - SECTION

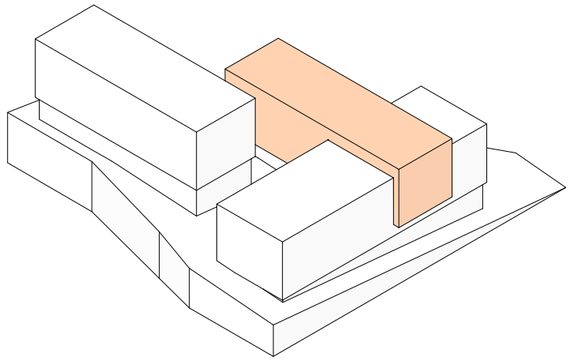
ENTRY STUDIES - **MAIN LOBBY AT YESLER & 10TH**

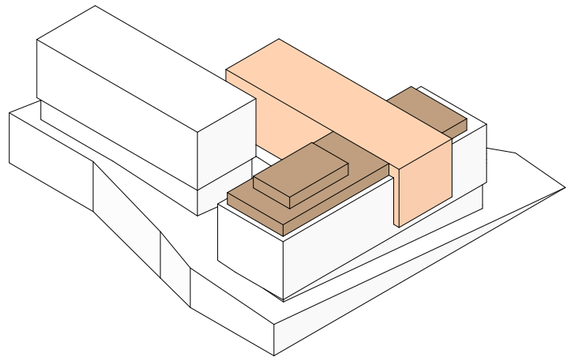


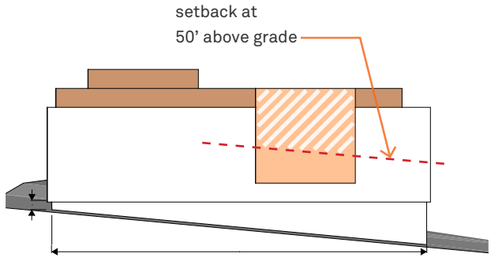
CURRENT DESIGN RESPONSE

FURTHER STUDIES - **EXTEND N/S BAR THROUGH TO YESLER**

STUDY 1 - N-S BAR FLOATS ABOVE YESLER







10/29/2019 LAND USE COMMENT:

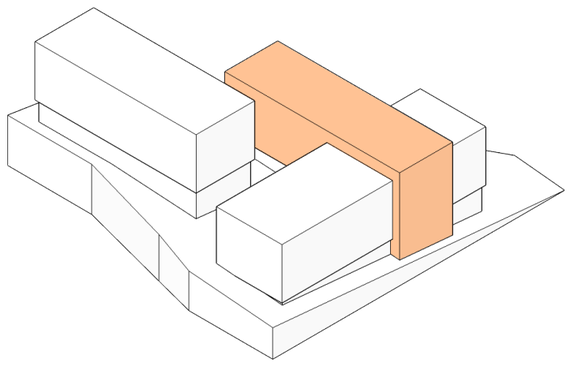
5a) Staff supports the bar concept. However, it seems the added corner volumes detract from clarity of the bar concept. Provide study further expressing the bars along Yesler by extending the N/S bar through to Yesler for the full height. For this study include the removal of the added corner volume which detracts from the simple bar form.

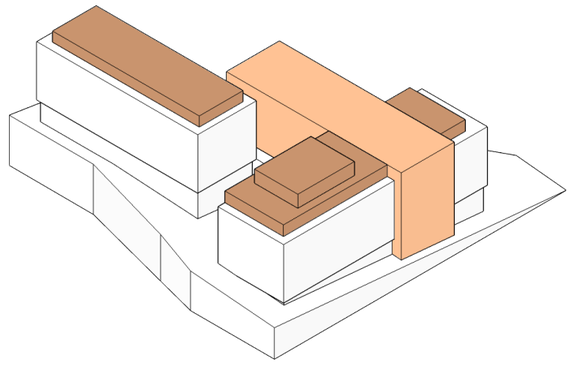
12/13/2019 ARCHITECTURAL RESPONSE:

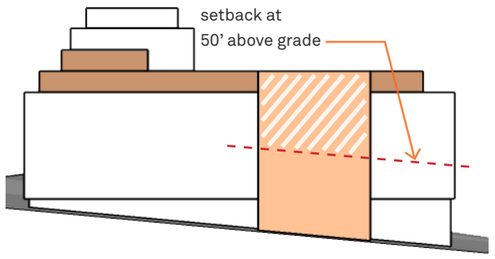
STUDY 1 has the corner volumes removed, and shows the bar coming through to Yesler at the same volume expressed along Boren, floating above the sidewalk.

STUDY 2: We studied expressing the N/S bar through to Yesler for the full height. Due to setback requirements along Yesler, the N/S bar can only be expressed up to 50’ above finished grade and not for the full height.

STUDY 2 - N-S BAR MEETS GRADE ALONG YESLER

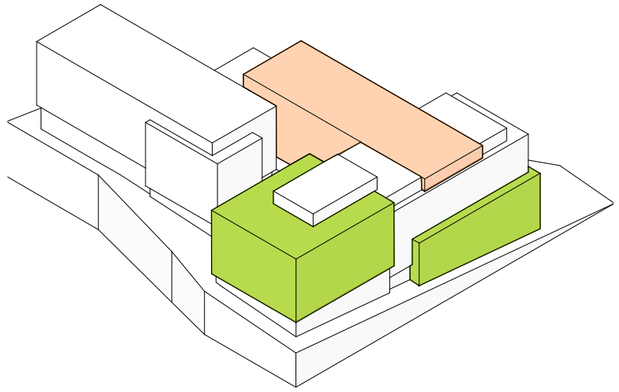






EXPRESS N/S BAR THROUGH TO YESLER - PREFERRED MASSING - EMPHASIZE CORNERS

STUDY 3 - PRESENTED 12/13/19 - N-S BAR PEEKS OUT @ LEVEL 8





12/13/2019 DESIGN RESPONSE

12/20/2019 LAND USE COMMENT:

2a) Though staff appreciates the exploration of pulling the bar forward along Yesler, only pulling the top piece forward adds yet another element, rather than simplifying. Staff recommends setting back consistently across level 8 and removing the bump out.



CURRENT DESIGN RESPONSE

CURRENT ARCHITECTURAL RESPONSE:

The bump-out has been removed.

EAST ELEVATION STUDY - **BOREN**



INITIAL MUP SUBMITTAL

LAND USE COMMENT DATED 10/29/2019, WITH RESPONSES

7. Boren. Further resolve the corner of Boren and Yesler to provide a more welcoming and intentional entry plaza by incorporating the following:

a) Entry

We added an entry at this corner facing Boren and the Tier 1 trees that are being retained. The entry follows traditional storefront scale and cadence with brick pilasters, warm wood soffiting and a 20-foot-wide, 7-foot-deep canopy for weather protection. See entry study on pages 26-27 and 30-31.

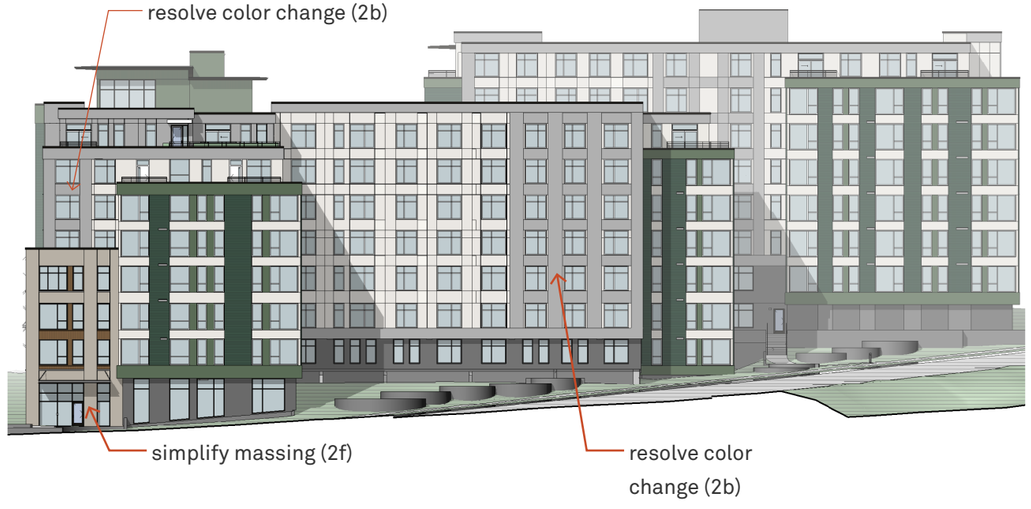
b) Greater activation and connection along Boren. Integrate terrace along the N/S bar connecting to the sidewalk along the higher end.

At this location, we are proposing a cascading stormwater planter system along the Boren sidewalk to engage pedestrians, soften the edge of the site, and create visual interest.

In order to provide greater connection and activation, we have added access from both the north and south buildings at Boren mid-block. This pathway bisects the stormwater bioretention planters as it connects to the sidewalk at Boren. See entry study on pages 32-33.

c) Notch up at the corner to create legible entry expression with 2 or 3 story expression.

The height of Level 1 at Boren is very tall, about 15' above grade. This volume is framed in brick, with a large canopy that is almost the full width of the brick volume. The entry is pulled back into the building, creating even more of a welcoming, inviting gesture that faces the intersection, and has an expansive view of the majestic Tier 1 trees. See pages 26-29.



12/13/2019 DESIGN RESPONSE

LAND USE COMMENT DATED 12/20/2019, WITH RESPONSES

2b) Resolve the material change that occurs on all bars between the grey and white with the goal of simplifying this field expression or provide strong justification as to why this change occurs.

The extra material changes at the end of the bars have been removed. The outside frame color and plane change at the residential bars subtly frames these elements.

2f) Some concern for the intersection of massing elements at the corner of Yesler and Boren, would support simplification at this corner to create greater priority of the entry expression and resolve the competing entry and projection.

We have revisited this corner, taking into account the critical root zones of the Tier 1 trees and Tier 2 tree. The more important, anchoring brick volume has been pulled past the green corner volume, which more clearly defines the hierarchy at this important gateway corner. See massing study on pages 28-29.

EAST ELEVATION STUDY - **BOREN**

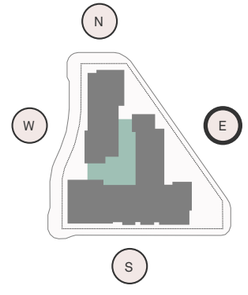


created a welcoming entry plaza, corner massing and hierarchy clarified see pp. 26-29

created connection to sidewalk along Boren, see pp. 32-33

E EAST ELEVATION - BOREN AVE

CURRENT DESIGN RESPONSE



ENTRY STUDIES - **GATEWAY ENTRY @ YESLER & BOREN**

10/29/2019 LAND USE COMMENT:

7a. Further resolve the corner of Boren and Yesler to provide a more welcoming and intentional entry plaza by incorporating an entry.

12/13/2019 ARCHITECTURAL RESPONSE:

Per the above comment, we added an entry at this corner facing Boren and the Tier 1 trees that are being retained. The entry follows traditional storefront scale and cadence with brick pilasters, warm wood soffiting and a 20-foot-wide, 7-foot-deep canopy for weather protection.

12/20/2019 LAND USE COMMENT:

2e) Refine entrances to ensure clear legibility, play with canopy heights, signage, lighting etc.

CURRENT ARCHITECTURAL RESPONSE:

Building entries have been developed with more detail. Entries will be lit with lights from the canopy soffits. The heights of the canopies relate to the brick massing behind, and are typically high. Seating walls further mark this entry, with a change in landscaping to highlight the importance of these locations.





ENTRY STUDIES - **GATEWAY ENTRY @ YESLER & BOREN**



CURRENT DESIGN RESPONSE

FURTHER STUDY - **GATEWAY CORNER MASSING**



INITIAL MUP SUBMITTAL

LAND USE COMMENT DATED 10/29/2019:

7a. Further resolve the corner of Boren and Yesler to provide a more welcoming and intentional entry plaza by incorporating an entry



12/13/2019 DESIGN RESPONSE

ARCHITECTURAL RESPONSE DATED 12/13/2019:

Per the comment dated 10/29/2019, we added an entry at this corner facing Boren and the Tier 1 trees that are being retained. The entry follows traditional storefront scale and cadence with brick pilasters, warm wood soffiting and a 20-foot-wide, 7-foot-deep canopy for weather protection.

LAND USE COMMENT DATED 12/20/2019:

2f) Some concern for the intersection of massing elements at the corner of Yesler and Boren, would support simplification at this corner to create greater priority of the entry expression and resolve the competing entry and projection.

GATEWAY CORNER MASSING - PREFERRED MASSING



CURRENT DESIGN RESPONSE

LAND USE COMMENT DATED 12/20/2019:

2f) Some concern for the intersection of massing elements at the corner of Yesler and Boren, would support simplification at this corner to create greater priority of the entry expression and resolve the competing entry and projection.

CURRENT ARCHITECTURAL RESPONSE:

We have revisited this corner, taking into account the critical root zones of the Tier 1 trees. The more important, anchoring brick volume has been pulled past the green corner volume, which more clearly defines the hierarchy at this important gateway corner.

FURTHER STUDY - **GATEWAY CORNER MASSING**

10/29/2019 LAND USE COMMENT:

7a. Further resolve the corner of Boren and Yesler to provide a more welcoming and intentional entry plaza by incorporating an entry

12/13/2019 ARCHITECTURAL RESPONSE:

There are four (4) Tier 1 trees and one (1) Tier 2 tree that are being retained at the gateway corner of Yesler and Boren. Re-grading and hardscaping are not allowed in the critical root zone. To preserve these trees, the critical root zone around each tree needs to be maintained. This limits the size of the plaza adjacent to the building entry, and limits the footprint and massing of the building at this corner.



View from Southwest of existing Tier 1 trees.



CURRENT DESIGN RESPONSE

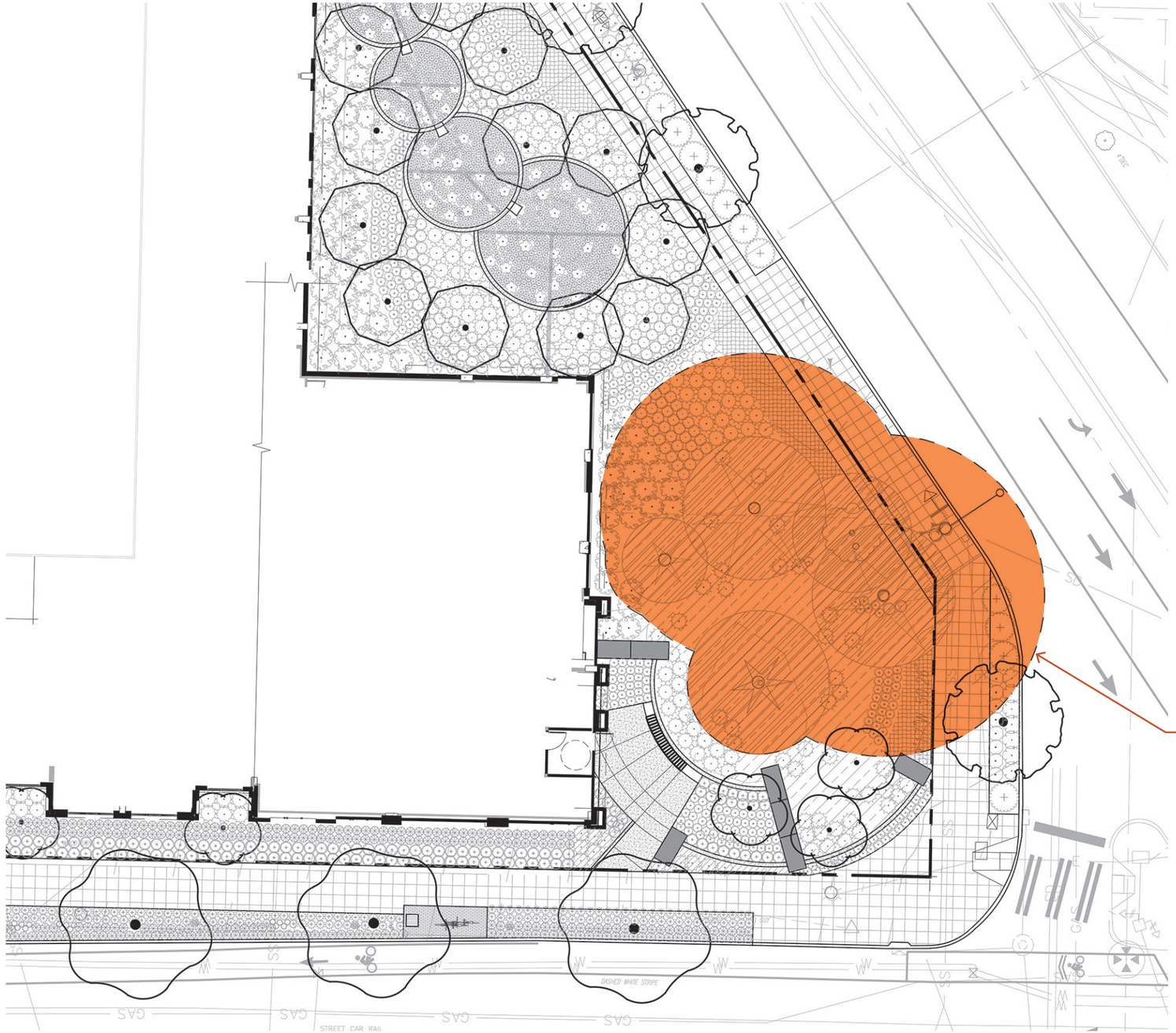
West Elevation with approximate size of existing trees.



CURRENT DESIGN RESPONSE

Section through entry with approximate size of existing trees.

FURTHER STUDY - **GATEWAY CORNER MASSING**



critical root zone of existing Tier 1 and Tier 2 trees to remain.

FURTHER STUDY - **CONNECTION TO BOREN**

10/29/2019 LAND USE COMMENT:

7b) Greater activation and connection along Boren. Integrate terrace along the N/S bar connecting to the sidewalk along the higher end.

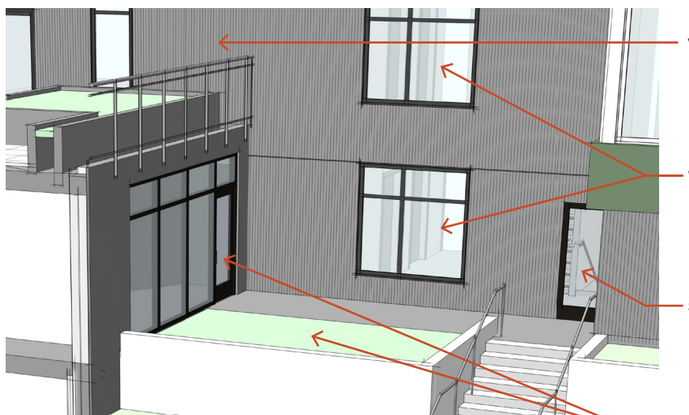
12/13/2019 ARCHITECTURAL RESPONSE:

At this location, we are proposing a cascading, code-required stormwater bioretention planter system along the Boren sidewalk to engage pedestrians, soften the edge of the site, and create visual interest between residential units and the edge of the site. In addition, the bioretention planters will be surrounded by a number of on-site tree replacement (SDOT is requiring removal of two (2) Tier 1 trees, which require 10-to-1 tree replacement) and providing native habitat within the landscape buffer.

In order to provide greater connection and activation, we have added access from both the north and south buildings at Boren mid-block. This pathway bisects the stormwater bioretention planters as it connects to the sidewalk at Boren.

12/20/2019 LAND USE COMMENT:

No further comments.





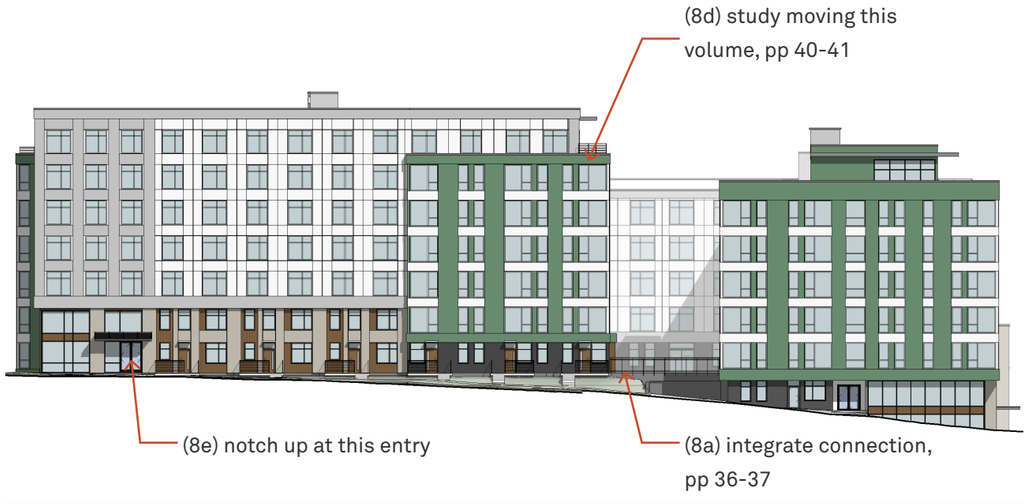
BOREN AVENUE ENTRY - PLAN

FURTHER STUDY - **CONNECTION TO BOREN**

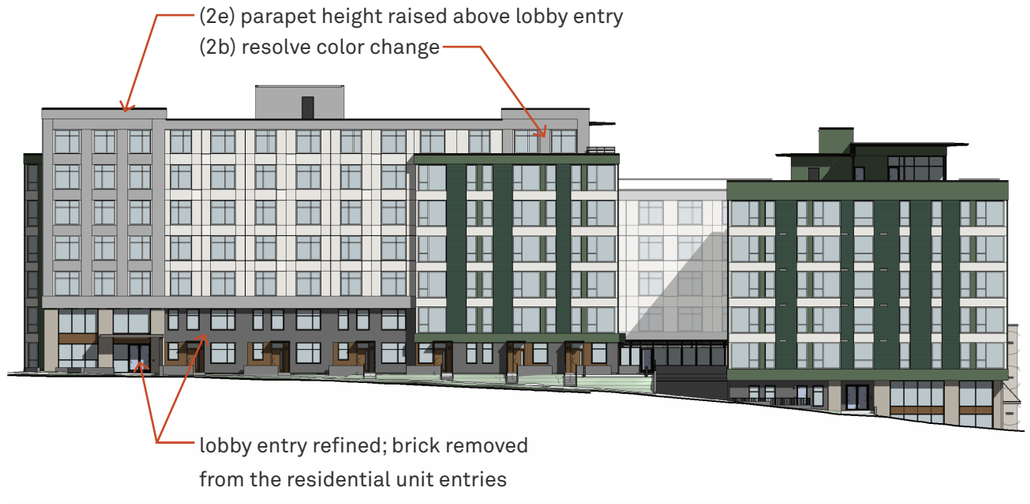


CURRENT DESIGN RESPONSE

WEST ELEVATION STUDY - **10TH AVE**



INITIAL MUP SUBMITTAL



12/13/2019 DESIGN RESPONSE

10/29/2019 LAND USE COMMENTS, WITH RESPONSES

8. 10th. Please incorporate the following with your next submittal:

a) Integrate connection to amenity area above garage entry with stairs etc.

We have created a connection from the sidewalk to the courtyard amenity with stairs, and add-ed an extension of the public amenity seating area around a large Tier 1 replacement tree, with seating that is accessible from the sidewalk as a community amenity to take advantage of the wide green space at this location.

c) Revise roof form of the roof top amenity to create more intentional architectural gesture (corner of 10th and Yesler).

We've revised the roof form to respond to program, daylight, and views, raising the south portion of the roof-form to open up to more southern light and views. Because the underside of the expressive roof form is most visible, we're proposing a warm, wood color that is under-lit to add interest with no light spilling past the edge of the roof. See rooftop study on pages 18-21.

d) Staff is concerned with the 160' large massing volume. Related, rather than adding a new corner element (adjacent to the courtyard above garage entry), study placing the pop out volume a few bays in from the courtyard to reinforce the bar concept.

We did study placing the pop out volume a few bays in from the courtyard. Shifting the pop out volume encroaches into a required setback area, which would not be allowed by code. We also noticed that it would diminish the rhythm of the pedestrian-scale residential character that is created along 10th Ave. See massing study on pages 40-41.

e) Notch up at the residential entry to further distinguish the entry and create a legible main entry.

This lobby is a two-story space framed in brick with a very open, transparent perimeter that engages with the sidewalk, pocket park, and has a direct view of the Tier 1 tree at the corner of Fir & 10th Ave. See pages 38-39.

12/20/2019 LAND USE COMMENTS, WITH RESPONSES

2b) Resolve the material change that occurs on all bars between the grey and white with the goal of simplifying this field expression or provide strong justification as to why this change occurs.

The extra material changes at the end of the bars have been removed. A material change is used on the NW corner to emphasize the lobby entry that faces the pocket park. The outside frame color and plane change at the residential bars subtly frames these elements.

2c) Continue to refine the roof top amenity, elevation overrun, stair to achieve a cohesive form, rather than separate pieces.

The roof form expresses the uses within, staying lower at the utilitarian spaces and popping up to the south where the gathering spaces are that lead to the roof deck. The color of the elevator overrun is changed to avoid conflicting with the main volume. This creates a more cohesive form, rather than separate pieces. In addition, the two roof planes help define the use zones on the deck – the higher roof provides weather protection at the grill, eating areas and at the view deck on the southern edge, while the lower roof pull back at the community garden area providing more light. See pages 18-19.

2e) Refine entrances to ensure clear legibility, play with canopy heights, signage, lighting etc.

Building entries have been developed with more detail. Entries will be lit with lights from the canopy soffits. The heights of the canopies relate to the brick massing behind, and are typically high. Seating walls further mark this entry, with a change in landscaping to highlight the importance of these locations. See entry study on pages 38-39.

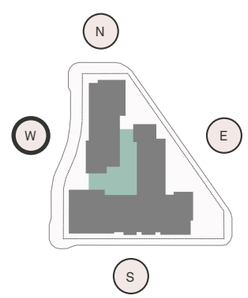
ENCORE ARCHITECTS

WEST ELEVATION STUDY - **10TH AVE**



W WEST ELEVATION - 10TH AVE

CURRENT DESIGN RESPONSE



ENTRY STUDIES - 10TH AVE CONNECTION TO COURTYARD

LAND USE COMMENT DATED 10/29/2019:

8a) Integrate connection to amenity area above garage entry with stairs etc.

ARCHITECTURAL RESPONSE DATED 12/13/2019:

We have created a connection from the sidewalk to the courtyard amenity with stairs.

LAND USE COMMENT DATED 12/20/2019:

2g) Provide more images at pedestrian level of the new connection to the courtyard along 10th. Continue to refine materiality and integration of steps, railings, seating, landscaping etc. Can this have a greater connection and presence from the sidewalk to create a point of interest?

2h) Increase the width of the amenity at the courtyard level.

CURRENT ARCHITECTURAL RESPONSE:

2g) Images of this entrance have been added in the recommendation packet that shows the integration of seating with a large on-site replacement tree. This area is an extension of the activity zone in the Green Street right-of way providing activity on both sides of the sidewalk. The space has been refined to include seating and gathering spaces to create a small activity zone and a point of interest. The new seating enhances and enlarges the adjacent public right-of-way amenity space that engages the public. See this spread.

2h) Rather than losing units for the private amenity space, the entry sequence leading to the courtyard has been further developed with the addition of the seating area at the base of a large tree at the sidewalk that would further engage the public. This adds to the pedestrian character all along 10th Ave with the landscaped pause points on both sides of the sidewalk. This change amplifies the impact of the amenity space and engages the public realm without the loss of housing units. See next page.



ENTRY STUDIES - 10TH AVE CONNECTION TO COURTYARD



CURRENT DESIGN RESPONSE

ENTRY STUDIES - 10TH AVE LOBBY FACING POCKET PARK

LAND USE COMMENT DATED 12/20/2019:

2e) Refine entrances to ensure clear legibility, play with canopy heights, signage, lighting etc.

CURRENT ARCHITECTURAL RESPONSE:

Building entries have been developed with more detail. Entries will be lit with lights in the canopy soffits. The heights of the canopies relate to the brick massing behind, and are typically high. Seating walls further mark this entry, with a change in landscaping to highlight the importance of these locations.



Lobby at 10th and Fir - Elevation



Lobby on 10th and Fir - Section

ENTRY STUDIES - 10TH AVE LOBBY FACING POCKET PARK



CURRENT DESIGN RESPONSE

FURTHER STUDY - **MOVE CORNER ELEMENT ON 10TH AVE**

LAND USE COMMENT DATED 10/29/2019:

8d) Staff is concerned with the 160' large massing volume. Related, rather than adding a new corner element (adjacent to the courtyard above garage entry), study placing the pop out volume a few bays in from the courtyard to reinforce the bar concept.

ARCHITECTURAL RESPONSE DATED 12/13/2019:

We studied placing the pop out volume a few bays in from the courtyard. Shifting the pop out volume encroaches into a required setback area, which would not be allowed by code. We also noticed that it would diminish the rhythm of the pedestrian-scale residential character that is created along 10th Ave.

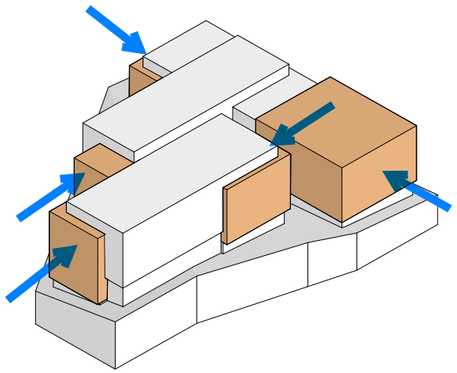
To create a more pedestrian-scale experience at grade, we've been exploring ways to strengthen the residential character of units with articulated private residential unit entries. The rhythmic pathways leading to the entries along with the canopies and screens breaks up the long façade at the pedestrian level.

We feel the end volume is a strong move that frames the entry into the courtyard, creating the compression at the porch before opening into the main courtyard.

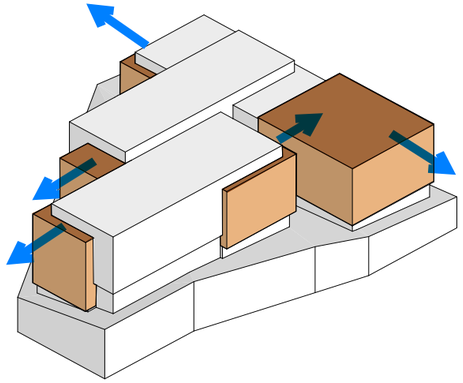
LAND USE COMMENT DATED 12/20/2019:

No further comments.

PARTI OF CORNER ELEMENTS



The corner elements cap the framework of the typical residential bar massing, relating to the open spaces created by the geometry of the site. These elements reduce the mass at the ends of the bars, stepping down in scale, providing a consistent, repeating element facing the street.



The corner elements shift in elevation, providing opportunities for roof decks that provide views from the site.

MOVE CORNER ELEMENT ON10TH AVE - STUDY & PREFERRED MASSING



Moving the corner element into the framework of the bar turns it into a the character of a bay. Rather than diminishing the size of the mass, the bay element emphasizes the length of the mass.



Moving the corner element in from the edge eliminates the roof deck.



Changing the location of the corner element disrupts the rhythm of the ground level private patios.

DESIGN STUDY PRESENTED ON 12/13/2019



The corner element caps the bar massing, stepping down in scale at the end, providing a counterbalance to the entry massing.



The stepped massing provides the opportunity for a roof deck for the north building.



The preferred massing creates a consistent rhythm of unit entries, patios and stairs along the street edge.

CURRENT DESIGN RESPONSE

NORTH ELEVATION STUDY - **FIR**



INITIAL MUP SUBMITTAL

COMMENTS RECEIVED ON 10/29/2019:

No comments received.



12/13/2019 DESIGN RESPONSE

COMMENTS RECEIVED ON 12/20/2019:

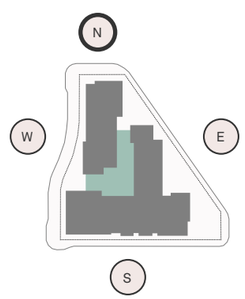
No comments received.

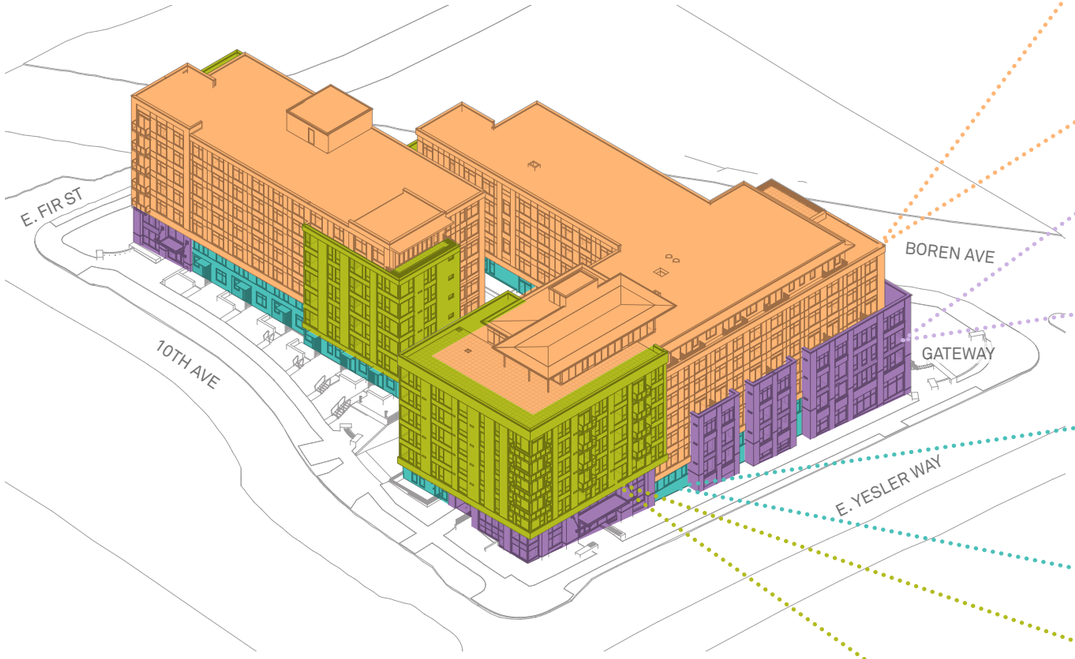
NORTH ELEVATION STUDY - **FIR**



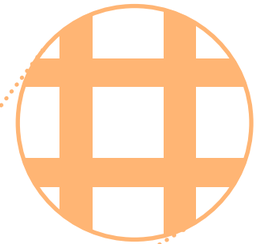
N NORTH ELEVATION - E FIR ST

CURRENT DESIGN RESPONSE





AXON FROM THE SOUTHWEST



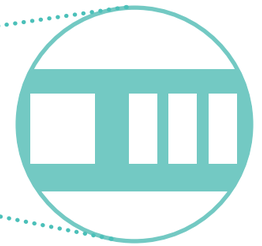
RESIDENTIAL BARS

The residential bar volumes compose the main massing of the building with a simple, regular window pattern. These form the framework for the additive volumes that respond to the non-orthagonal streets, program function, and surrounding context.



ENTRIES

The brick volumes announce entries into the building using durable, timeless brick with wood-tone infill. Similarly, at a neighborhood scale, the special brick volume at the east end of Yesler near Boren responds to the unique Gateway condition into the Yesler Terrace Neighborhood.



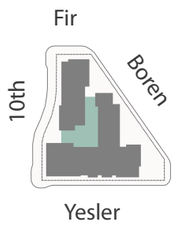
BASE

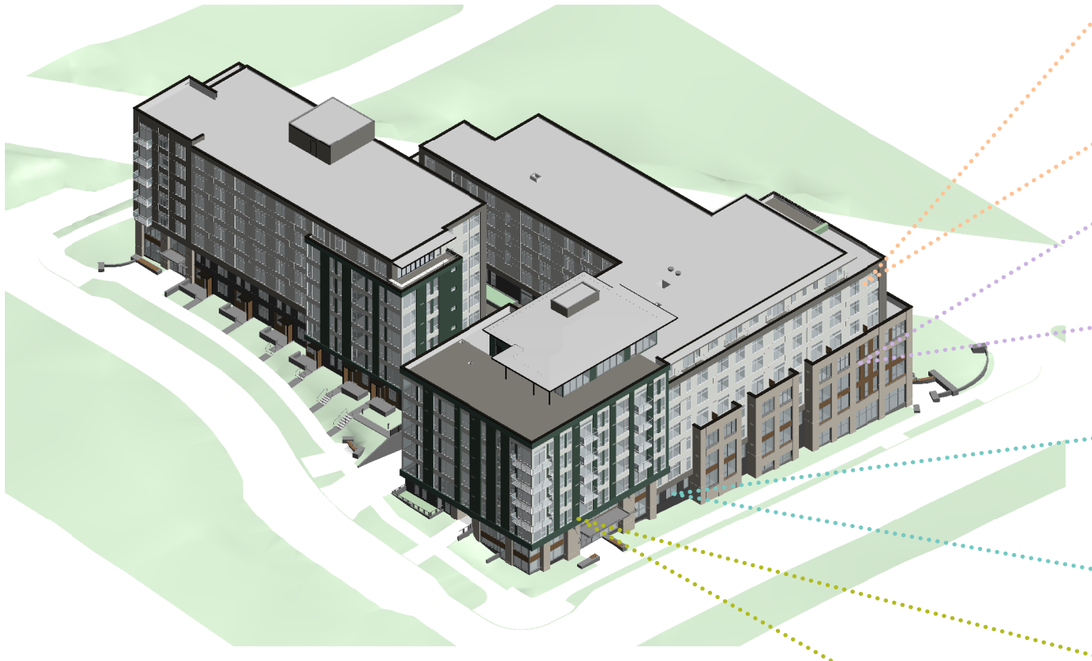
The base language navigates the extreme grade on the site creating a plinth for the residential bars. The window pattern is irregular and differentiated from the residential volumes that it supports.



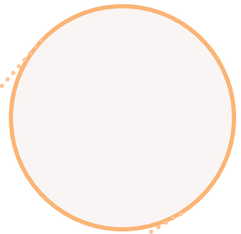
CORNER MASSES

The corner masses engage with street edges and visible open space with the most articulated plaid pattern. These volumes respond to topography and engage with the residential bars,creating roofdeck space on top.





AXON FROM THE SOUTHWEST



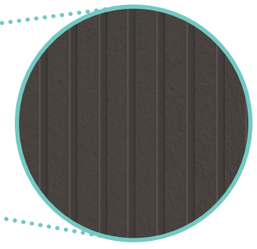
FIBER CEMENT

The main framework of the massing is clad in the simplest materials to contrast with the additive volumes that react to the street and context. Additional depth frames the bars and defines the edges.



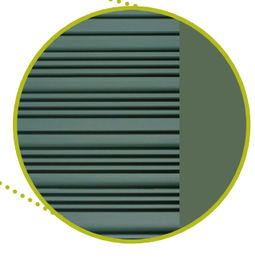
BRICK AND WOOD

Special materials highlight where residents interact with the building, and at a larager scale, where pedestrians enter the Yesler Terrace neighborhood.



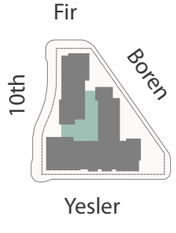
CERA CLAD BASE

A monolithic material is used to define the plinth. The intergral color of the material is more durable where it interacts with the ground, and the textured surface creates interest at the pedestrian scale.



METAL SIDING

Corner volumes use metal siding to highlight the prominent masses, creating a finer texture than the residential bar framework.





S SOUTH ELEVATION - EAST YESLER WAY



SOUTH ELEVATION

The residential bars create the framework, responding to the historic orthogonal grid of Yesler Terrace. The north-south bar intersects with the east-west bar at different elevations that respond to the topography. The west corner highlights the lobby entry, balanced by the brick volumes that announce the gateway corner.

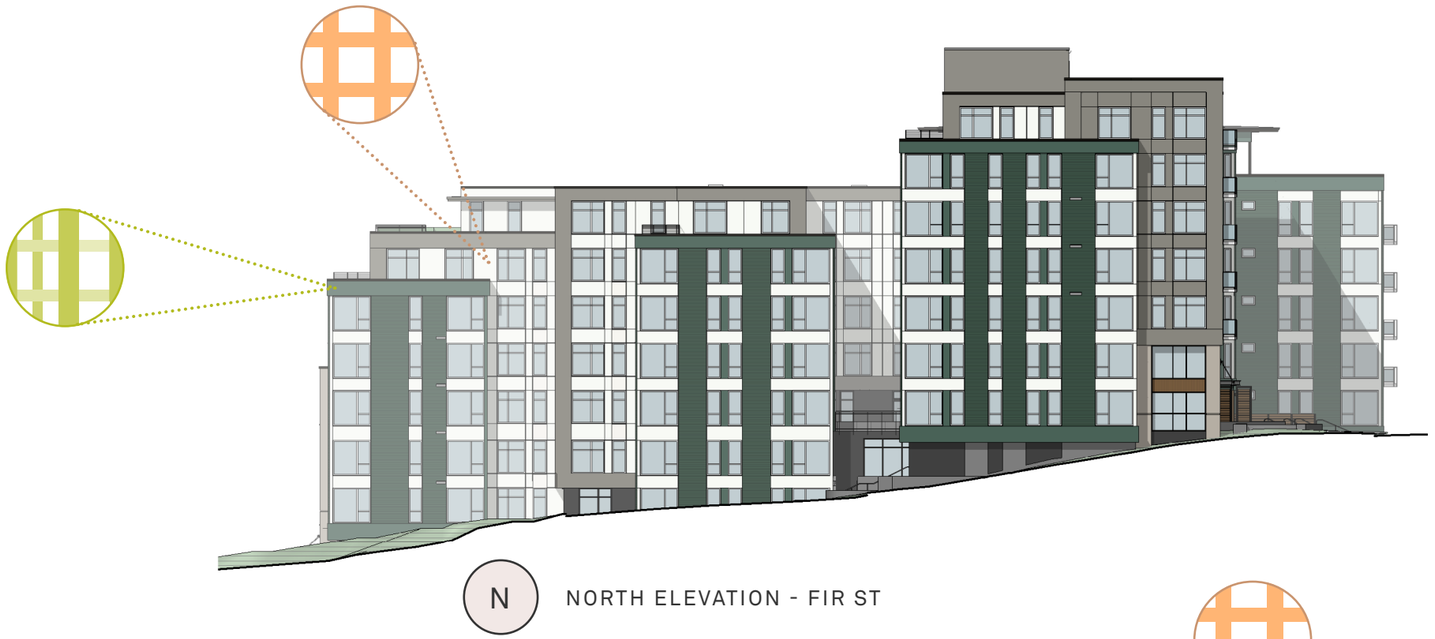


W WEST ELEVATION - 10TH AVE



WEST ELEVATION

The residential bar is raised on the plinth to accentuate the north lobby that leads to the Pocket Park. Individual unit entries line the Green Street marked with wood and canopies. Private patios are raised above the street to provide privacy and differentiate between public and private.

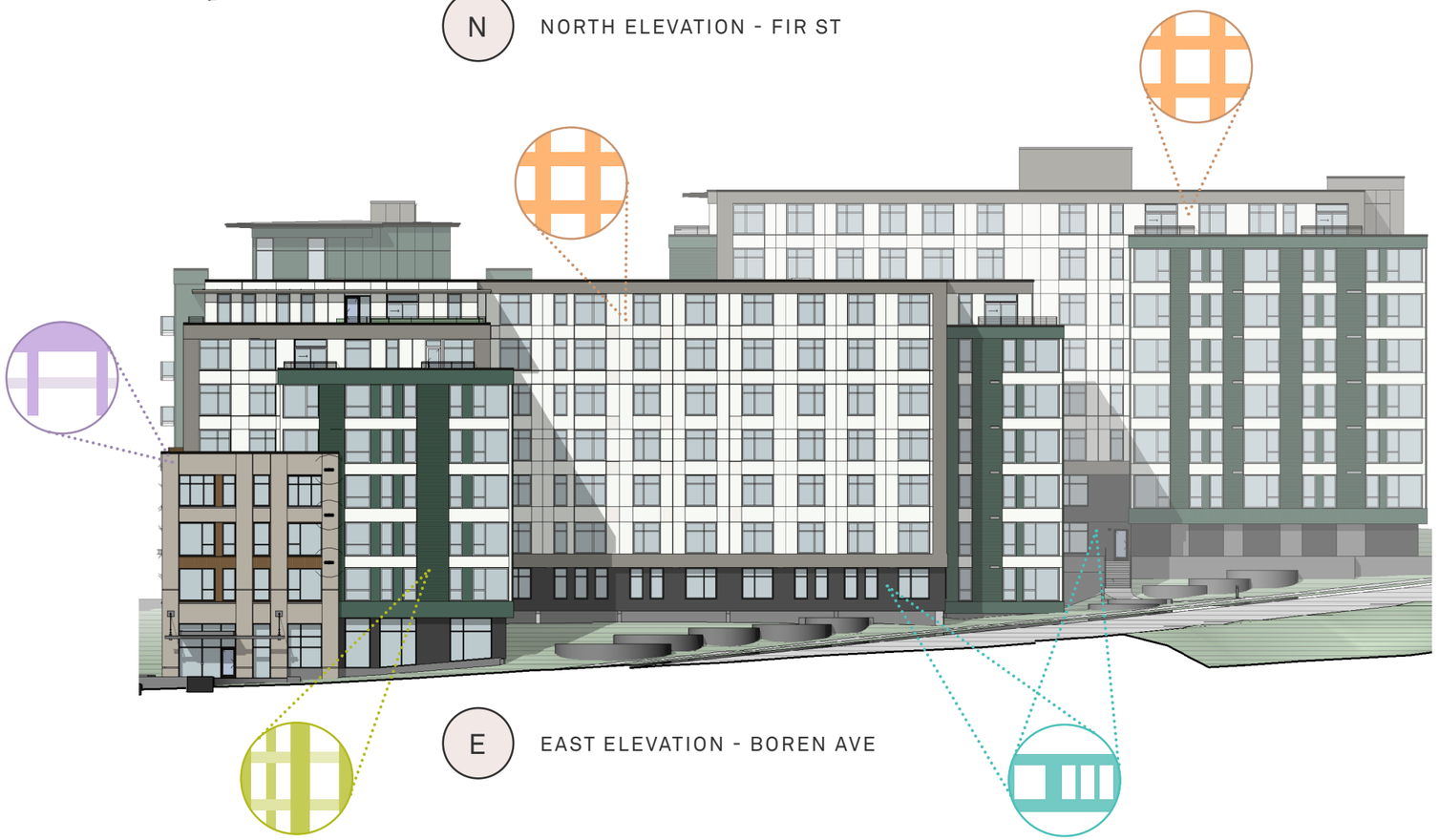


N NORTH ELEVATION - FIR ST



NORTH ELEVATION

The corner masses frame the open spaces along Boren at the end of the three residential bars. The masses step down the hill along with the topography, and the repeated forms create a rhythm at a larger scale that relates to the vehicular character of Boren.

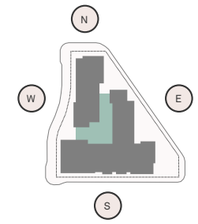


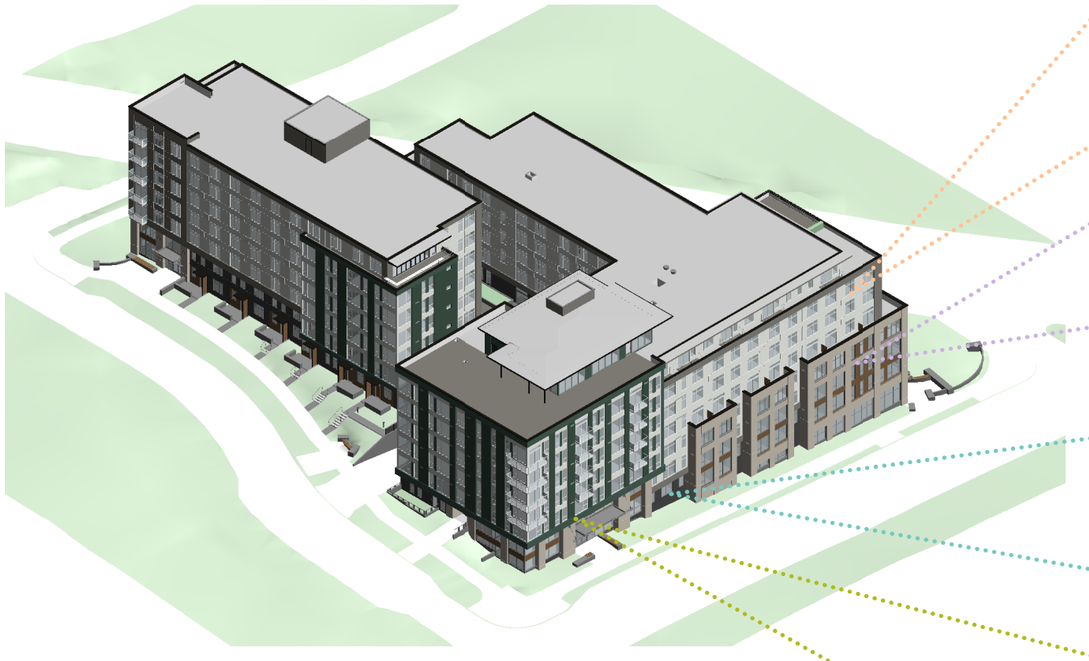
E EAST ELEVATION - BOREN AVE



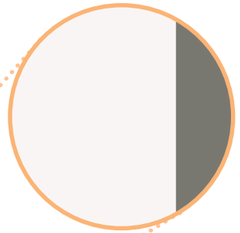
EAST ELEVATION

The orthogonal masses frame large open spaces that create a buffer from the vehicular character of Boren. The open spaces provide room for stormwater planters and heavy planting to provide relief and interest for pedestrians. The landscaped gateway corner is framed by the corner massing, and the entry highlighted with special materials of brick and wood.





AXON FROM THE SOUTHWEST



RESIDENTIAL BARS

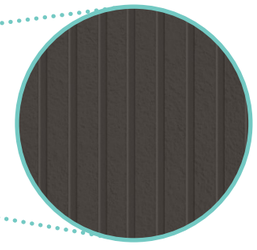
The residential bar volumes compose the main massing of the building, acting as the background scaffolding for the addition of volumes that frame entries and engage with the edges of the site.



BRICK ENTRIES

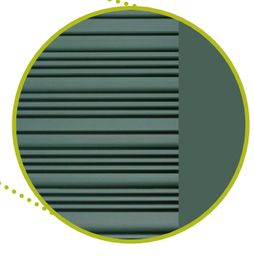
The brick volumes announce resident entries into the building using durable, timeless brick with wood infill as a nod to the past.

The special brick volume at the east end of Yesler near Boren responds to the unique Gateway condition into the Yesler Terrace Neighborhood.



BASE

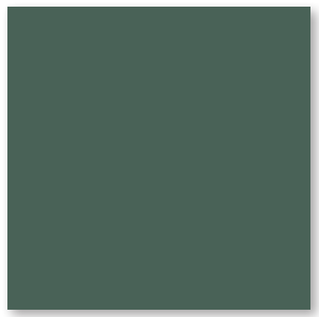
This “base” volume navigates the +40’ of grade change around the building. The window color and pattern changes within this volume.



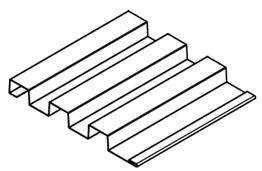
CORNER VOLUMES

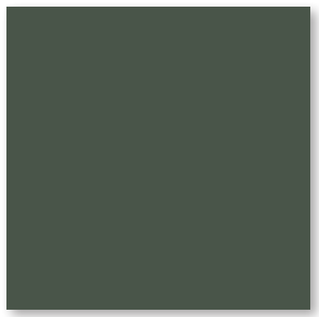
The corner volumes are clad in fiber cement panel with interspersed vertical stripes of horizontally-oriented metal panel.

CORNER VOLUMES



METAL PANEL
Color: Green
Box corrugated metal panel with concealed fasteners, pattern oriented horizontally.





FIBER CEMENT PANEL
Color: Green
Painted fiber cement panel.

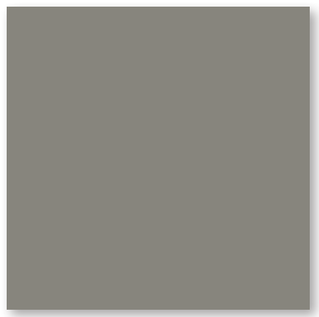


FIBER CEMENT PANEL
Color: Off-White
Painted fiber cement panel.



VINYL
Color: “White”
Window frames.

RESIDENTIAL BAR VOLUMES



FIBER CEMENT PANEL
Color: Gray
Painted fiber cement panel.



FIBER CEMENT PANEL
Color: Off-White
Painted fiber cement panel.

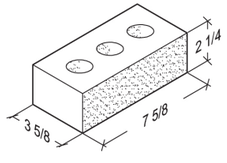


VINYL
Color: “White”
Window frames.

BRICK VOLUME AND ENTRIES



BRICK
Color: Light Cream Neutral, mission texture
Slightly modified running bond brick pattern.



BASE



WOOD-LIKE MATERIAL
Color: Neutral-warm wood tone
Vertical lap-siding appearance.



VINYL
Color: Black
Window frames.



TEXTURED FIBER CEMENT
Color: Dark gray
Consistent vertical reveal pattern.



CAST-IN-PLACE CONCRETE
Color: Unpainted, sealed
Reveals as designed.


FIR STREET EAST
NORTH BUILDING
10TH AVENUE EAST
BOREN AVE
FOURTH FLOOR COURTYARD
SOUTH BUILDING
EAST YESLER WAY

BOREN AVE & FIR STREET

TREES



Parrotia persica
Persian ironwood



Betula nigra
River Birch



Quercus macrocarpa 'JFS-KW3'
Urban Pinnacle Oak



Lagerstroemia x 'Tuscarora'
Red Crape Myrtle

SHRUB AREA



Blechnum spicant
Deer Fern



Carex obnupta
Slough Sedge



Corylopsis spicata
Spike Winter Hazel

SHRUB AREA



Carex comans
New Zealand Hair Sedge



Carex testacea
Carex



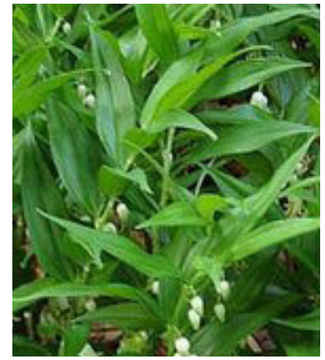
Cornus sericea'Kelseyi'
Kelseyi Dogwood



Lonicera pileata 'Moss Green'
Moss Green Honeysuckle



Cotoneaster glaucophyllus hort.
Gray-Leaf Cotoneaster



Disporopsis pernyi ' bill baker'
Evergreen Solomon's Seal

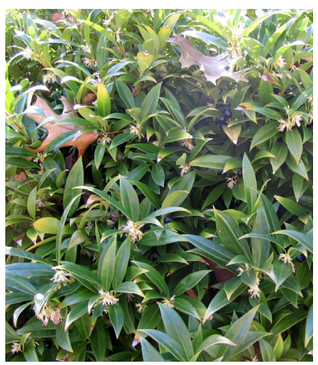


Iris tenax
Oregon Iris

GROUND COVERS



Viburnum davidii
David Viburnum



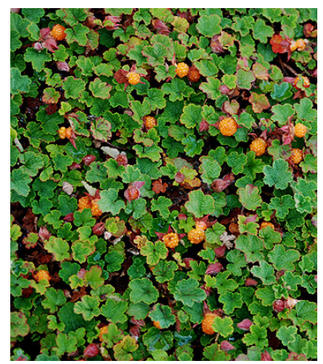
Sarcococca humilis
Steetbox



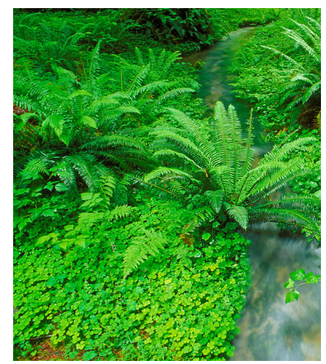
Vaccinium ovatum
Evergreen Huckleberry



Mahonia x media 'winter sun'
Mahonia hybrid



Rubus calycinoides
Creeping Taiwanese Bramble



Oxails and Sword fern



Symphoricarpos mollis
Creeping Snowberry

EAST YESLER WAY

TREES



Lagerstroemia x 'Tuscarora'
Red Crape Myrtle



metasequoia glyptostroboides
Dawn Redwood

SHRUB AREA



Carex comans
New Zealand Hair Sedge



Carex testacea
Carex



Polystichum munitum
Western Sword Fern



Carex morrowii 'Ice Dance'
Ice Dance Japanese Sedge



Crocus spp.
White Crocus



Iris foetidissima 'Variegata'
Gladwin Iris



Sesleria autumnalis
Autumn Moor Grass



Rubus calycinoides
Creeping Taiwanese Bramble

10TH AVE NE

TREES



Acer circinatum
Vine maple



Fagus sylvatica ‘Rohanii’
Cutleaf Purple Beech



Magnolia grandiflora
Southern Magnolia



Nyssa sylvatica Green Gable
Black Gum



Lagerstroemia x ‘Tuscarora’
Red Crape Myrtle

SHRUB AREA



Calamagrostis x acutiflora ‘Karl Foerster
Feather Reed Grass



Carex testacea
Carex



Cotoneaster glaucophyllus hort.
Gray-Leaf Cotoneaster



Euphorbia amygdaloides robbiae
Robbia Purple Wood Spurge



Liriope spicata
Creeping Lily turf



Lonicera pileata
Privet honeysuckle



Helictotrichon sempervirens
Blue Oat Grass



Pennisetum alopecuroides ‘Hameln’
Hameln Fountain Grass



Polystichum munitum
Western Sword Fern



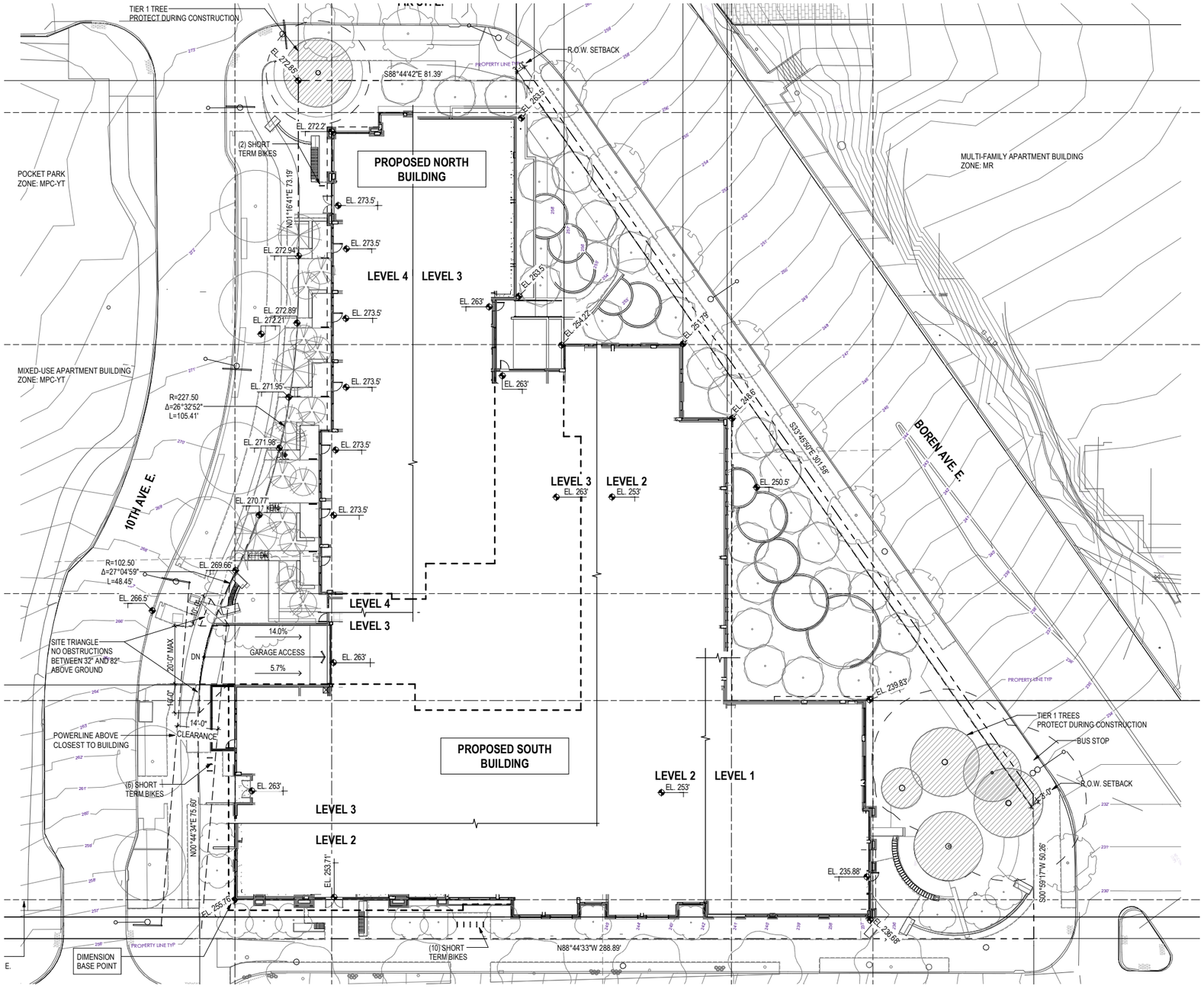
Ribes sanguineum ‘White Icicle’
White Flowering Currant

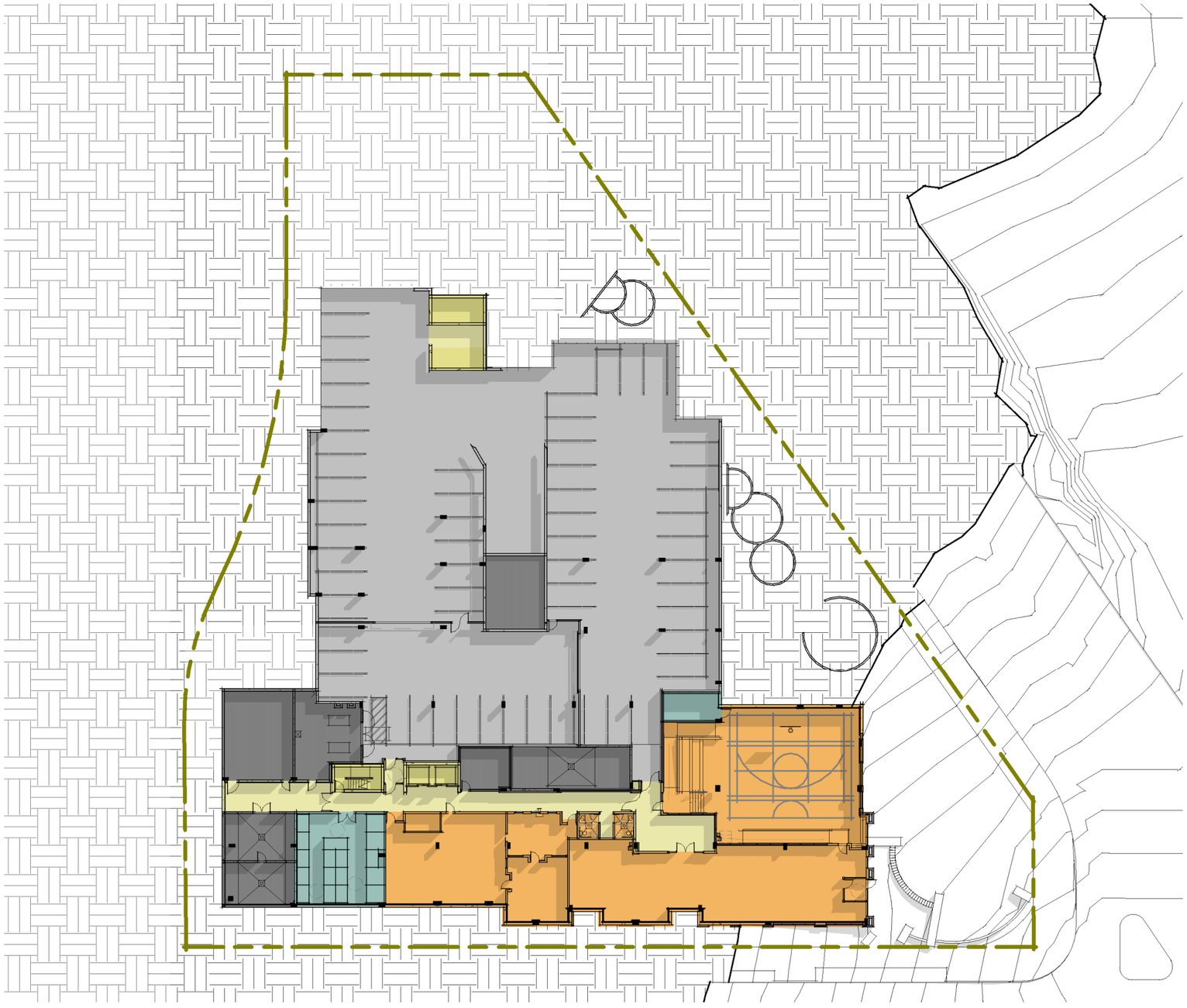


Sesleria autumnalis
Autumn Moor Grass



Rubus calycinoides
Creeping Taiwanese Bramble

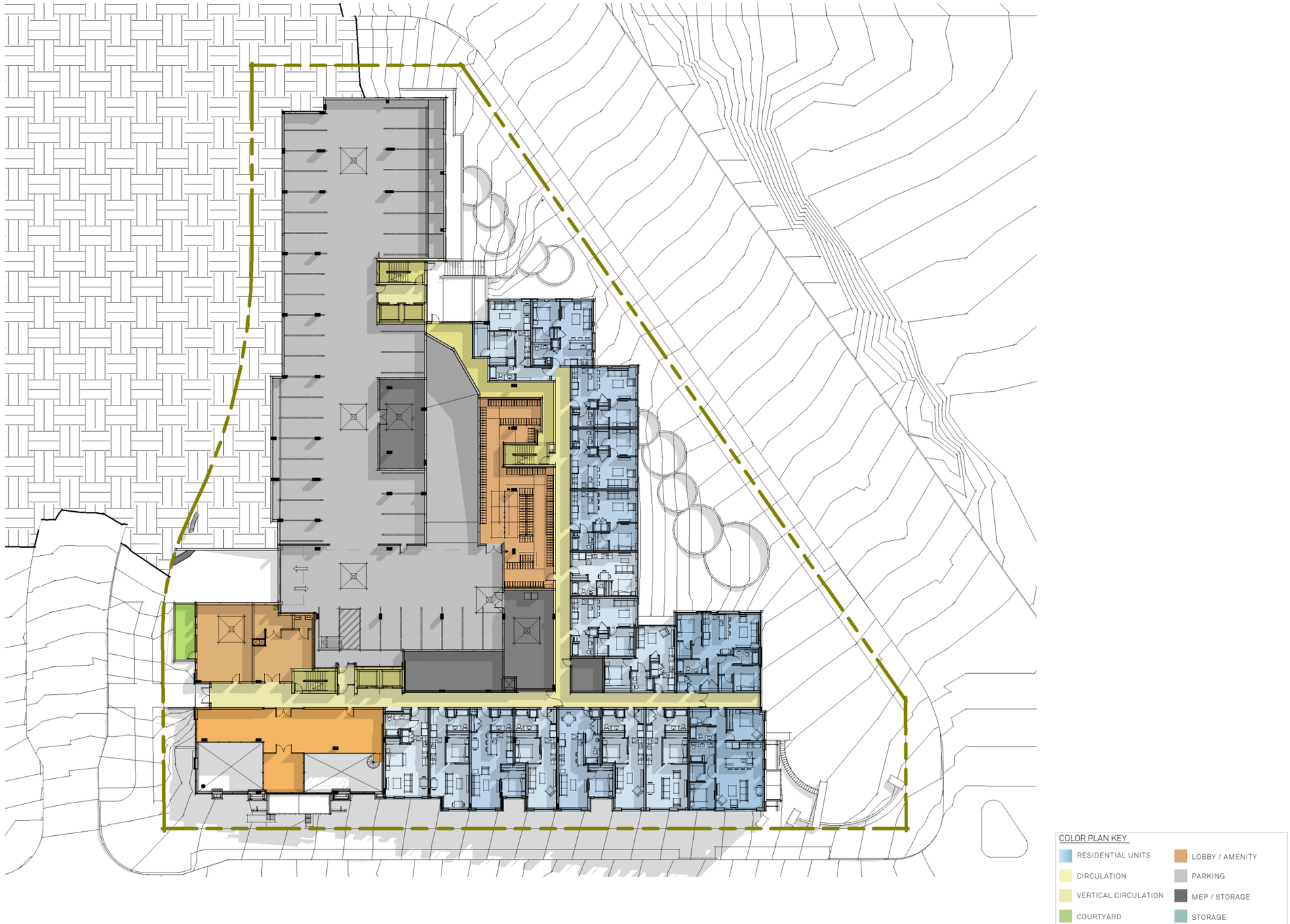

TIER 1 TREE
PROTECT DURING CONSTRUCTION
EL. 272.85'
S88°44'42"E 81.39'
R.O.W. SETBACK
PROPERTY LINE TYP
EL. 263.5'
EL. 272.2'
(2) SHORT TERM BIKES
PROPOSED NORTH BUILDING
POCKET PARK
ZONE: MPC-YT
N01°16'41"E 73.19'
EL. 273.5'
EL. 272.94'
LEVEL 4
LEVEL 3
EL. 263.5'
EL. 263'
EL. 272.89'
EL. 272.21'
EL. 254.02'
EL. 251.79'
MIXED-USE APARTMENT BUILDING
ZONE: MPC-YT
EL. 271.95'
R=227.50
Δ=26°32'52"
L=105.41'
EL. 263'
EL. 246.6'
S33°45'52"E 301.58'
EL. 271.98'
LEVEL 3
EL. 263'
LEVEL 2
EL. 253'
EL. 250.5'
10TH AVE. E.
EL. 270.77'
EL. 273.5'
R=102.50
Δ=27°04'59"
L=48.45'
EL. 269.66'
EL. 266.5'
LEVEL 4
LEVEL 3
14.0%
SITE TRIANGLE
NO OBSTRUCTIONS
BETWEEN 32" AND 82"
ABOVE GROUND
DN
GARAGE ACCESS
5.7%
EL. 263'
20'-0" MAX
14'-0"
14'-0"
CLEARANCE
POWERLINE ABOVE
CLOSEST TO BUILDING
EL. 239.83'
PROPERTY LINE TYP
TIER 1 TREES
PROTECT DURING CONSTRUCTION
BUS STOP
R.O.W. SETBACK
8'-0"
PROPOSED SOUTH BUILDING
LEVEL 2
EL. 253'
LEVEL 1
(6) SHORT TERM BIKES
EL. 263'
LEVEL 3
LEVEL 2
N00°14'34"E 75.60'
EL. 253.71'
EL. 235.88'
S00°59'17"W 50.26'
EL. 256.76'
EL. 236.66'
PROPERTY LINE TYP
DIMENSION BASE POINT
(10) SHORT TERM BIKES
N88°44'33"W 288.89'
MULTI-FAMILY APARTMENT BUILDING
ZONE: MR
BOREN AVE. E.

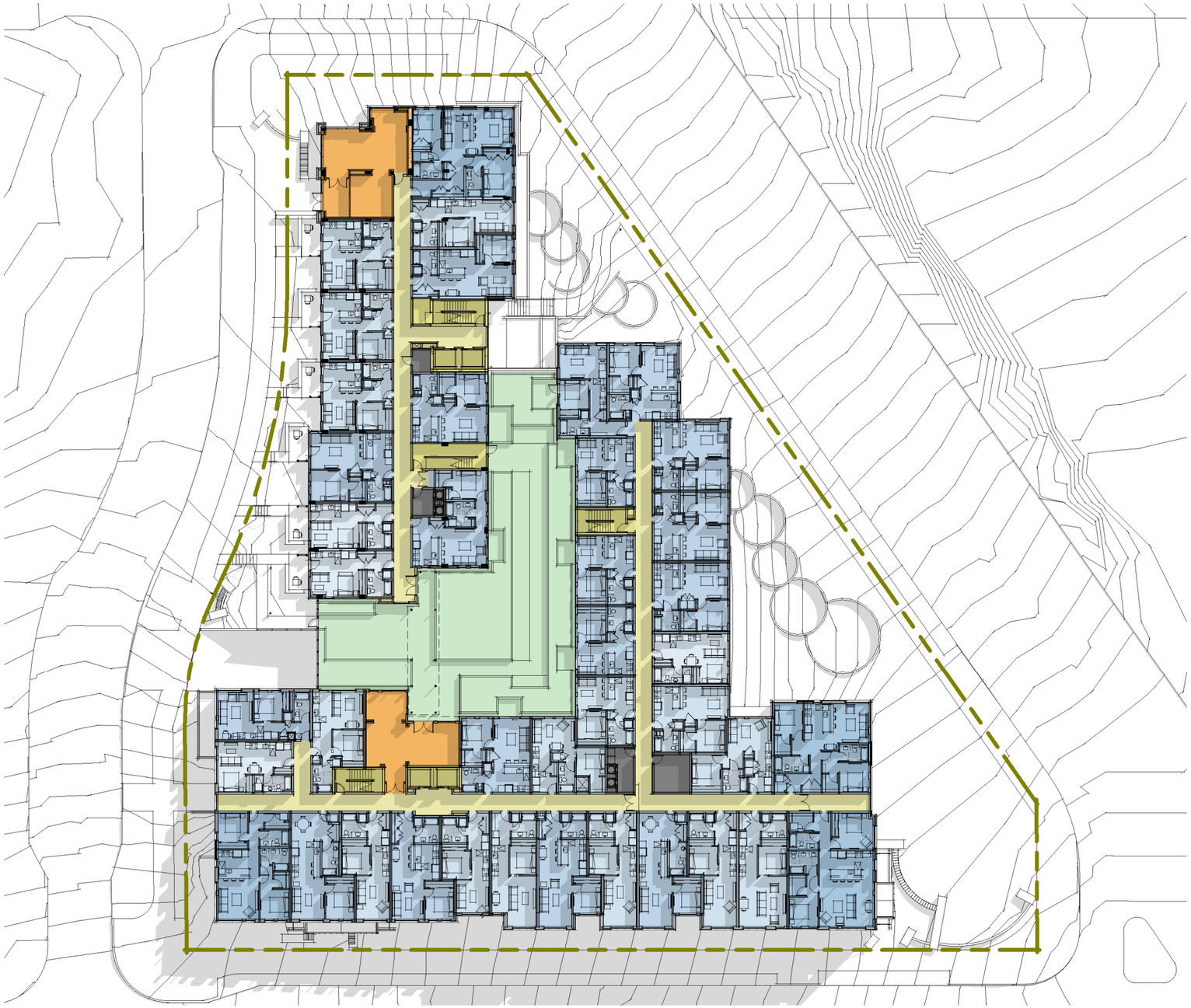

COLOR PLAN KEY
RESIDENTIAL UNITS
LOBBY / AMENITY
CIRCULATION
PARKING
VERTICAL CIRCULATION
MEP / STORAGE
COURTYARD
STORAGE



COLOR PLAN KEY

- RESIDENTIAL UNITS
- CIRCULATION
- VERTICAL CIRCULATION
- COURTYARD
- LOBBY / AMENITY
- PARKING
- MEP / STORAGE
- STORAGE


COLOR PLAN KEY
RESIDENTIAL UNITS
CIRCULATION
VERTICAL CIRCULATION
COURTYARD
LOBBY / AMENITY
PARKING
MEP / STORAGE
STORAGE



COLOR PLAN KEY

- RESIDENTIAL UNITS
- CIRCULATION
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- COURTYARD
- LOBBY / AMENITY
- PARKING
- MEP / STORAGE
- STORAGE



COLOR PLAN KEY

- RESIDENTIAL UNITS
- LOBBY / AMENITY
- CIRCULATION
- PARKING
- VERTICAL CIRCULATION
- MEP / STORAGE
- COURTYARD
- STORAGE



COLOR PLAN KEY

- RESIDENTIAL UNITS
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COLOR PLAN KEY

- RESIDENTIAL UNITS
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- STORAGE



COLOR PLAN KEY

- RESIDENTIAL UNITS
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- STORAGE



COLOR PLAN KEY

- RESIDENTIAL UNITS
- CIRCULATION
- VERTICAL CIRCULATION
- COURTYARD
- LOBBY / AMENITY
- PARKING
- MEP / STORAGE
- STORAGE



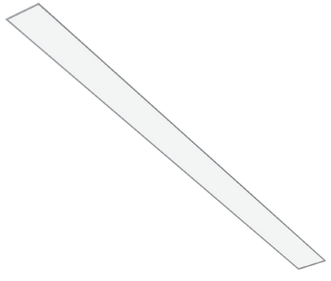
(A) RECESSED STAIR EGRESS LIGHTING



(B) SECONDARY ENTRIES

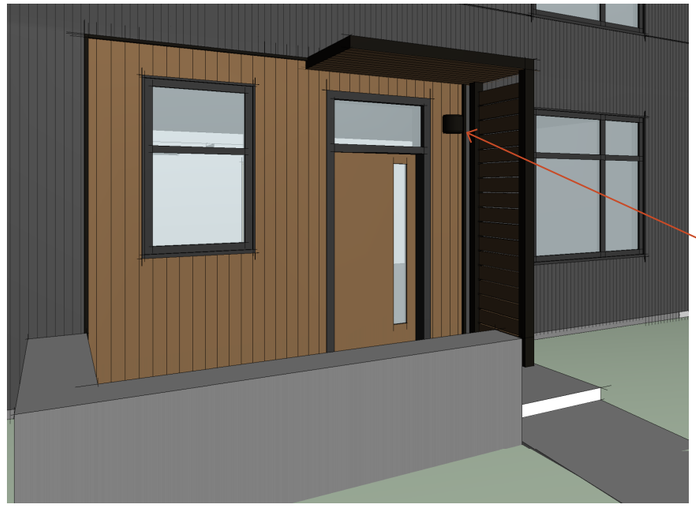


(C) EGRESS SITE LIGHTING BOLLARD



(D) RECESSED STRIP LIGHTING IN CANOPIES





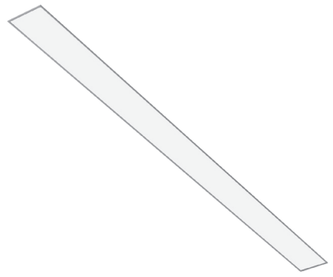
RESIDENTIAL ENTRY OFF 10TH AVE GREEN STREET LOOP



(B) SECONDARY ENTRIES



MAIN LOBBY ENTRY, SEE PAGE 20



(D) RECESSED STRIP LIGHTING IN CANOPIES

SOUTH & EAST - **SIGNAGE ELEVATIONS**



YESLER ELEVATION



BOREN ELEVATION







INSPIRATION IMAGES



INSPIRATION IMAGE

NORTH & WEST - **SIGNAGE ELEVATIONS**



FIR ELEVATION



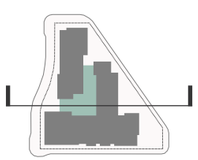
10TH AVE ELEVATION



INSPIRATION IMAGE

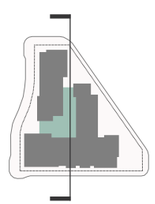
EAST-WEST SECTION - THROUGH COURTYARD



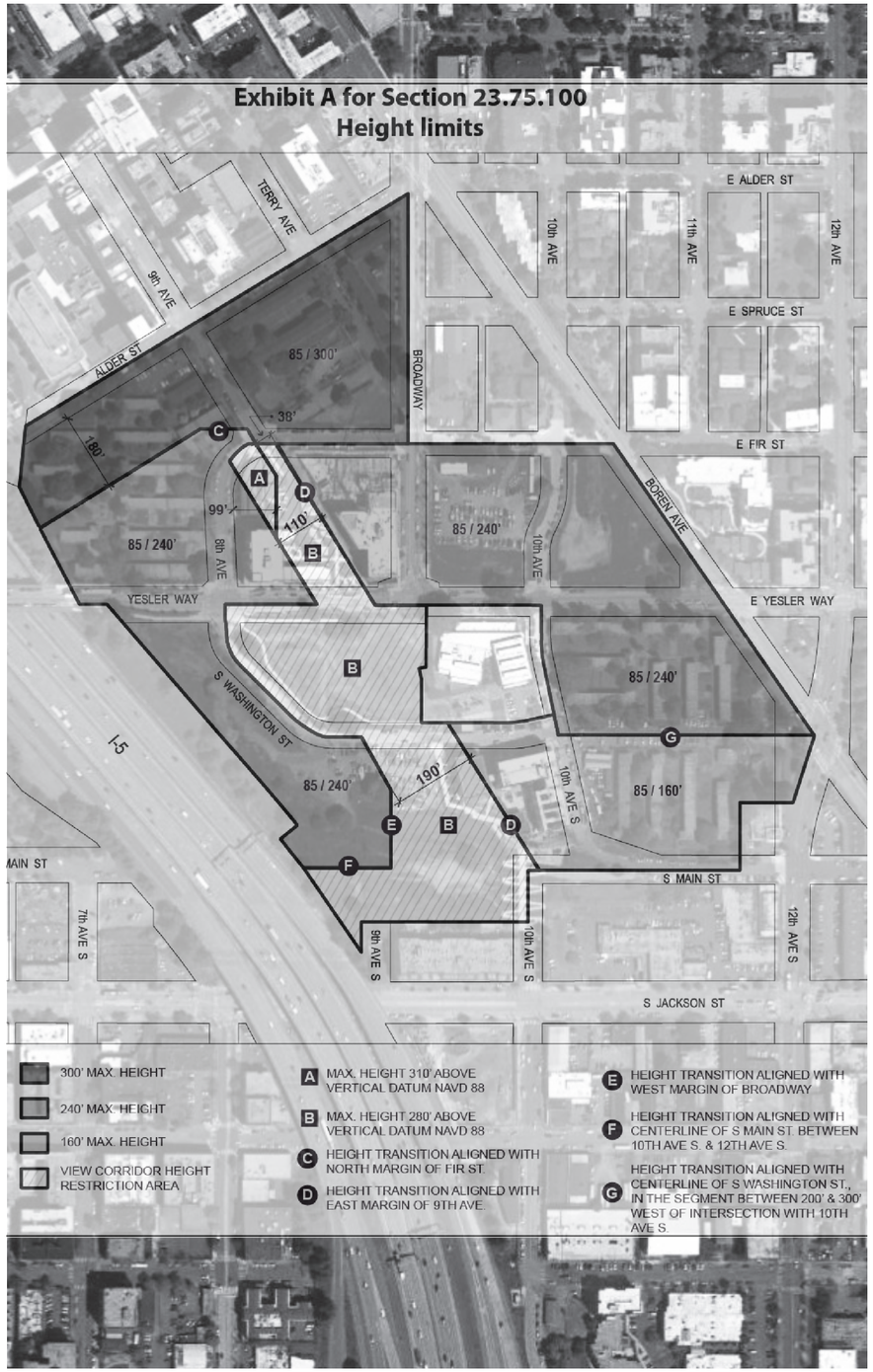


NORTH-SOUTH SECTION - THROUGH COURTYARD







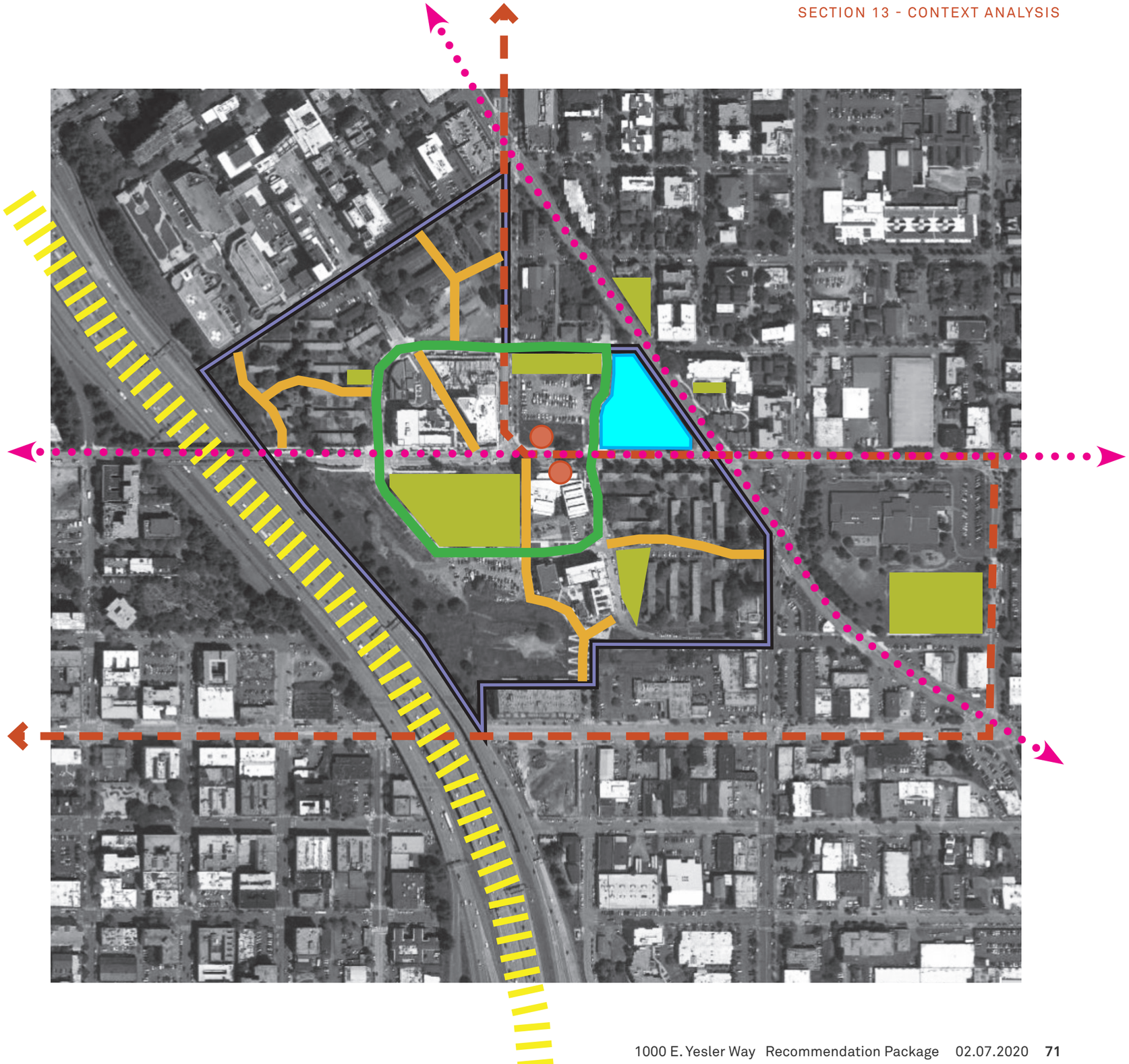

Exhibit A for Section 23.75.100
Height limits
E ALDER ST
TERRY AVE
9th AVE
10th AVE
11th AVE
12th AVE
E SPRUCE ST
ALDER ST
85 / 300'
BROADWAY
38'
180'
C
A
D
99'
110'
E FIR ST
BOREN AVE
85 / 240'
8th AVE
B
85 / 240'
10th AVE
YESLER WAY
E YESLER WAY
S WASHINGTON ST
B
85 / 240'
G
I-5
85 / 240'
190'
10th AVE S
85 / 160'
E
B
D
F
MAIN ST
S MAIN ST
7th AVE S
9th AVE S
10th AVE S
12th AVE S
S JACKSON ST
300' MAX. HEIGHT
240' MAX. HEIGHT
160' MAX. HEIGHT
VIEW CORRIDOR HEIGHT RESTRICTION AREA
A MAX. HEIGHT 310' ABOVE VERTICAL DATUM NAVD 88
B MAX. HEIGHT 280' ABOVE VERTICAL DATUM NAVD 88
C HEIGHT TRANSITION ALIGNED WITH NORTH MARGIN OF FIR ST.
D HEIGHT TRANSITION ALIGNED WITH EAST MARGIN OF 9TH AVE.
E HEIGHT TRANSITION ALIGNED WITH WEST MARGIN OF BROADWAY
F HEIGHT TRANSITION ALIGNED WITH CENTERLINE OF S MAIN ST. BETWEEN 10TH AVE S. & 12TH AVE S.
G HEIGHT TRANSITION ALIGNED WITH CENTERLINE OF S WASHINGTON ST., IN THE SEGMENT BETWEEN 200' & 300' WEST OF INTERSECTION WITH 10TH AVE S.

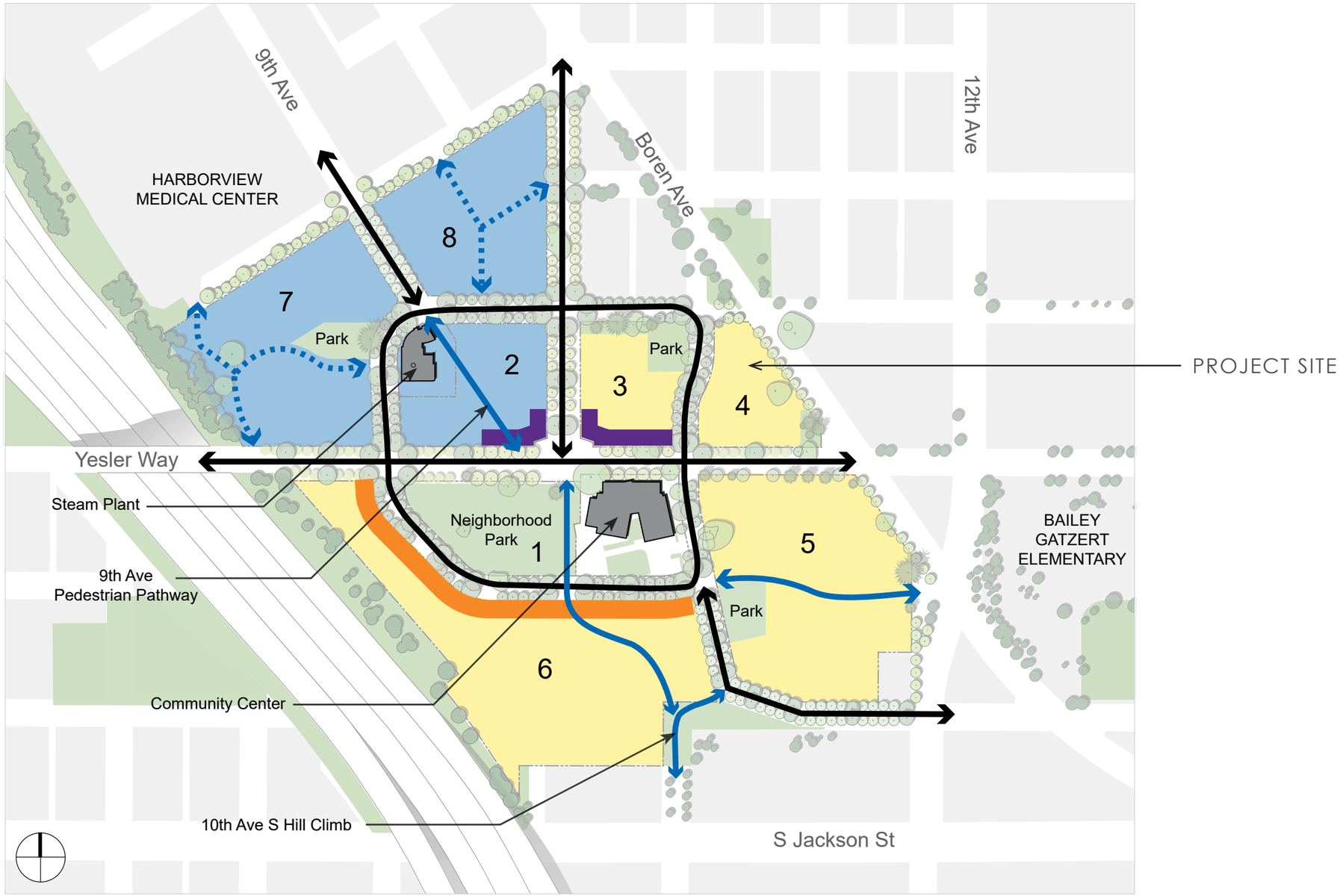
Drawing Key

- Project Site
- Notable Green Space
- Yesler Terrace Master Planned Community
- Pedestrian Areas (Schematic)
- Green Street Loop
- Freeway
- Arterials
- Streetcar route
- Streetcar Stop

Walk Score:	94
Transit Score:	100
Bike Score:	76

Source: www.walkscore.com




9th Ave
12th Ave
Boren Ave
HARBORVIEW
MEDICAL CENTER
8
7
Park
2
Park
3
4
PROJECT SITE
Yesler Way
Steam Plant
Neighborhood
Park
1
5
BAILEY
GATZERT
ELEMENTARY
9th Ave
Pedestrian Pathway
Park
6
Community Center
10th Ave S Hill Climb
S Jackson St
More flexibility for non-residential uses than remainder of site; Residential uses allowed
Street level retail and other non-residential uses required
Residential uses allowed; Non-residential uses limited
Residential use required along 80% of this frontage
Streets (public rights-of-way)
Required public pedestrian access - fixed alignment or endpoints
Required public pedestrian access - flexible alignment



Block diagram

A new street and block configuration improves circulation through and around the site, reinforces the "neighborhood heart" concept. A planned neighborhood park, three pocket parks, and a green street loop are shown in green.

GRAPHIC SOURCE: CITY OF SEATTLE SDCI