

YESLER SITE 6.1B

GGLO

SEATTLE, WA

MREG YESLER LLC
RECOMMENDATION PACKAGE # 2
3036852-LU
AUGUST 3, 2021

PROJECT TEAM

OWNER
MREG YESLER LLC
MACK REAL ESTATE DEVELOPMENT
1008 Western Ave suite 201
Seattle, WA 98104
Martha Barkman

ARCHITECT, INTERIOR DESIGNER, LANDSCAPE ARCHITECT
GGLO
1301 First Avenue, Suite 301
Seattle, Washington 98101
Al Gabay

CITY PLANNER
Seattle Department of Construction & Inspections
700 5th Ave, Suite 2000
Seattle, Washington 98104
Allison Whitworth

CIVIL ENGINEER
KPFF
1601 5th Ave #1600
Seattle, Washington 98101
Alberto Cisneros

STRUCTURAL ENGINEER
COUGHLIN PORTER LUNDEEN
801 2nd Ave #900
Seattle, Washington 98104
Eric Dixon



SITE INFORMATION

Site Address: 821 S. Washington Ave. Seattle, WA 98104
Parcel Numbers: 9822000470, 9822000480, 9822000490, 9822000500
Total Site Area: 40,120 SF (Post Recording of LBA# 3034293-LU)
Zoning: MPC - YT 85/250 - Block 6.1b is within the SW sector

PROPOSAL SUMMARY

200 Units
121 Below Grade Parking Stalls
14 Affordable Units (**5** 20 year 80% MI, and **9** 50 year 80% MI)
216,199 Total project gross square feet

No Departures Requested

PROJECT DESCRIPTION

New construction type III-A over type I-A construction podium with below grade parking on site 6.1b. The project fits within 85'-0" midrise zoning envelope. Situated along South Washington Street to the North and to the edge of the Interstate 5 right-of-way creates a 43'-0" grade difference between there 2 sides. East of the site a public access drive occupies 17' within the project boundary. Site is currently owned by Seattle Housing Authority with LOI to Mack Real Estate Group LLC.



PROJECT DESIGN GUIDING PRINCIPALS

TERRACING
Natural geology vs altered landforms

PROSPECT/REFUGE
Viewing the horizon for opportunity while seeking shelter

PERMANENCE
Re-introducing solid quality elements in the built environment
Urbane and more formal than existing fabric

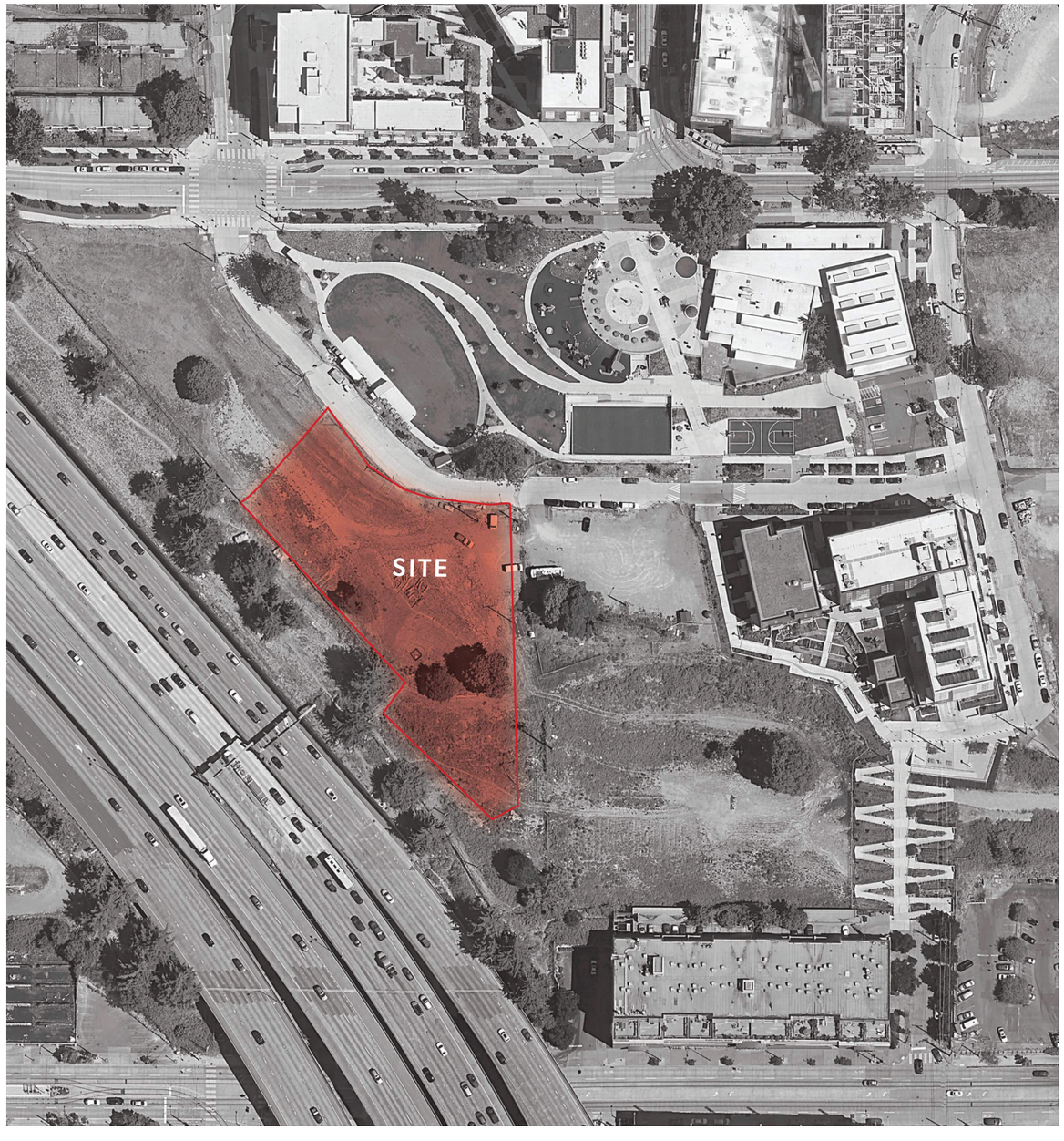
TRANSITIONS
Through the often transient cultural history of Yesler Terrace we seek to create a sense of permanence

DESIGN STATEMENT

The design of Yesler Terrace embraces the surrounding fabric within the Yesler Terrace neighborhood through the integration of spaces that offer refuge for its residences. These spaces have been thoughtfully designed to create a sense of belonging to both the community and greater Seattle area.

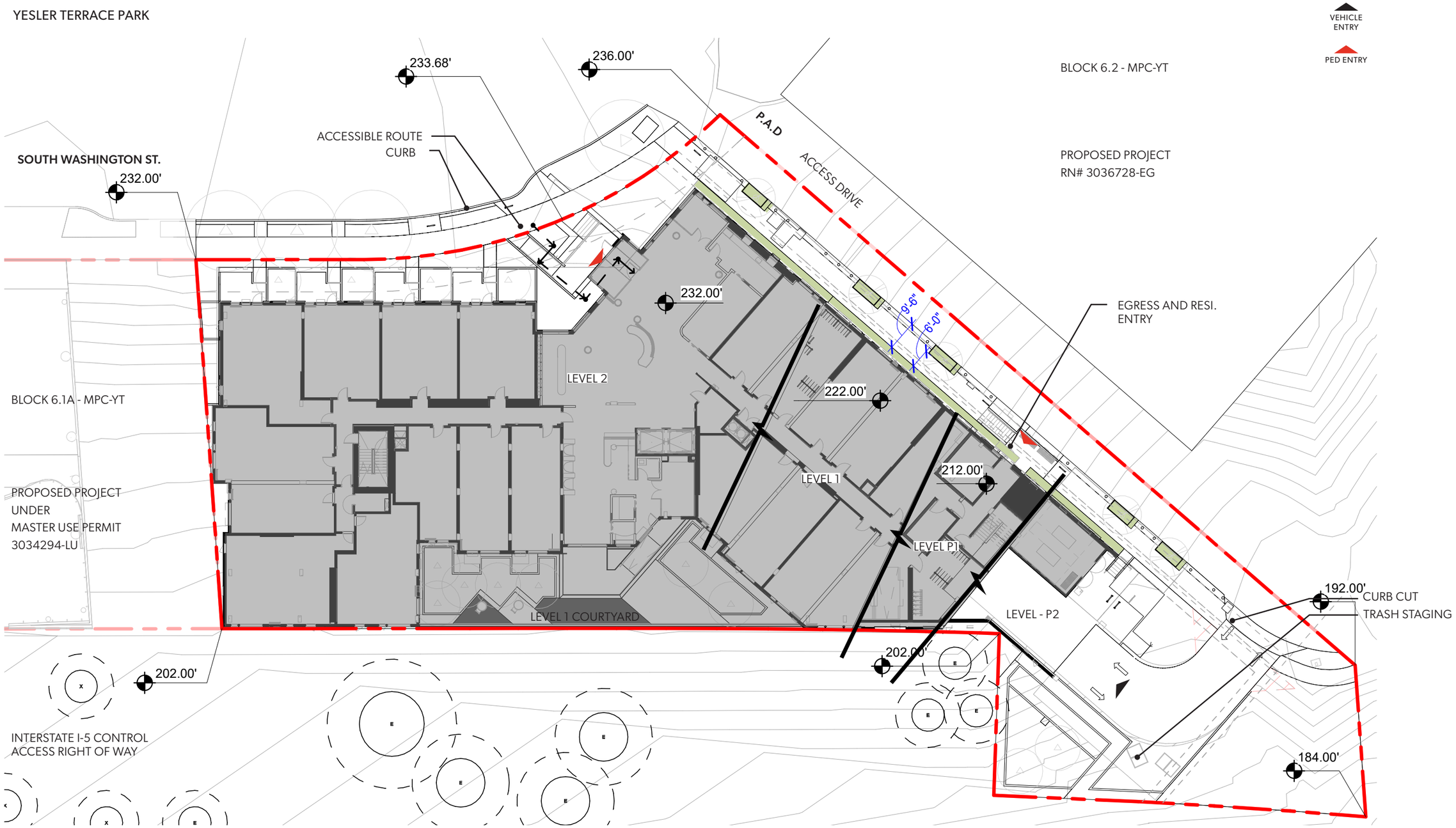
While the site provides challenges with its steep topography, Yesler Terrace embraces this challenge by integrating the predetermined steep slope with a thoughtful design language. The building massing integrates seamlessly with the slope by terracing at targeted intervals to align with the surrounding area and existing grade plane. The terracing design language is not only present at grade but is also emphasized through the stepping of building height above, thus capturing breathe taking territorial views East and pioneer square and Elliott bay to the West.
The Yesler Terrace neighborhood remains strongly rooted in its storied history of cultural diversity and varied ethnic makeup. It is evident that projects moving forward should serve as a reminder of what the area was at the beginning of its history, to what is has become, and how it continues to evolve as it defines itself in today's context.

The Yesler Terrace project embraces its strong history by showcasing an approach to design that evokes a firm, long lasting feel through the integration of diverse materials such as brick, concrete and wood tones throughout the façade. In addition, the various art, patterns and colors within the context of Yesler Terrace provide an opportunity to incorporate this dynamic into the overarching design of the project through integrated art, weaving of materiality and a layering of its systems. Thus, connecting to the history and its natural surrounding elements.





02 **SECTION 01** | DEVELOPMENT SUMMARY
06 **SECTION 02** | SITE PLAN
08 **SECTION 03** | LANDUSE DRB # 2 RESPONSE COMMENTS
40 **SECTION 04** | ELEVATIONS AND MATERIALS
46 **SECTION 05** | FLOOR PLANS AND SECTIONS
48 **SECTION 06** | EXTERIOR LIGHTING PLANS
52 **SECTION 07** | RENDERINGS



COMPOSITE SITE PLAN

SCALE: 1" = 30'

MACK REAL ESTATE DEVELOPMENT GGLO



SITE PLAN

SCALE: 1" = 30'

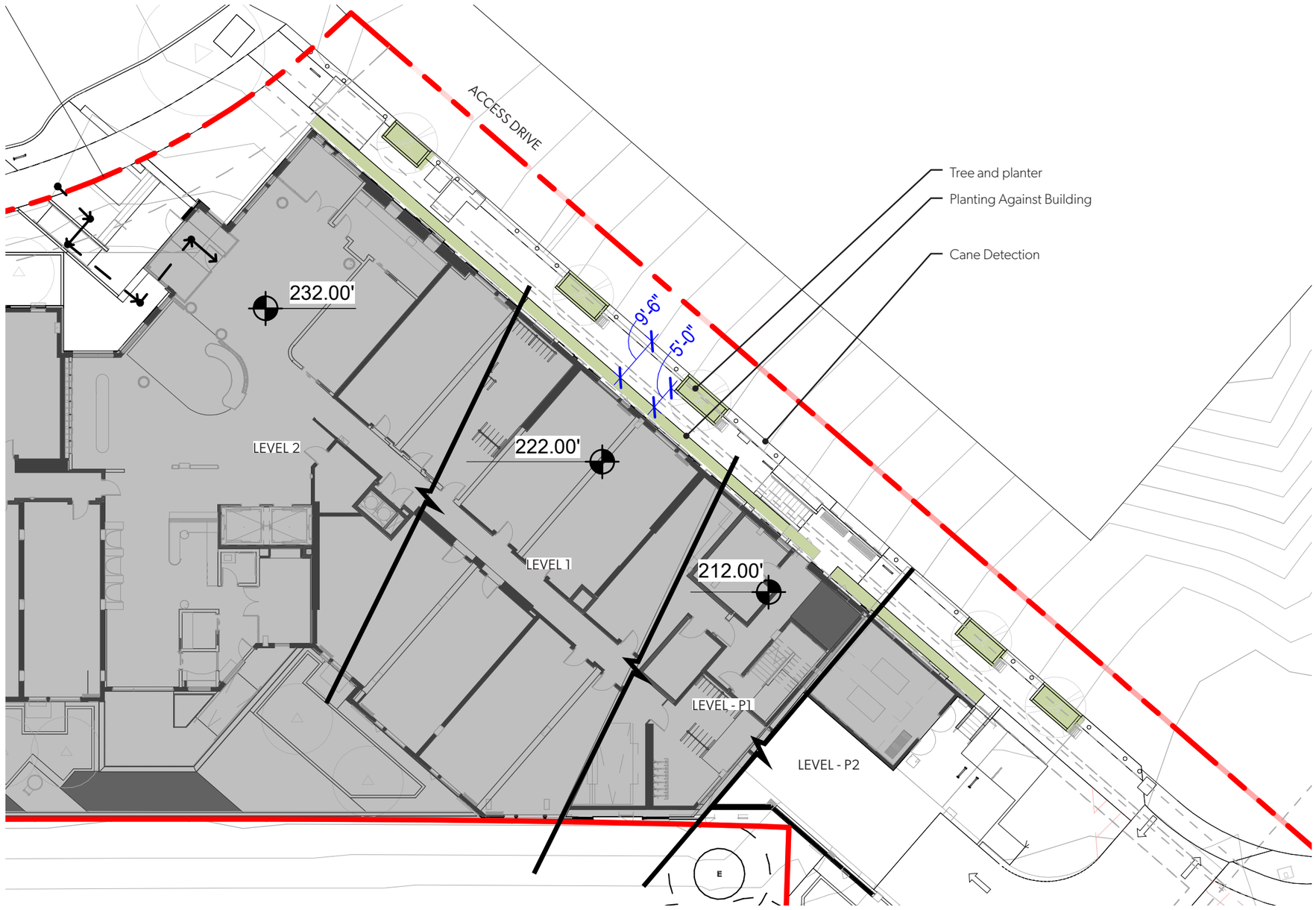
REC #2 - DESIGN REVIEW BOARD COMMENT:

2. The PAO requires a 6′ pedestrian clear zone. Landscaping may not be provided in this space. Please revise the access drive to provide the 6′ clear zone while maintaining the landscaping between the travel way and the sidewalk

Response:

There is now 6′ clear in the Pedestrian Zone. The design team removed 6″ from the planting at the base of the building and used metal planter panels to narrow the tree planters 6″ while maintaining similar soil volume to the previous condition.

REC # 1



MACK REAL ESTATE DEVELOPMENT GGLO

REC # 1



Proposed Design



REC #2 - DESIGN REVIEW BOARD COMMENT:

9. Access Drive- Entries. (PL1-B, PL3-A, PL3-B, YT-PL3)

While further developed, staff is concerned the one entry proposed along the access drive continues to lack prominence. Further develop the entry to be clearly identifiable. How can some of the language of the main entry be incorporated?

Provide the detailed studies previously requested demonstrating why individual unit entries are not feasible along the access drive..

Response:
At the PAD building entry, a canopy with wood soffit similar to the main entry canopy off from S. Washington Street is proposed. This allows for a warmer more inviting entry from the Access Drive. In addition, there is a flat landing and benches that will promote small group and gathering space to further promote a articulated human scaled entry.

The groundplane further highlights the entry by using the same pavers featured at the other building entry from S. Washington Street (see comment correction # 11 response).

REC # 1



PED ENTRY

Proposed Design



PED ENTRY

Proposed Design at Main Entry



Lighting within Soffit

Cedar Soffit

Glass in Door

Proposed Design



REC #2 - DESIGN REVIEW BOARD COMMENT:

9. Access Drive- Entries. (PL1-B, PL3-A, PL3-B, YT-PL3)

While further developed, staff is concerned the one entry proposed along the access drive continues to lack prominence. Further develop the entry to be clearly identifiable. How can some of the language of the main entry be incorporated?

Provide the detailed studies previously requested demonstrating why individual unit entries are not feasible along the access drive..

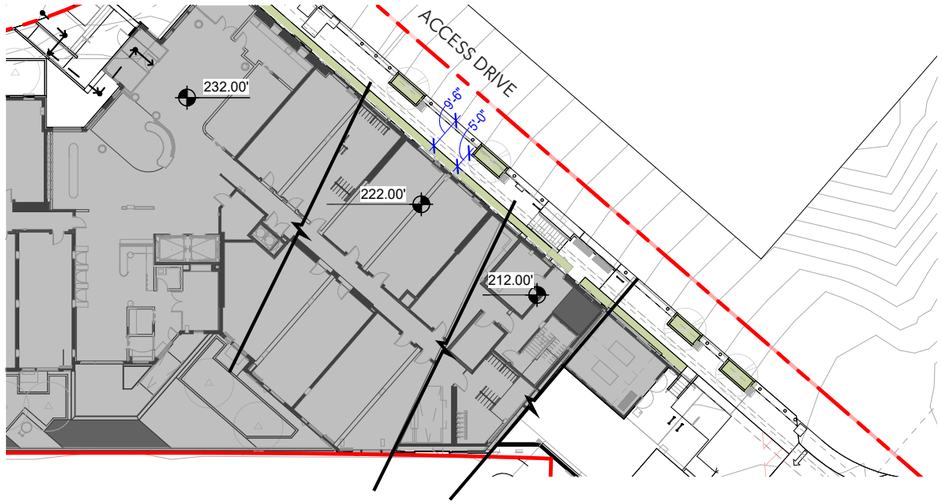
Response:
The Access Drive slope in combination of the program does not offer the units to align with the access drive grade. To get required building services and parking to fit within the allowable site area the first level of residential units must start on level 1 at the mid point along the PAD and level 2 and Level 3 closer to PAD and S. Washington St.

Proposed Design



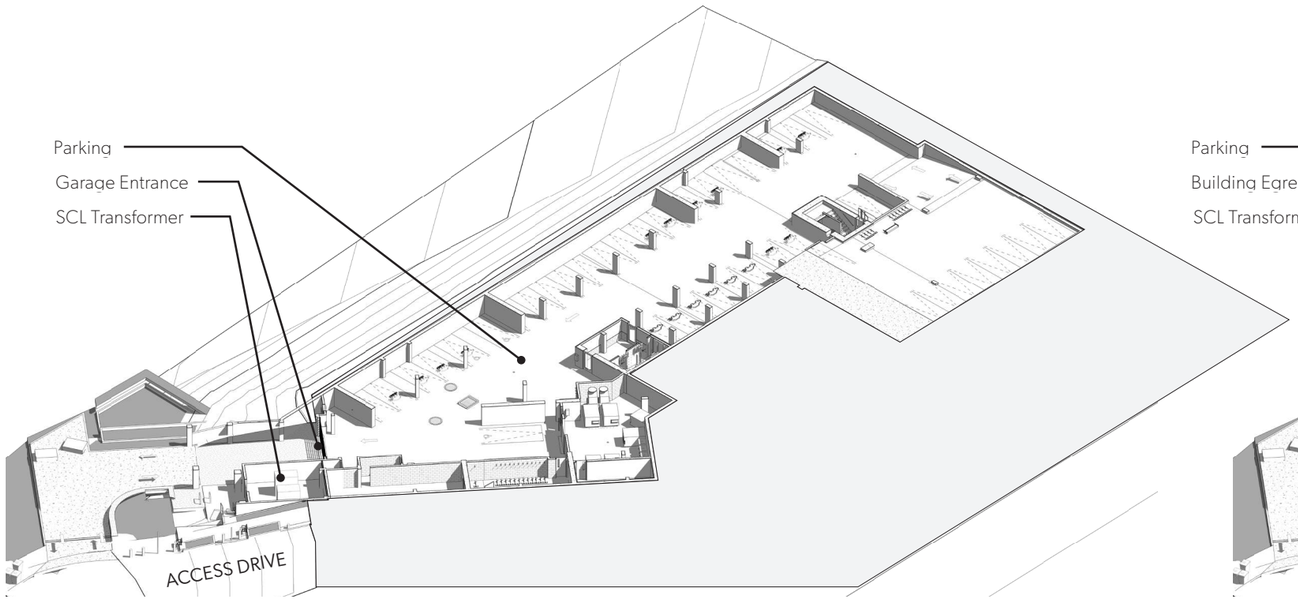
1 EAST SECTION ELEVATION
SCALE: 1" = 30'

REC # 1

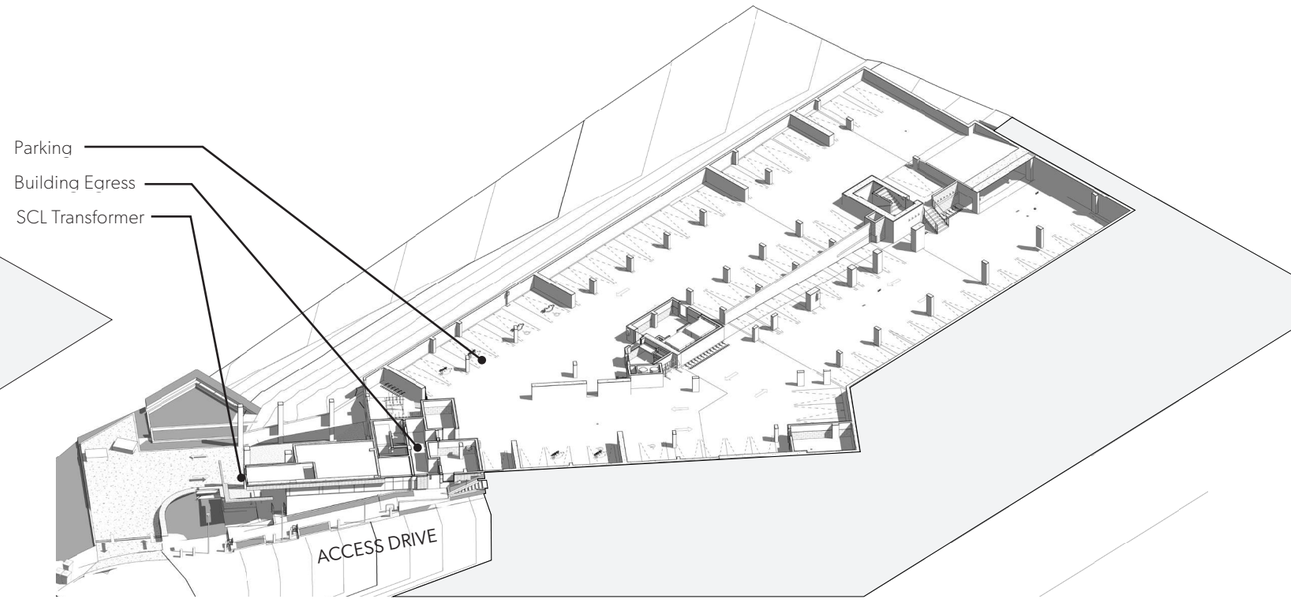


MACK REAL ESTATE DEVELOPMENT GGLO

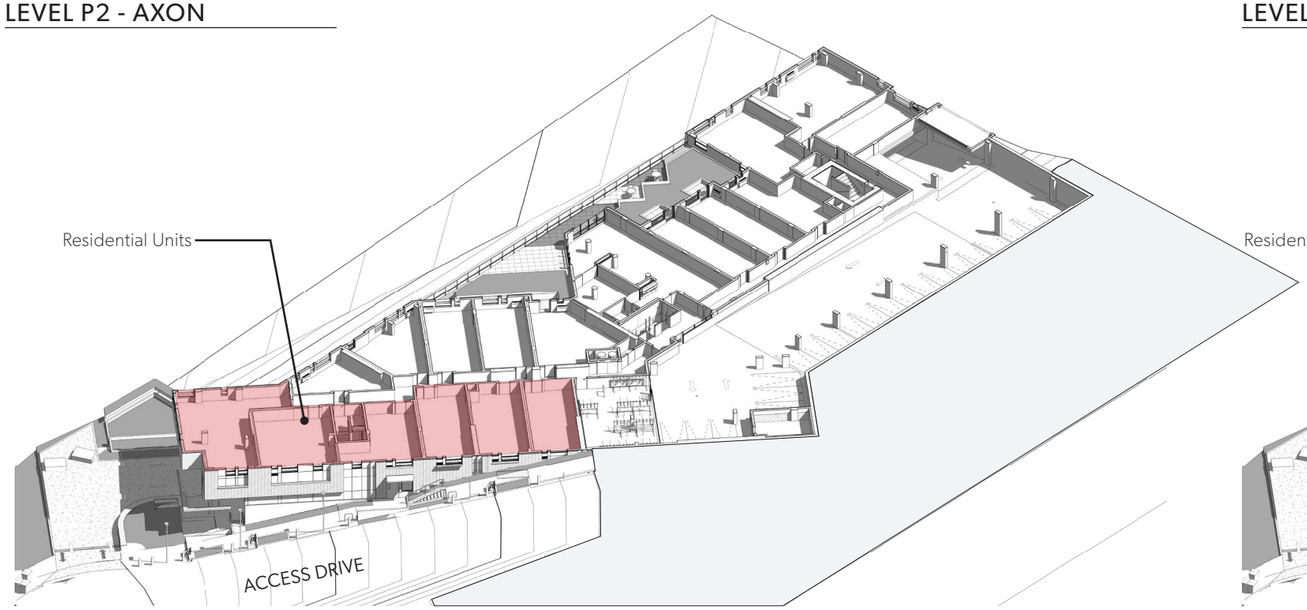
COMMENT 9 CON'T



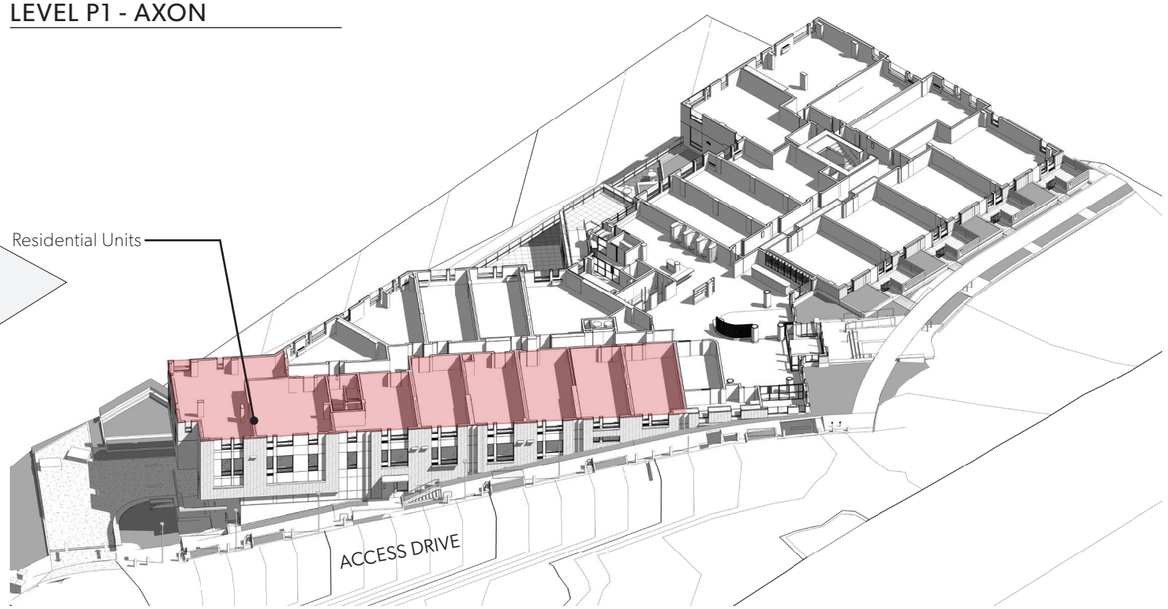
LEVEL P2 - AXON



LEVEL P1 - AXON



LEVEL 1 - AXON



LEVEL 2 - AXON

REC #2 - DESIGN REVIEW BOARD COMMENT:

10.a The gasket with downspout is beginning to break down the brick massing volume. Enforce this through a legible change in plane and variation at the parapet. Provide a section detail illustrating the condition. Staff supports extending the brick to the ground.

Please provide a study of extending the brick cladding to the ground at the westernmost brick volume.

Utilize a more consistent application of infill panels within the brick cladding, to group windows into vertical stacks.

Increase the amount of brick at the easternmost brick volume as it turns the corner onto S Washington St to provide a strong corner response.

Response:
A study is provided showing the brick meeting the ground in a consistent way as the rest of the elevation. The design team agrees and this will be incorporated into the update proposed design.

Variation in the parapet between the brick and fiber cement makes the brick mass feel more pronounced with an increased sense of hierarchy. This will incorporated in the proposed design.

The Infill panels are as consistent as they possibly can be without changing unit types.

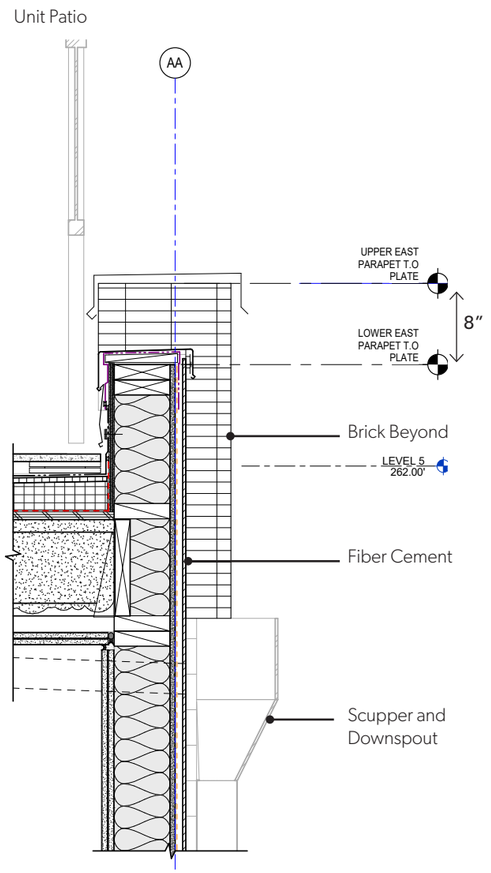
REC # 1



EAST ELEVATION
NTS

COMMENT 10.A CON'T

Proposed Design



PARAPET DETAIL

NTS



EAST ELEVATION

NTS

REC #2 - DESIGN REVIEW BOARD COMMENT:

10.a The gasket with downspout is beginning to break down the brick massing volume. Enforce this through a legible change in plane and variation at the parapet. Provide a section detail illustrating the condition. Staff supports extending the brick to the ground.

Please provide a study of extending the brick cladding to the ground at the westernmost brick volume.

Utilize a more consistent application of infill panels within the brick cladding, to group windows into vertical stacks.

Increase the amount of brick at the easternmost brick volume as it turns the corner onto S Washington St to provide a strong corner response.

Response:

(see next page)

REC # 1





COMMENT 10.A CON'T

Response Continued:
The design teams concludes that infilling with brick at this location does not promote human scaling or design interest at the first 30 feet. The Design feels that there is unbalacned feeling of filling in the corner. The team strongly discourages this move.

REC # 2 Study



REC #2 - DESIGN REVIEW BOARD COMMENT:

11. Access Drive- Pedestrian Character. (YT PL1) The overall design of the access drive is improved. The Yesler Terrace Design Guidelines call for gathering spaces along access drives. Further integrate pedestrian furnishings into the landscape treatment rather than just providing a standard bench

Response:
Directly outside of the residential entry the same pavers used at the other building entries are present to signify entry and place of gathering. In this space, a wooden bench is provided to allow for people rest and gathering.

The seating options up the Access Drive have been updated to be a metal planter with a integrated concrete bench facing South to capture the territorial views. This echoes the seating approach used at the main entry along S. Washington Street.

REC # 1



Bollard 5



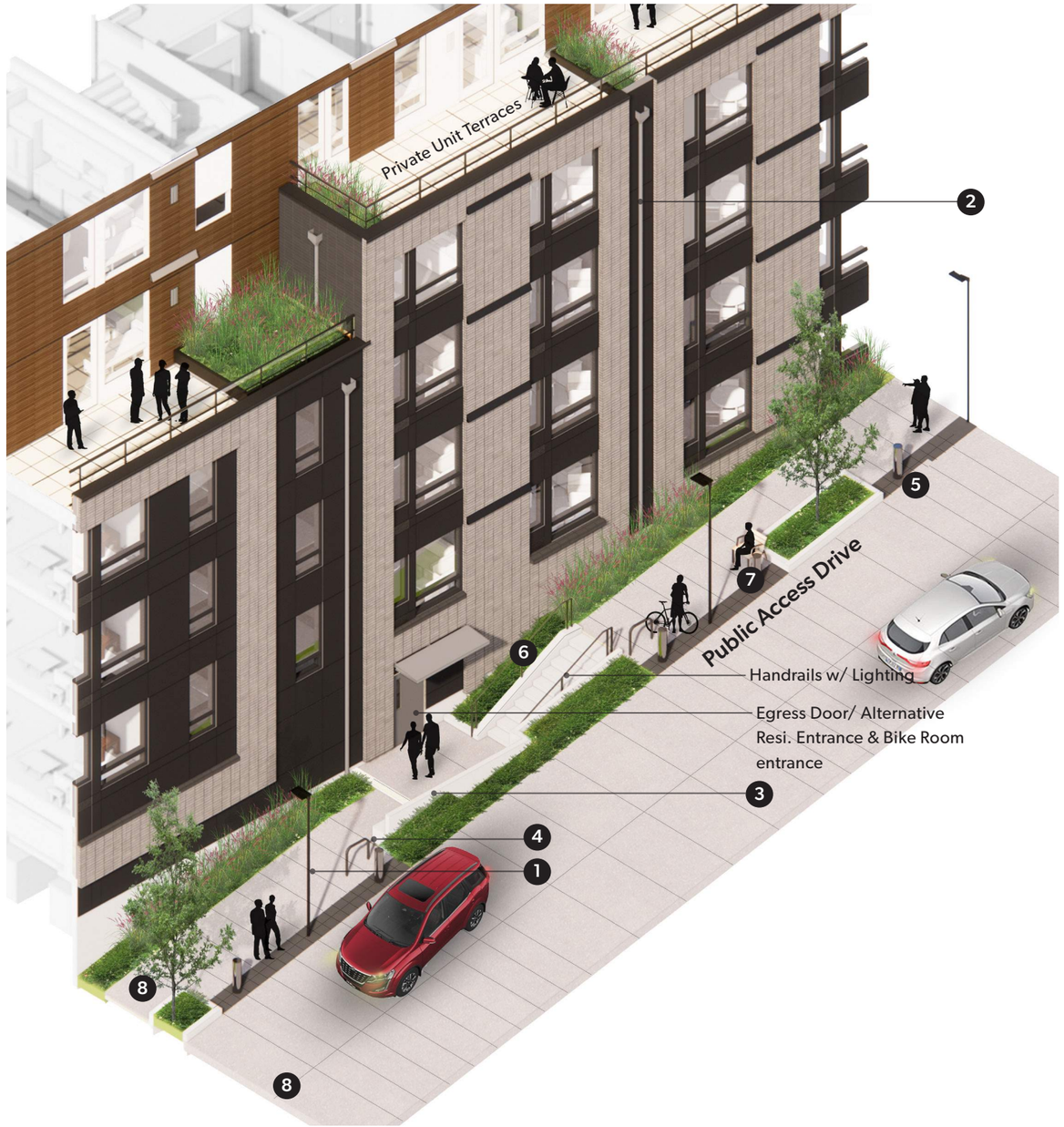
Bike Runnel 6



Yesler Terrace Standard Seating - Surface Mounted 7

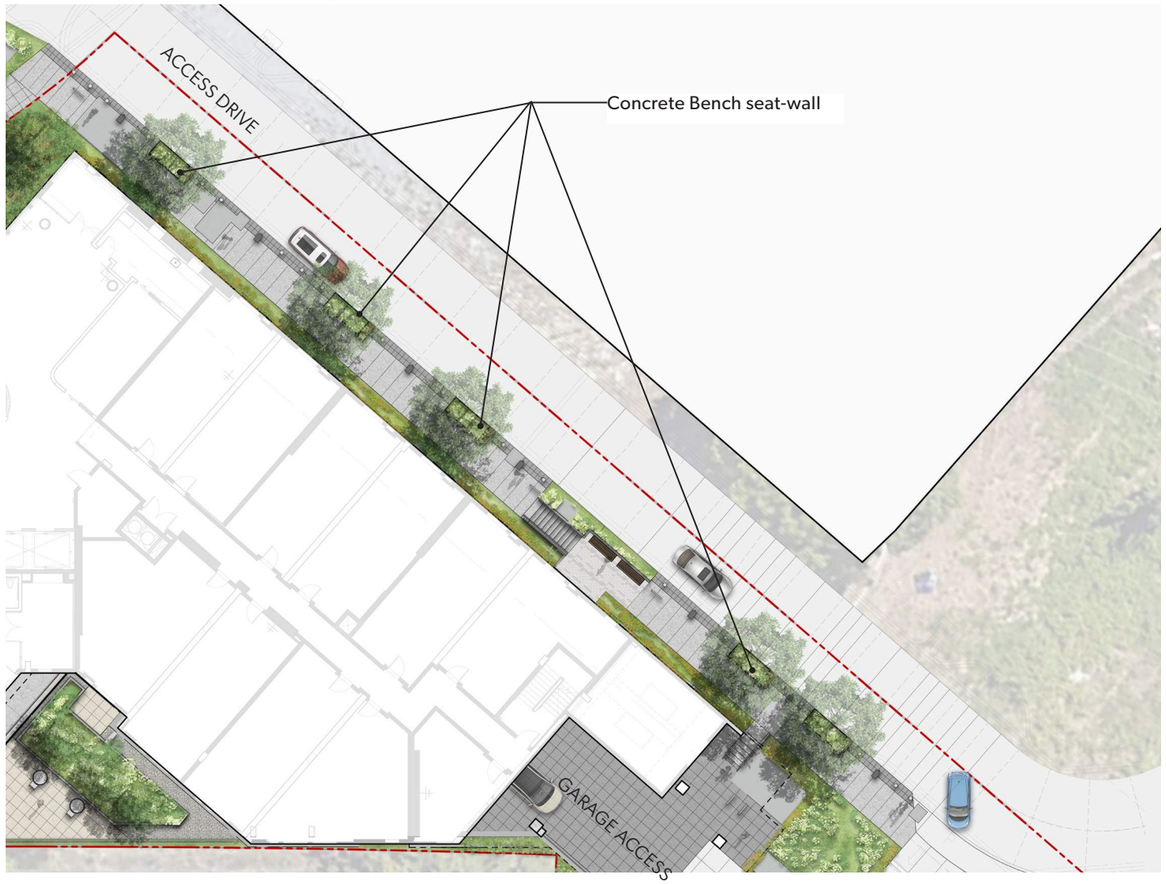


Saw-cut Decorative Scoring 8



MACK REAL ESTATE DEVELOPMENT GGLO

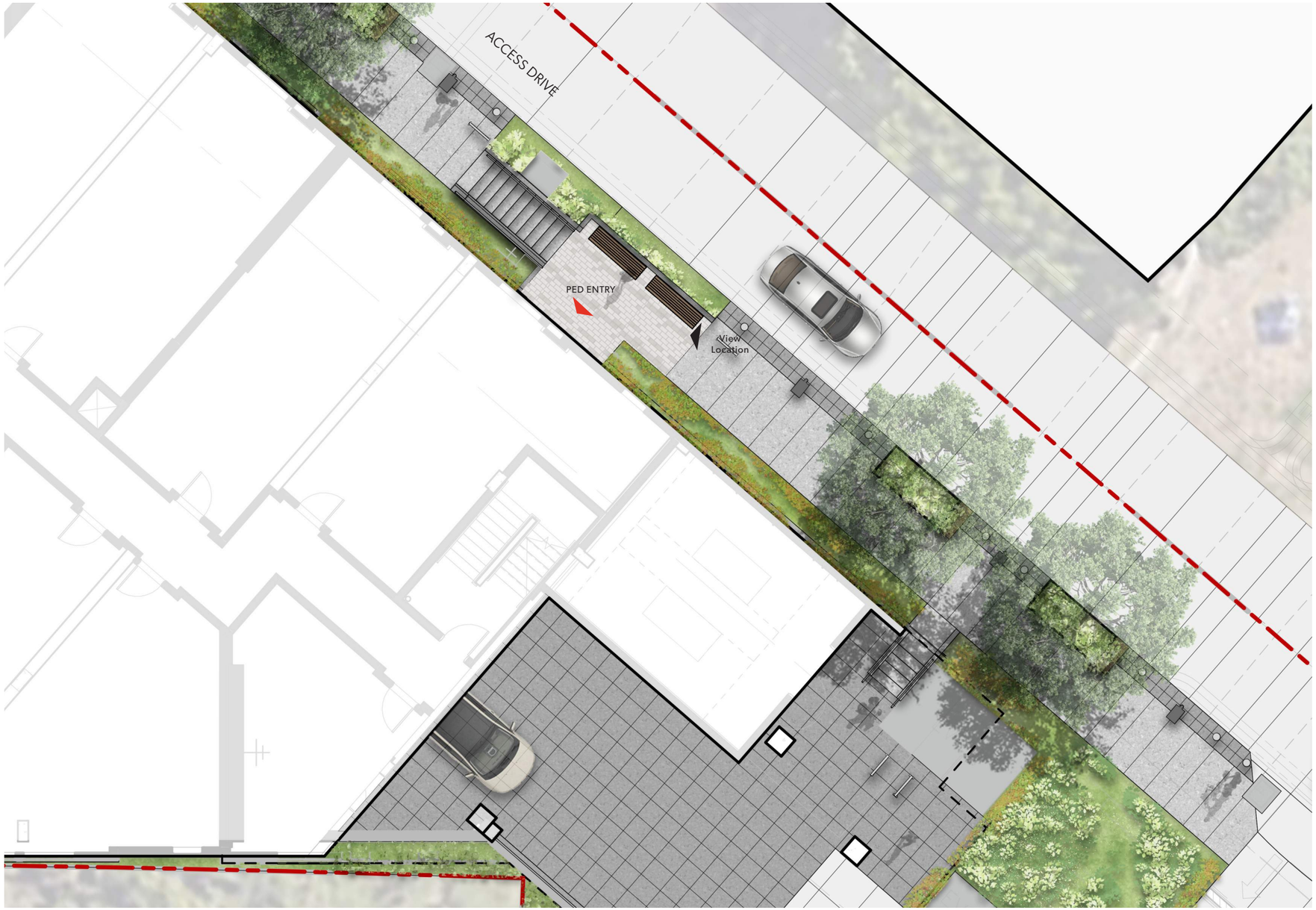
COMMENT 11 CON'T - Proposed Design





Concrete Seatwall w/ Wood Cap and Lighting




ACCESS DRIVE
PED ENTRY
View Location

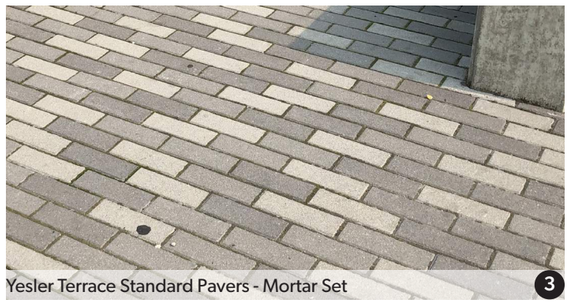
COMMENT 11 CON'T -



Saw-cut Decorative Scoring 1



Bike Runnel 2



Yesler Terrace Standard Pavers - Mortar Set 3

Proposed Design



REC #2 - DESIGN REVIEW BOARD COMMENT:

12. Plaza & Main Entry. (CS2-B, CS2-C, PL3-A, YT-PL3)
Staff supports the expanded plaza entry and terraced stairs. Study how to further activate the space by providing other seating

Options or seating "nodes" rather than just bench seating. One option could be to further develop the terraced stairs and build in seating elements.

Response:

Seating and gathering opportunities in the entry plaza have been enhanced be the addition of an amphitheater seating element. This block of seating faces towards the main entry of the building as well as to the park across S. Washington Street.

REC # 1



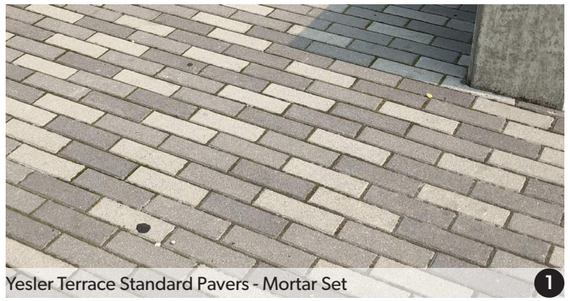
Proposed Design



SITE PLAN - MAIN ENTRANCE
SCALE: NTS

MACK REAL ESTATE DEVELOPMENT GGLO

Proposed Design



Yesler Terrace Standard Pavers - Mortar Set 1



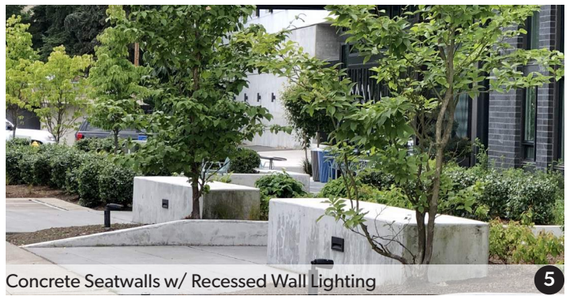
Concrete Seatwall w/ Wood Cap and Lighting 2



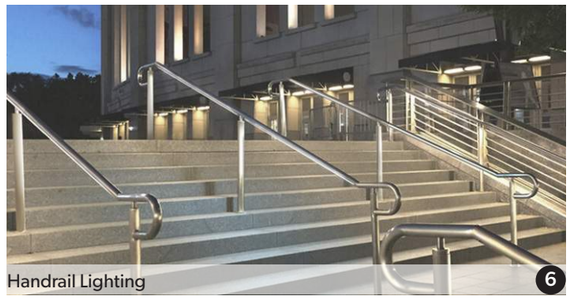
Plaza Stairs 3



Building Signage 4



Concrete Seatwalls w/ Recessed Wall Lighting 5



Handrail Lighting 6



Residential Unit Patios - stormwater, bridges, walls, fencing 7



Yesler Terrace Standard Bike Parking 8

REC #2 - DESIGN REVIEW BOARD COMMENT:

13. Pedestrian Character- Northeast Facade. (DC2-C, DC2-D, YT-CS3, YT-DC2)

Please provide a study of incorporating canopies at the individual unit entries along the S Washington St.

The lighting design along this frontage appears focused on the overall composition of the 2-story brick base. Also include lighting specifically for the unit entries and patios with a human scale placement.

Provide a detailed section drawing through a individual unit entry that includes dimensions for the overall height of the privacy fence and concrete wall

Response:
A study of an bent steel plate canopy over the unit doors creates human scaling elements. This will be incorporated into the proposed design.
(Streets trees turned off for clarity)

REC # 1



Proposed Design



Proposed Design



REC #2 - DESIGN REVIEW BOARD COMMENT:

13. Pedestrian Character- Northeast Facade. (DC2-C, DC2-D, YT-CS3, YT-DC2)

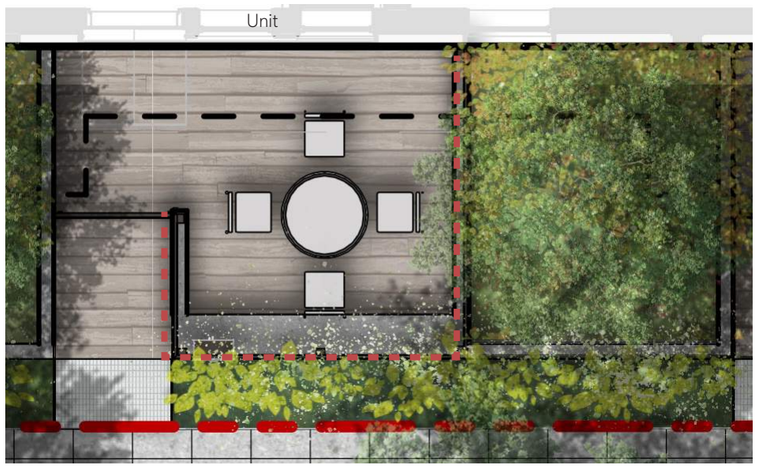
Please provide a study of incorporating canopies at the individual unit entries along the S Washington St.

The lighting design along this frontage appears focused on the overall composition of the 2-story brick base. Also include lighting specifically for the unit entries and patios with a human scale placement.

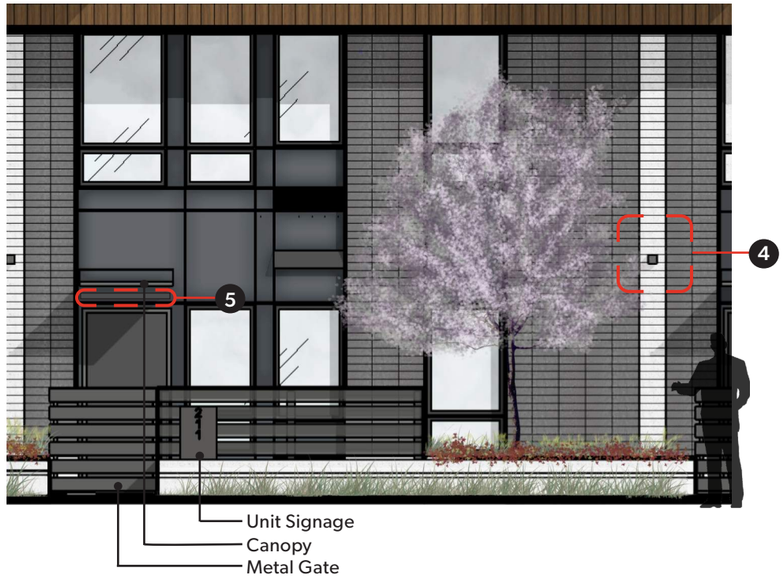
Provide a detailed section drawing through a individual unit entry that includes dimensions for the overall height of the privacy fence and concrete wall

Response:
Individual unit lighting, that is operable by the tenant will be provided. The light is located right under the canopy and on top of the unit door.

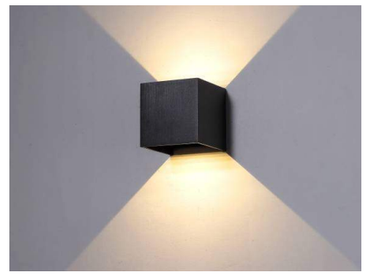
Proposed Design



1 LEVEL 2 - NORTH PATIOS
SCALE: NTS



2 ELEVATION
SCALE: NTS



4 WALL MOUNT LIGHT
SCALE: NTS



5 UNIT PATIO LIGHT
SCALE: NTS

REC #2 - DESIGN REVIEW BOARD COMMENT:

13. Pedestrian Character- Northeast Facade. (DC2-C, DC2-D, YT-CS3, YT-DC2)

Please provide a study of incorporating canopies at the individual unit entries along the S Washington St.

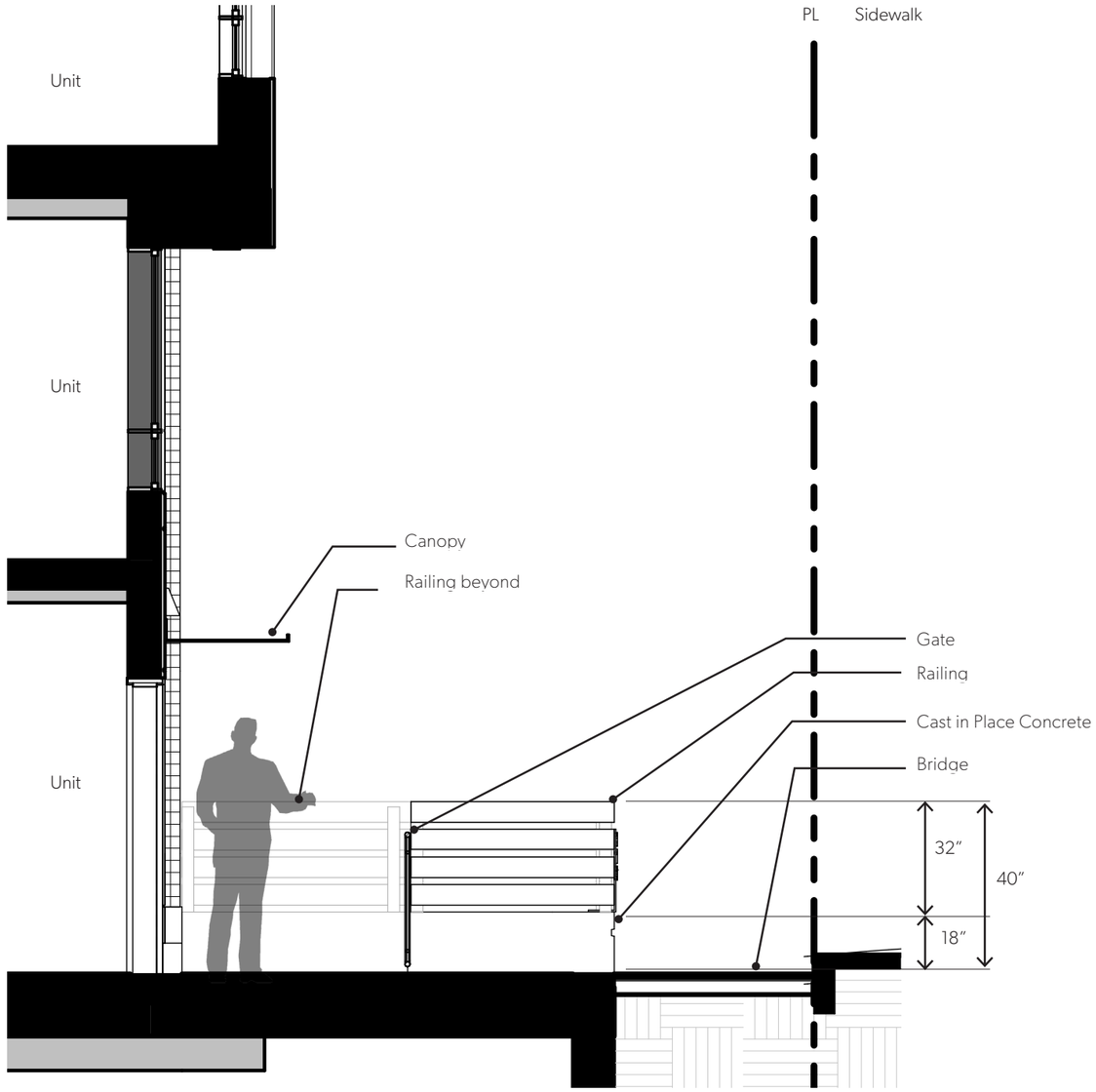
The lighting design along this frontage appears focused on the overall composition of the 2-story brick base. Also include lighting specifically for the unit entries and patios with a human scale placement.

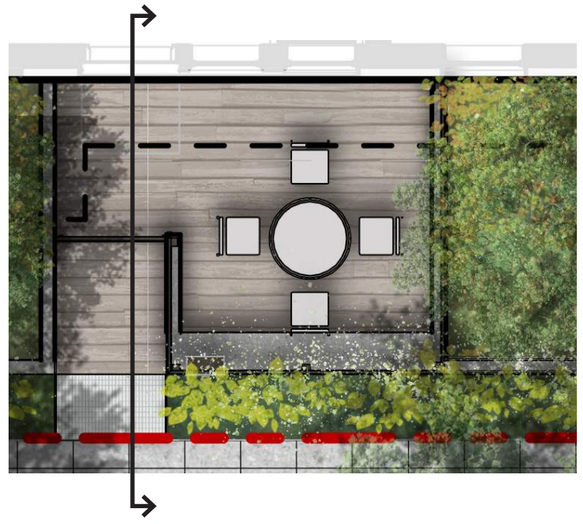
Provide a detailed section drawing through a individual unit entry that includes dimensions for the overall height of the privacy fence and concrete wall

Response:
A section through the individual unit patio has been provided. The concrete base its 18" grade and with the fence it sits 40" from grade.

The height is 40" so tenants are seating in their patio space they have a sense of privacy, but when they are standing they can see to the sidewalk and park.

Proposed Design





This Page is Intentionality Left Blank

REC #2 - DESIGN REVIEW BOARD COMMENT:

14. Material Application & Detailing. (DC2-C, DC2-D, YT-DC2)

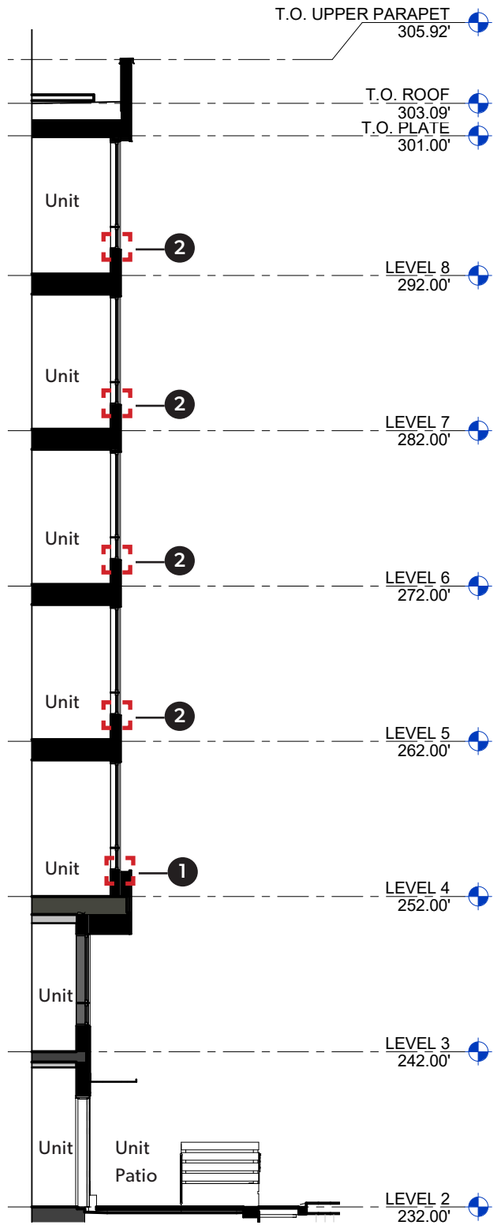
Please provide section details in the Rec packet and the MUP plans illustrating the window depth within the phenolic panel and brick cladding. Include dimensions

Remove fiber cement infill panels the from brick gasket to minimize visual clutter and simplify the composition.

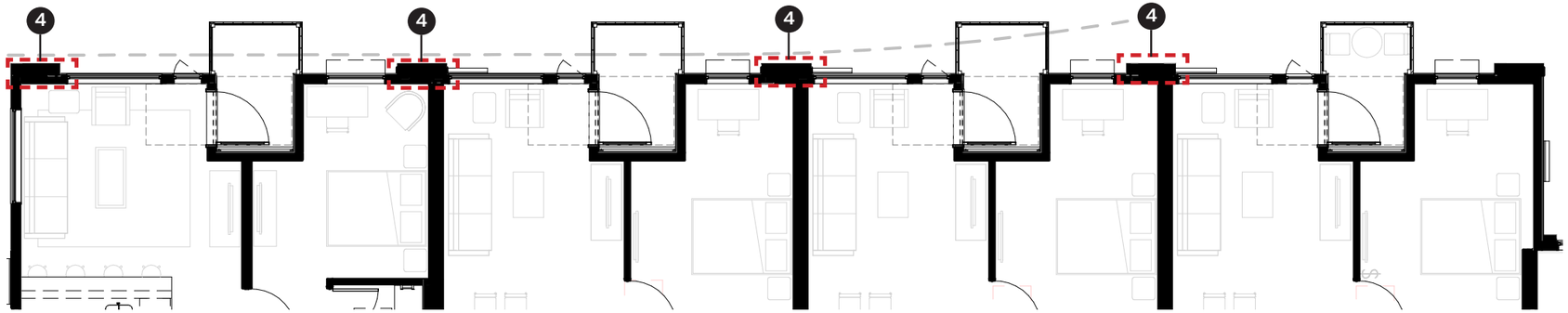
Please provide a study utilizing a single brick color to create a stronger visual connection between the brick masses. Staff continues to be concerned with the application of brick at the base of the north volume. The vertical brick columns appear two dimensional and disconnected from the context. Increase the amount of brick provided and reduce the use of infill panels

Response:
North Elevation: There is 7 1/2" of window depth from the exterior side of the cladding frame



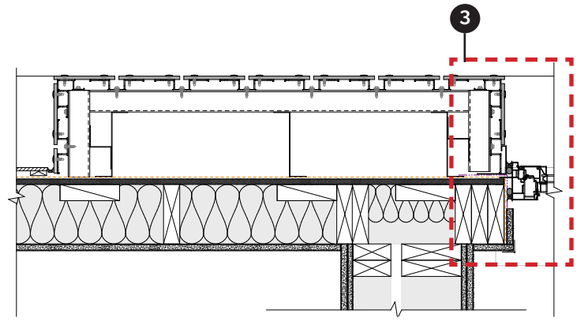


14.A COMMENT CONT.



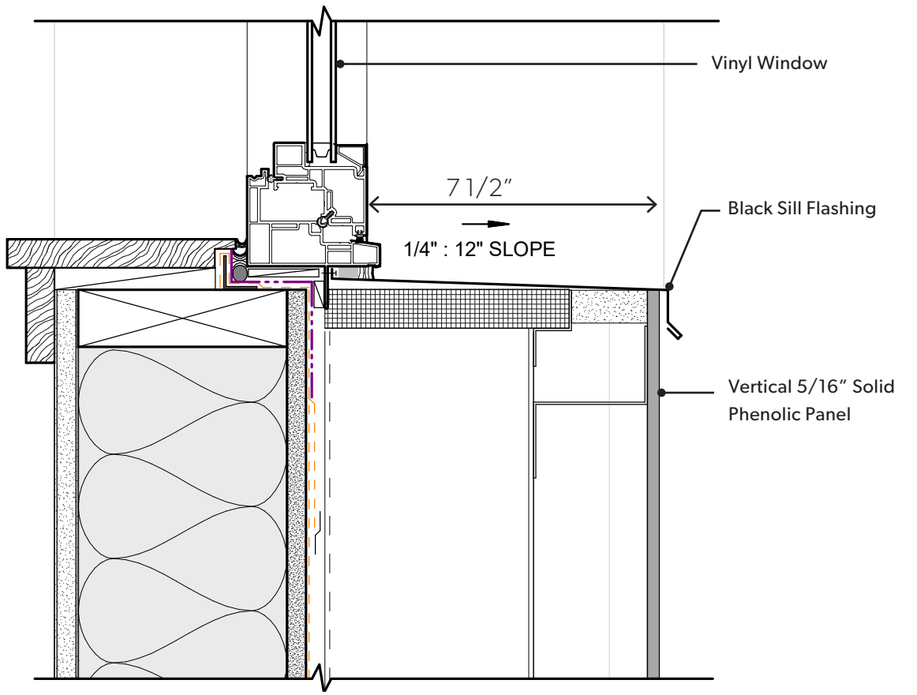
Level 4 Plan - North Volume

SCALE: NTS



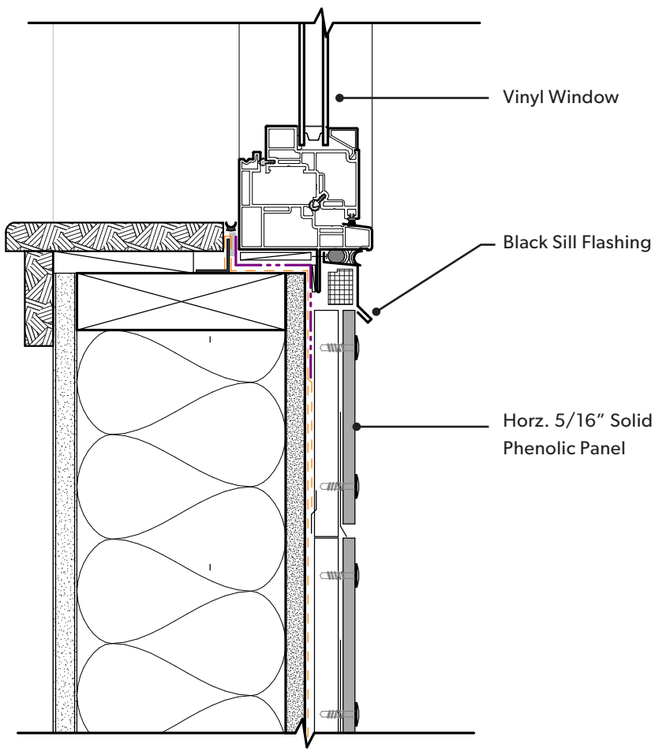
4 EXT SP FURRING OUT PLAN DETAIL

SCALE: 1-1/2" = 1'



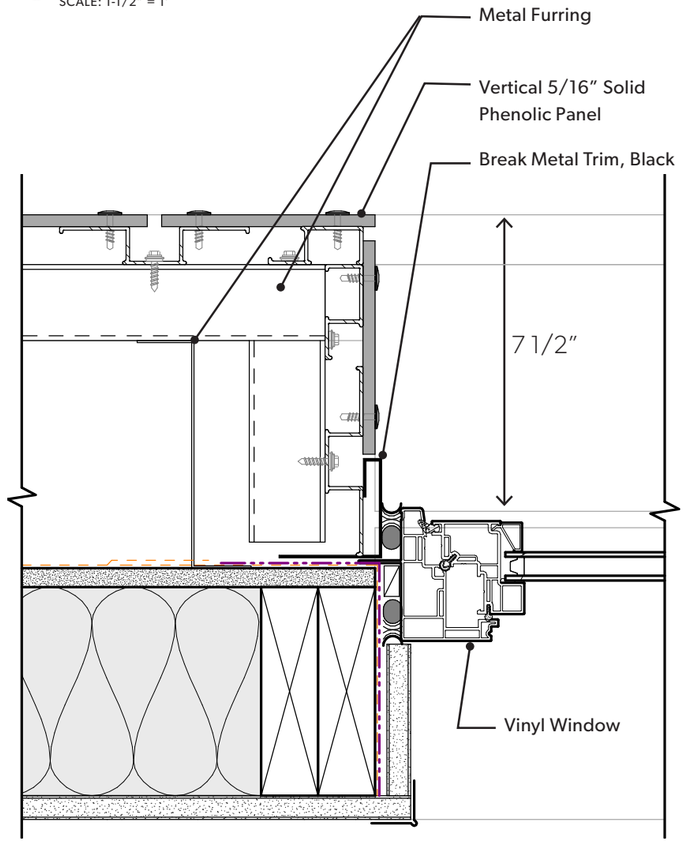
1 SILL AT SP DEEP FURRING

SCALE: 3" = 1'



2 SILL AT SP

SCALE: 3" = 1'



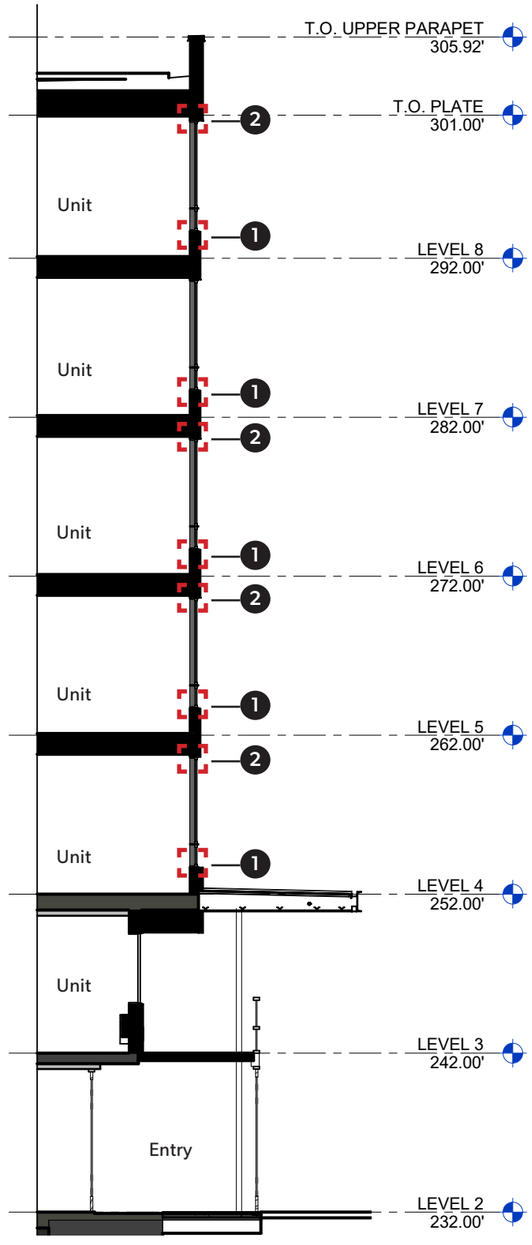
3 JAMB AT SP FURRING

SCALE: 3" = 1'

14.A COMMENT CONT.

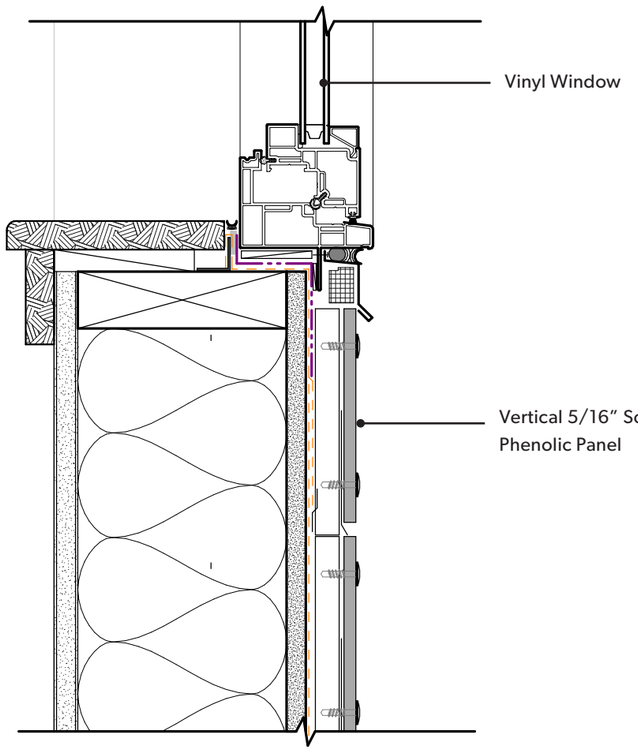
Response Continued
North-East Elevation: There is 1 1/2" of window depth from the exterior side of the cladding frame.



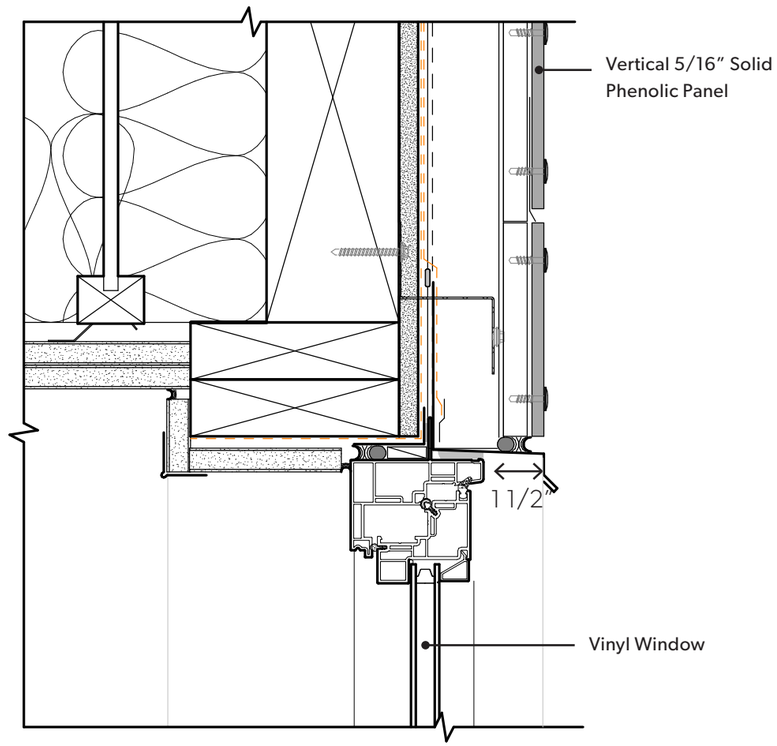


MACK REAL ESTATE DEVELOPMENT GGLO

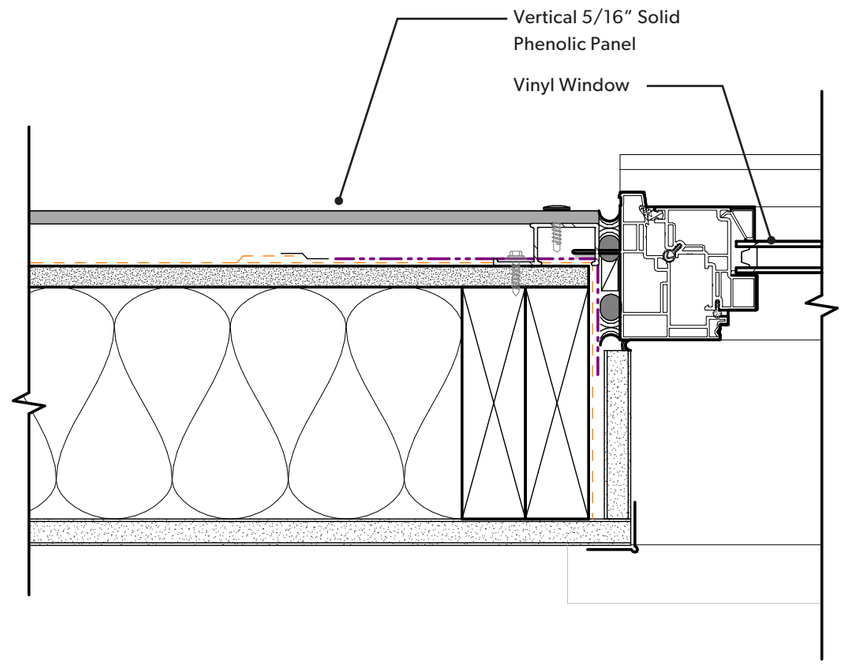
14.A COMMENT CONT.



1 SILL AT SP
SCALE: 3" = 1'



2 HEAD AT FURRING
SCALE: 3" = 1'

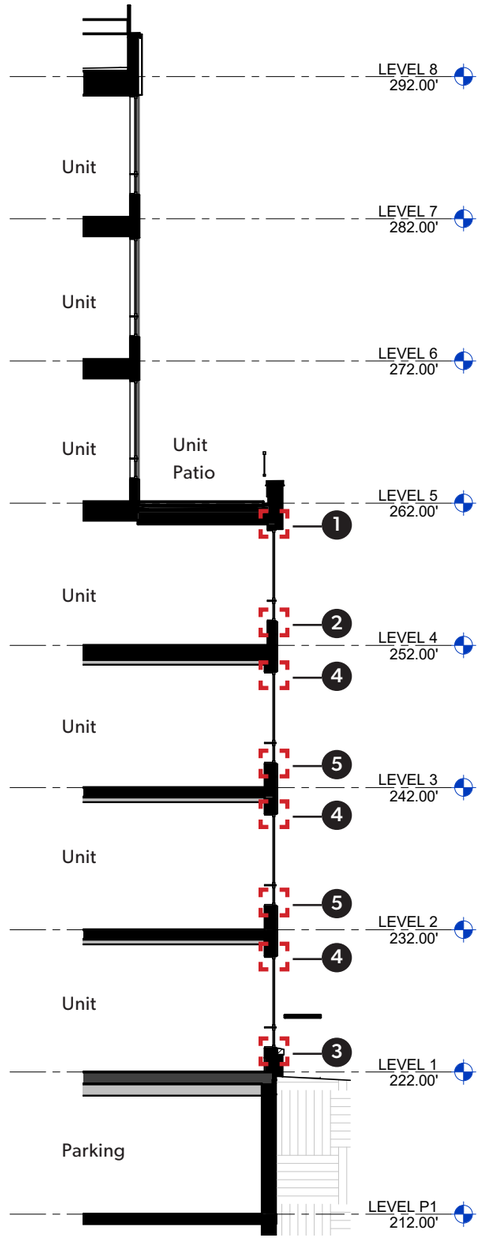


3 JAMB AT SP
SCALE: 3" = 1'

14.A COMMENT CONT.

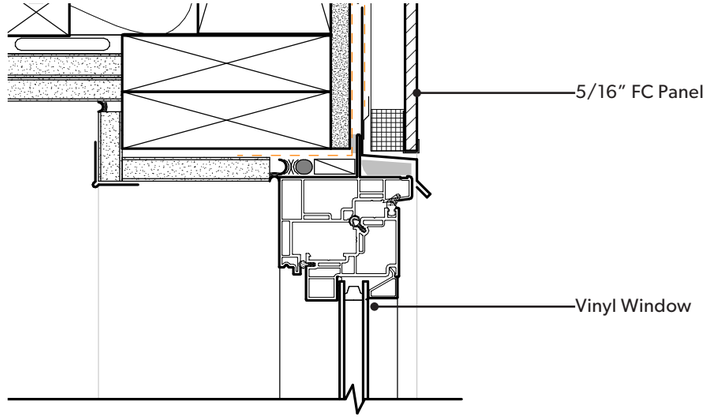
Response Continued
East Elevation: There is 4 1/2" of window depth from the exterior side of the Brick.



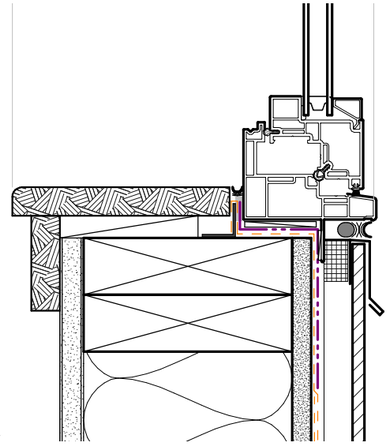


MACK REAL ESTATE DEVELOPMENT GGLO

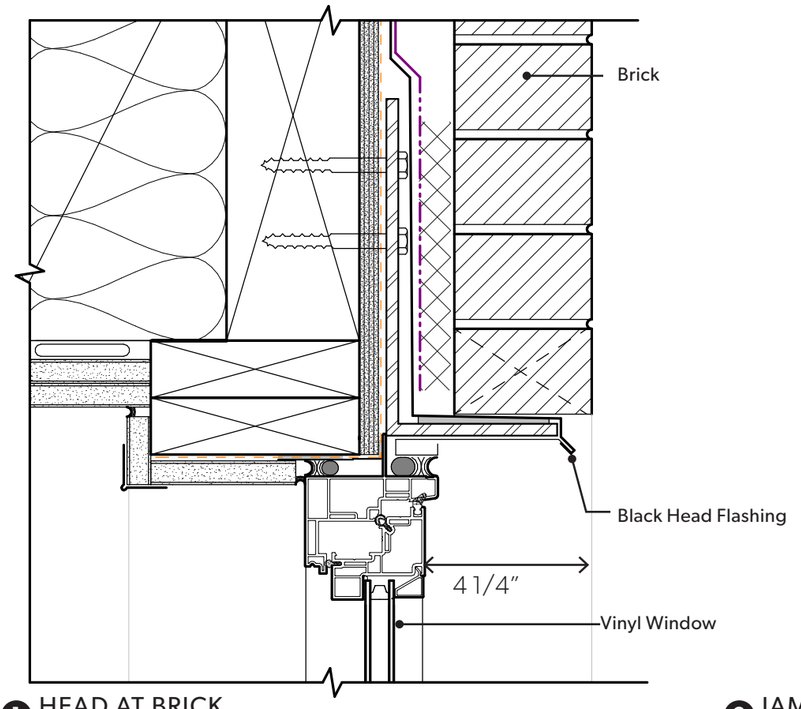
14.A COMMENT CONT.



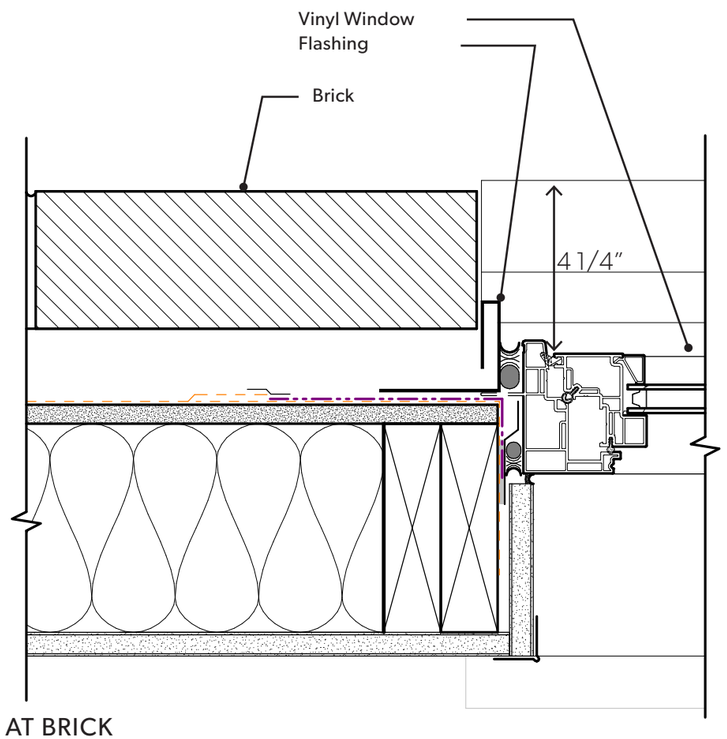
4 JAMB AT FC
SCALE: 3" = 1'



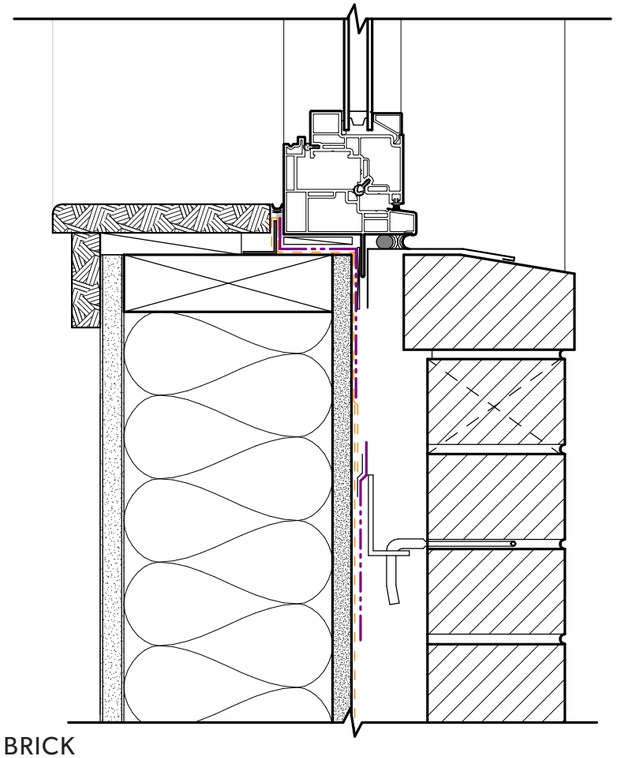
5 SILL AT FC
SCALE: 3" = 1'



1 HEAD AT BRICK
SCALE: 3" = 1'



2 JAMB AT BRICK
SCALE: 3" = 1'



3 SILL AT BRICK
SCALE: 3" = 1'

REC #2 - DESIGN REVIEW BOARD COMMENT:

14. Material Application & Detailing. (DC2-C, DC2-D, YT-DC2)

Please provide section details in the Rec packet and the MUP plans illustrating the window depth within the phenolic panel and brick cladding. Include dimensions

Remove fiber cement infill panels the from brick gasket to minimize visual clutter and simplify the composition.

Please provide a study utilizing a single brick color to create a stronger visual connection between the brick masses. Staff continues to be concerned with the application of brick at the base of the north volume. The vertical brick columns appear two dimensional and disconnected from the context. Increase the amount of brick provided and reduce the use of infill panels

Response:
A study of the gasket is provided. As suggested a study of brick at the horizontal band does offer a less cluttered design.

REC # 1



Proposed Design



Brick at the Sill condition as suggested on the Correction Letter

REC #2 - DESIGN REVIEW BOARD COMMENT:

14. Material Application & Detailing. (DC2-C, DC2-D, YT-DC2)

Please provide section details in the Rec packet and the MUP plans illustrating the window depth within the phenolic panel and brick cladding. Include dimensions

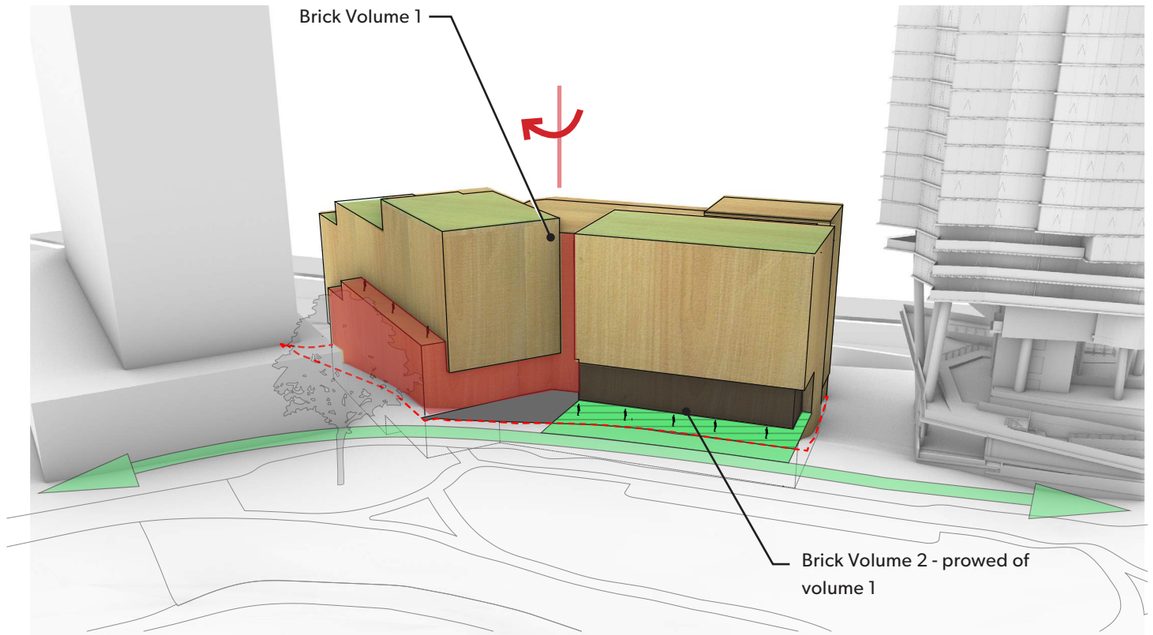
Remove fiber cement infill panels the from brick gasket to minimize visual clutter and simplify the composition.

Please provide a study utilizing a single brick color to create a stronger visual connection between the brick masses. Staff continues to be concerned with the application of brick at the base of the north volume. The vertical brick columns appear two dimensional and disconnected from the context. Increase the amount of brick provided and reduce the use of infill panels

Response:

There are 2 distinct zones of brick on the project that are in different planes and angles. The logic for 2 colors is that the angles portion is a lighter brick, while the unit bases are more sophisticated darker color that feels more grounded and from the park, gives more depth. The design team strongly advocates for the 2 brick colors.

REC # 1



REC # 2 Study



Proposed Design



REC # 1



Preferred Design

REC # 2 Study



Response Continued:
The design teams concludes that infilling with brick at this location does not promote human scaling or design interest at the first 30 feet. Therefore we strongly advocate for the previous design.

REC #2 - DESIGN REVIEW BOARD COMMENT:

15. West Facade & Southwest Corner. (DC2-C, DC2-D, YT-DC2)

It's unclear from the plans whether the same visual depth provided on the other facades is incorporated on the west elevation. The renderings appear to indicate a flat facade. While balconies are not provided on this elevation due to concerns with proximity to I-5, it should be developed with the same level of depth and visual interest as the other facades.

The SW corner will be highly prominent from I-5 and staff is concerned the corner treatment lacks distinction, particularly as considered in relationship to the tower to the north. Further develop the design of this corner to respond to the prominent location. This could include focusing on the massing form as a cohesive sculptural element or developing a facade composition and material treatment which appears as a primary elevation. As the corner is further developed, increase the amount of windows provided and minimize the blank wall area.

Response:
The previous design did have a inform cladding expression. The current design is proposing depth in the cladding at the dark material zones. The material detail at the window are the same as the North elevation. This allows for a cohesive and consistent design.

REC # 1



Proposed Design



REC #2 - DESIGN REVIEW BOARD COMMENT:

15. West Facade & Southwest Corner. (DC2-C, DC2-D, YT-DC2)

It's unclear from the plans whether the same visual depth provided on the other facades is incorporated on the west elevation. The renderings appear to indicate a flat facade. While balconies are not provided on this elevation due to concerns with proximity to I-5, it should be developed with the same level of depth and visual interest as the other facades.

The SW corner will be highly prominent from I-5 and staff is concerned the corner treatment lacks distinction, particularly as considered in relationship to the tower to the north. Further develop the design of this corner to respond to the prominent location. This could include focusing on the massing form as a cohesive sculptural element or developing a facade composition and material treatment which appears as a primary elevation. As the corner is further developed, increase the amount of windows provided and minimize the blank wall area.

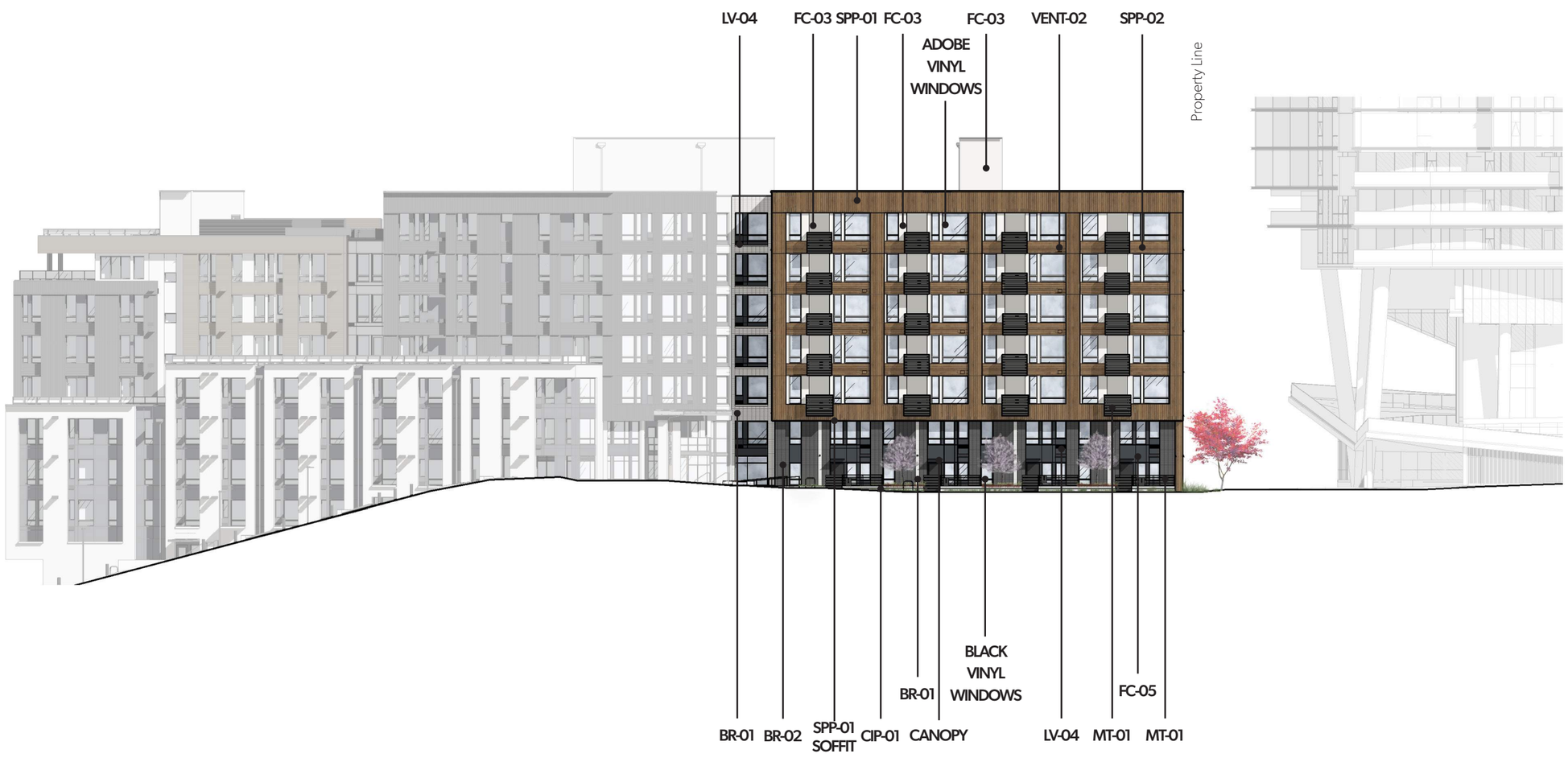
Response:
The material applications of the South-East corner has be developed to allow for more depth and texture similar to other parts of the buildings. In addition more windows were added to reduce the blank wall area.

REC # 1



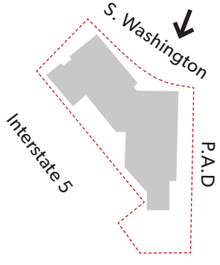
Proposed Design

Change in color and depth, provides a more pronounced corner elevation

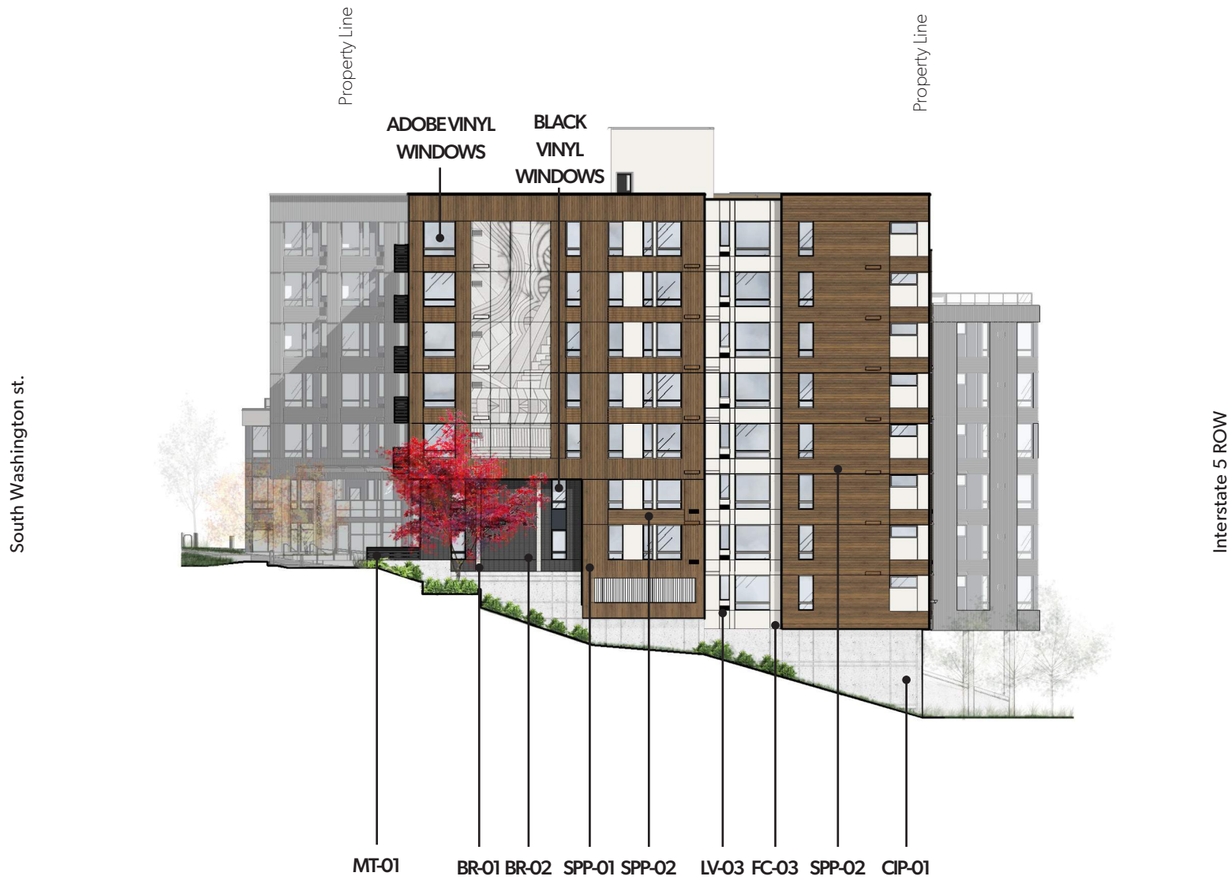


NORTH ELEVATION

SCALE: 1" = 30'

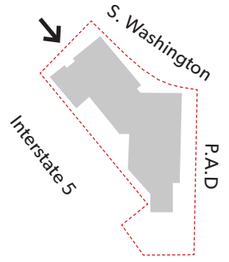


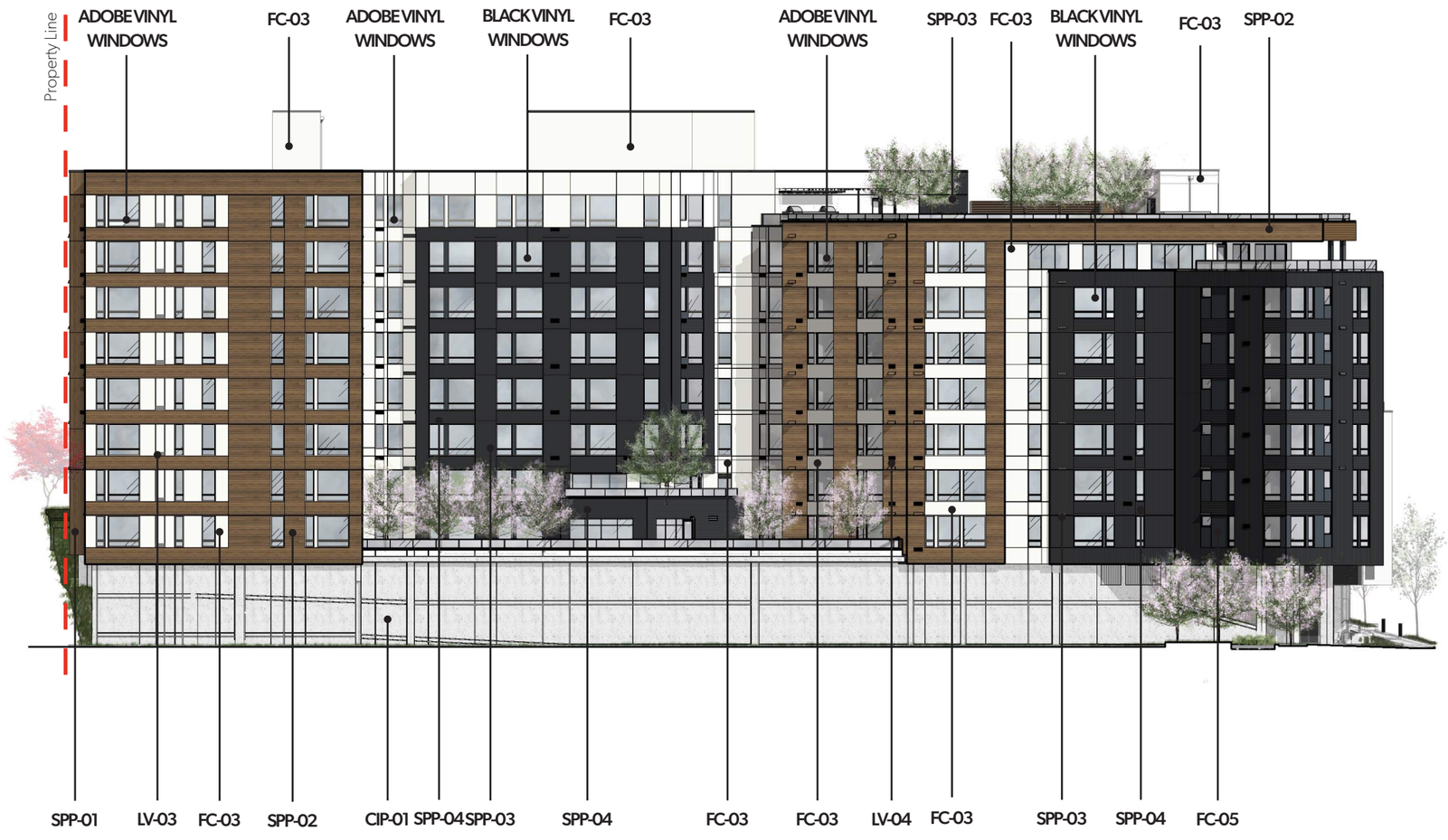
MACK REAL ESTATE DEVELOPMENT GGLO



WEST ELEVATION

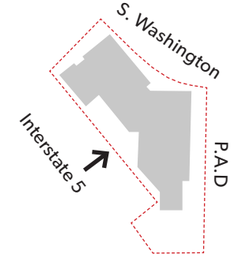
SCALE: 1" = 30'





SOUTH ELEVATION

SCALE: 1" = 30'

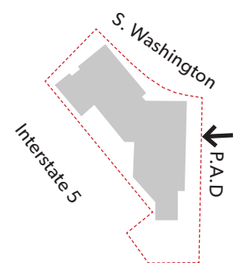


MACK REAL ESTATE DEVELOPMENT GGLO



EAST ELEVATION

SCALE: 1" = 30'



WINDOWS COLORS



BLACK VINYL WINDOWS



ADOBE VINYL WINDOWS



DARK BRONZE STOREFRONTS

BRICK



MANGANESE IRONSPOT - Norman, stack bond
11 5/8" x 3 5/8" x 2 1/4"
BR-02



ASPEN - Norman, stack bond
11 5/8" x 3 5/8" x 2 1/4"
BR-01

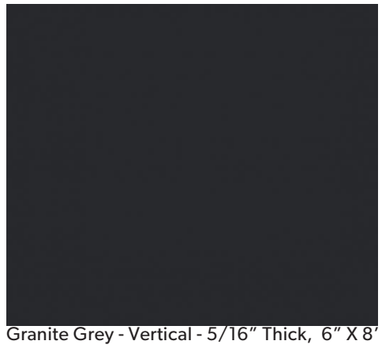
INTEGRAL COLOR PHENOLIC PANELS COLORS



Cast Oak - Vertical - 5/16" Thick, 6" X 8'
SPP-01



Cast Oak - Horizontal - 5/16" Thick, 6" X 8'
SPP-02



Granite Grey - Vertical - 5/16" Thick, 6" X 8'
SPP-03



Granite Grey - Horizontal - 5/16" Thick, 6" X 8'
SPP-04

FIELD PAINT FIBER CEMENT PANELS COLORS



Moderne White - 5/16" Thick, varies
FC-03

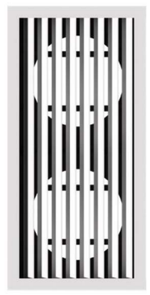


Inkwell - 5/16" Thick, varies
FC-05

METAL SIDING



Aluminum Metal Privacy Screen - Charcoal
MTL-01



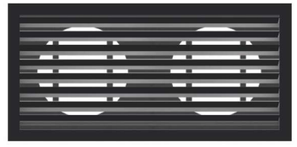
White
LV-01



Black
LV-02



White
LV-03



Black
LV-04

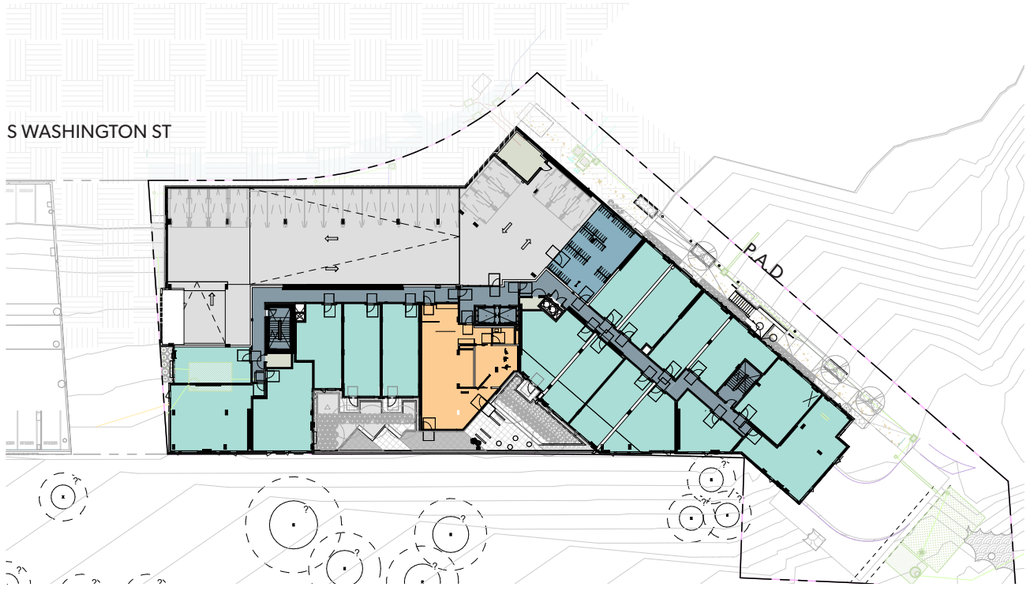
This Page is Intentionality Left Blank



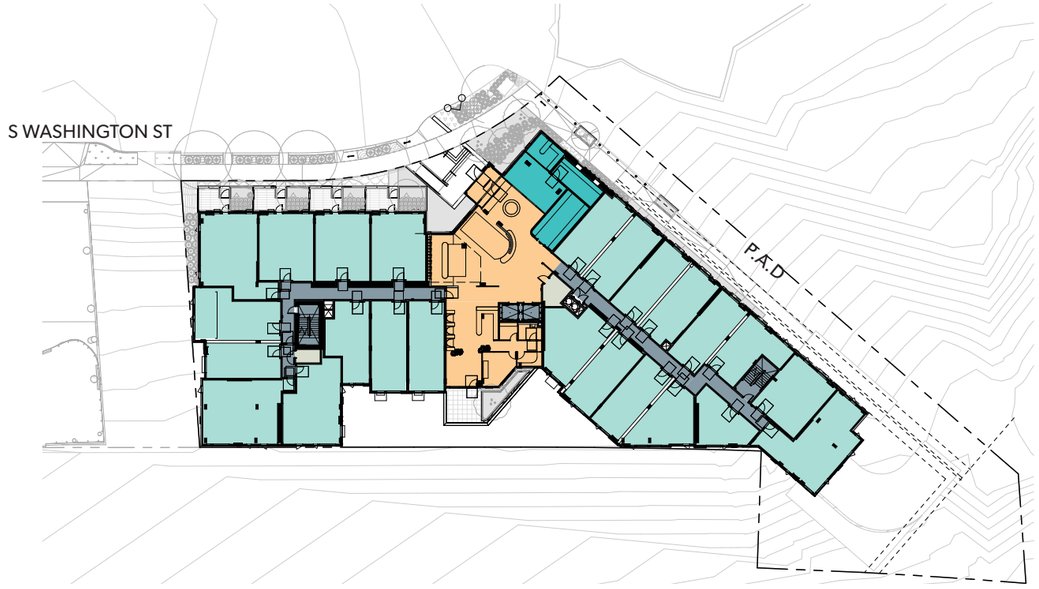
LEVEL P2
SCALE: 1" = 60'



LEVEL P1
SCALE: 1" = 60'

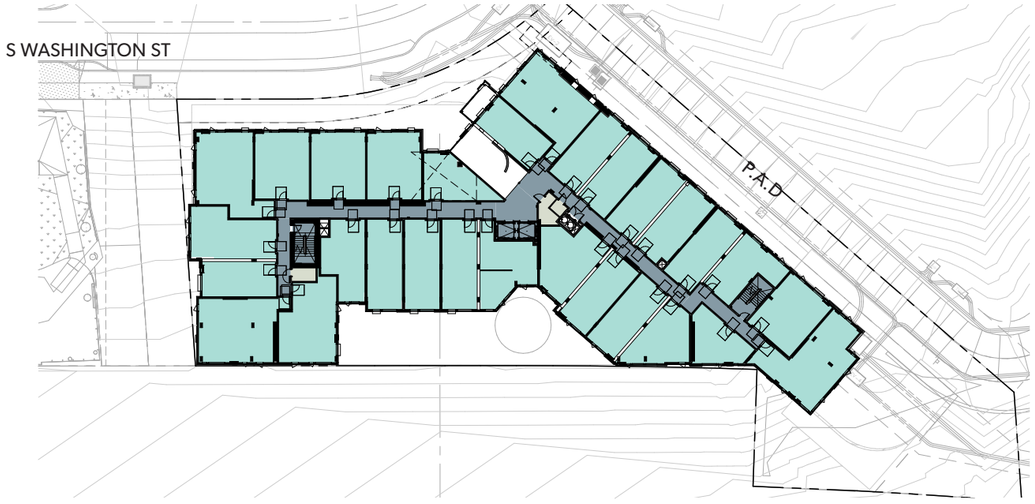


LEVEL 1
SCALE: 1" = 60'

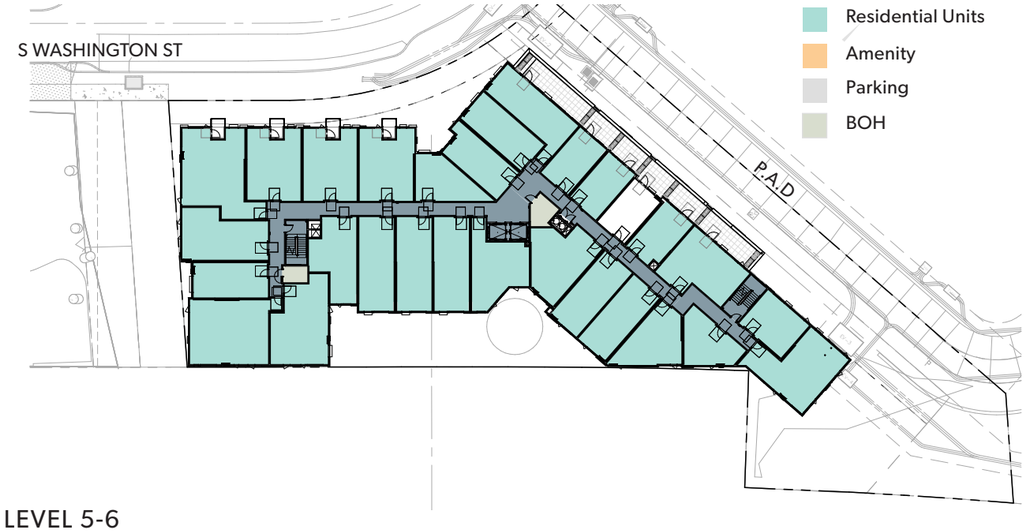


LEVEL 2 - Ground Level
SCALE: 1" = 60'

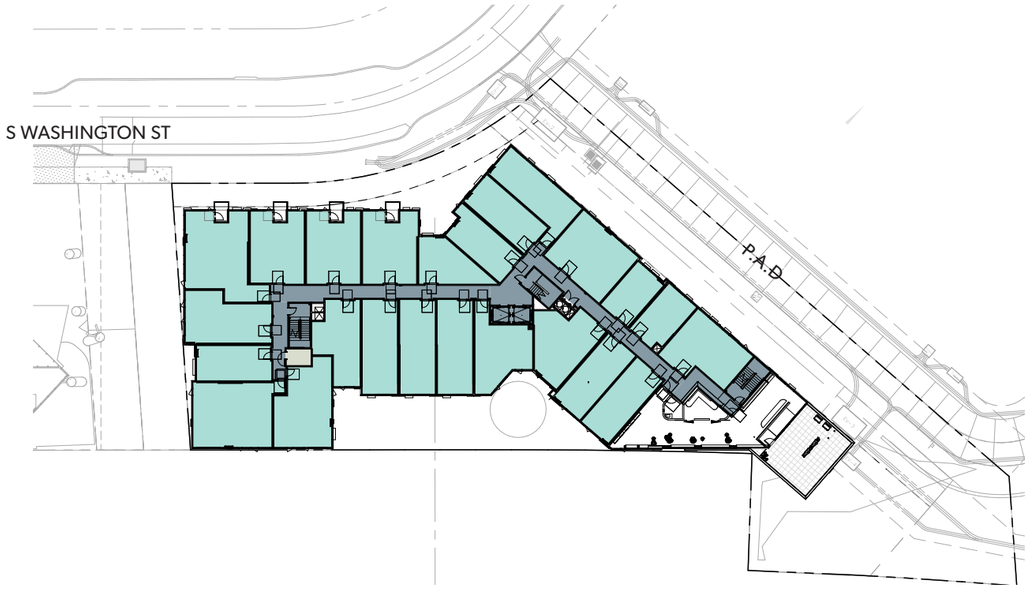
MACK REAL ESTATE DEVELOPMENT GGLO



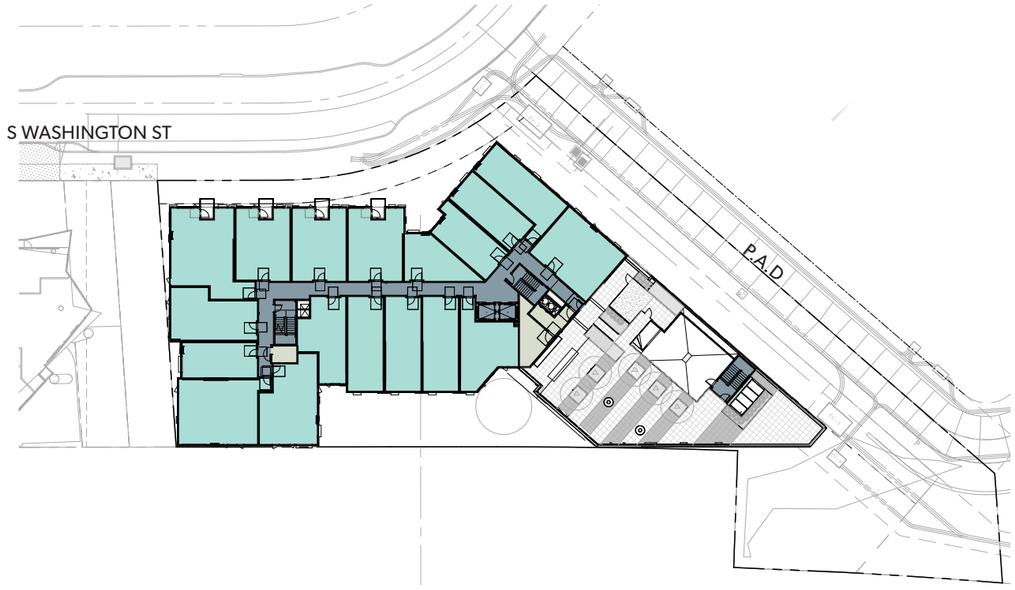
LEVEL 3-4
SCALE: 1" = 60'



LEVEL 5-6
SCALE: 1" = 60'



LEVEL 7
SCALE: 1" = 60'



LEVEL 8
SCALE: 1" = 60'

OVERALL GLOW PLAN



Note: Exterior lighting, both construction-related and permanent, shall be shielded and directed away from adjacent buildings, and from helicopters using Harborview Medical Center's heliport

Exterior Lighting Plan

SCALE: 1" = 32'

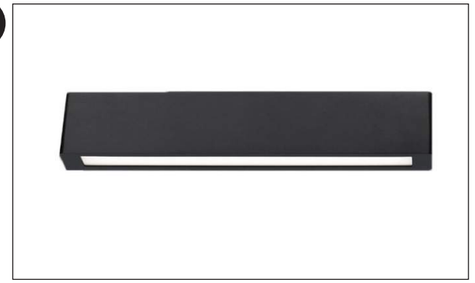
UNIT PATIO ENLARGED GLOW PLAN

1



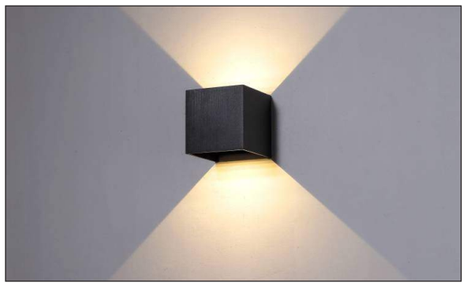
Step Lights -
Step lights integrated into patio walls provide low-level lighting.

2



Linear Sconces -
Surface-mounted downlights illuminate patios near doorways.

3



Wall Sconces -
Sconces with indirect/direct distribution accent architectural features.

4



Landscape Uplights -
Ground-mounted uplights accent tree canopies.

5



Bioretention Lighting -
Hidden-source LED lights accent plantings from within planter walls.

6



Handrail Lighting -
Lights integrated into handrail illuminate the ramp below.



MAIN ENTRY LIGHTING ENLARGED GLOW PLAN

1

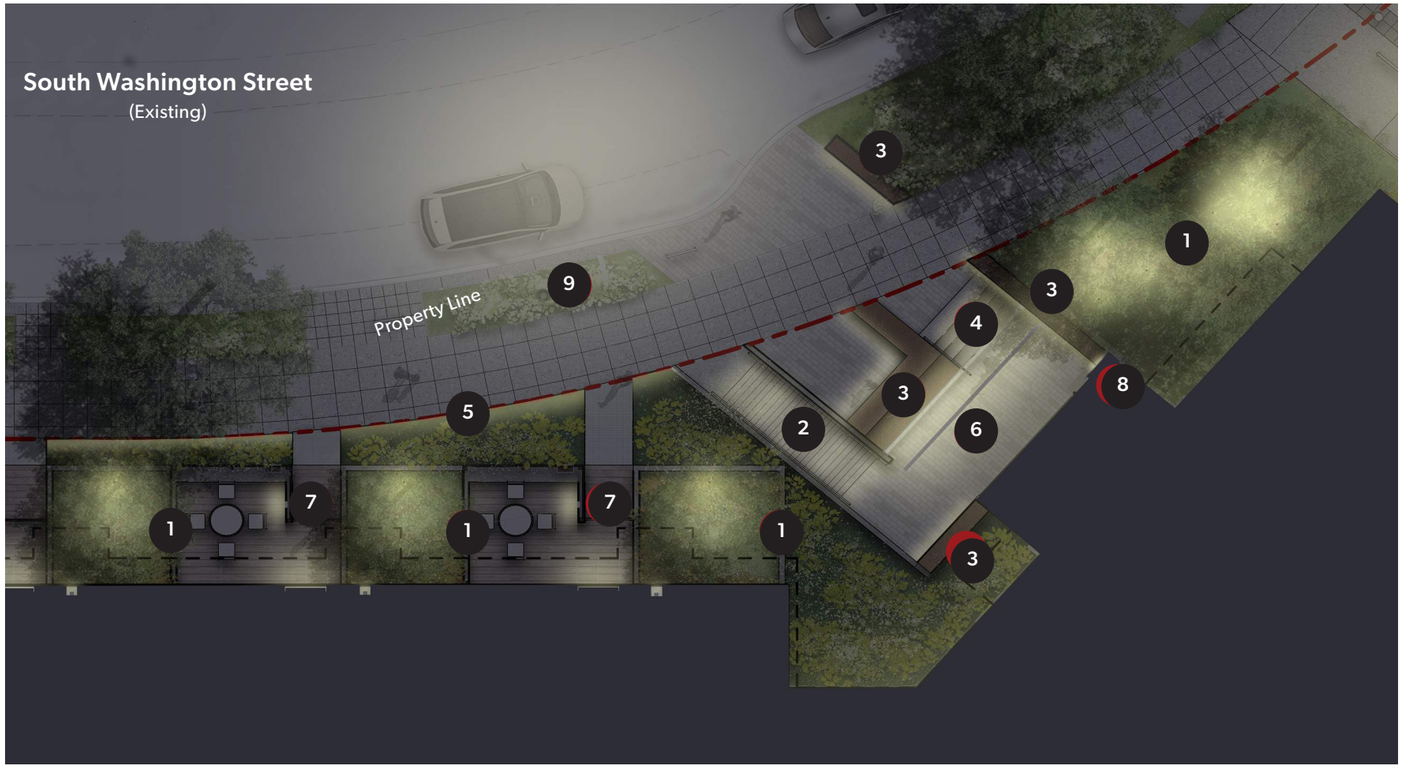


Landscape Uplights -
Ground-mounted uplights accent tree canopies.

2



Handrail Lighting -
Lights integrated into handrail illuminate the ramp below.

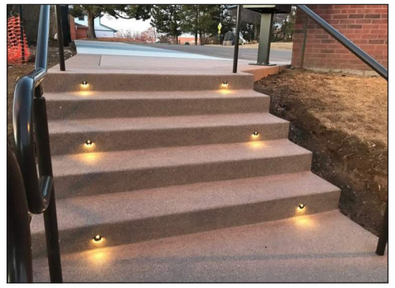


3



Seatwall Toekick Lighting -
Toekick lighting provides a low-level glow along seatwall.

4



Stair Lights-
Step lights illuminate stair treads at main entryway.

5



Bioretention Lighting -
Hidden-source LED lights accent plantings from within planter walls.

6



Canopy Linear Light -
Canopy-mounted linear luminaire provides ambient light at entrance.

7



Step Lights -
Step lights integrated into patio walls provide low-level lighting.

8



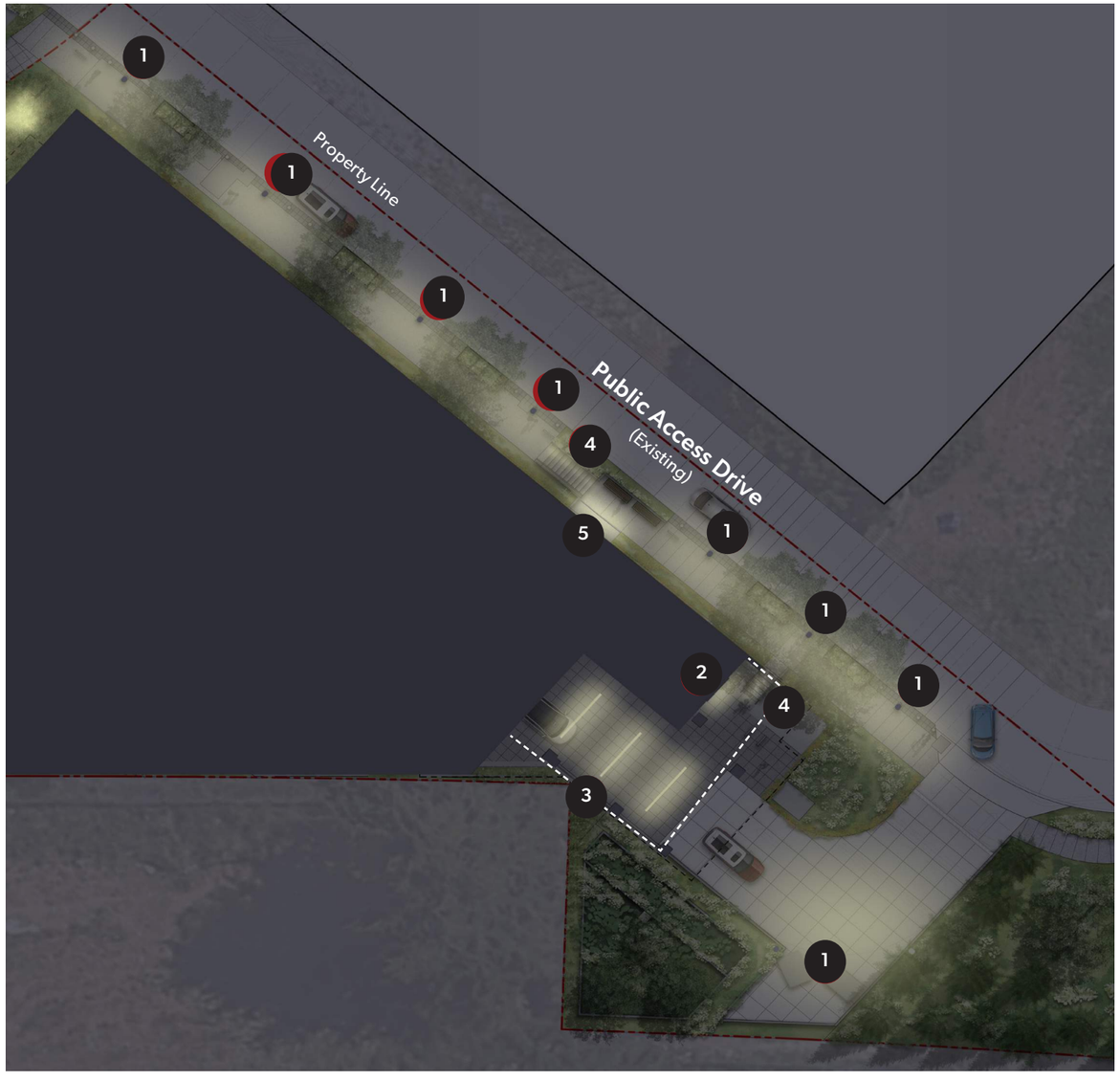
Entry Signage (TBD) -
Entry signage with backlit letters (provided by signage company) welcomes residents & guests inside.

9

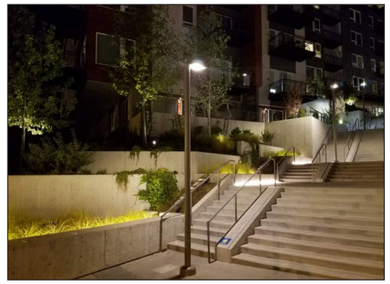


Existing Light Pole -
Existing light pole illuminates roadway adjacent to project site.

GARAGE ENTRY AND PAD ENLARGED GLOW PLAN

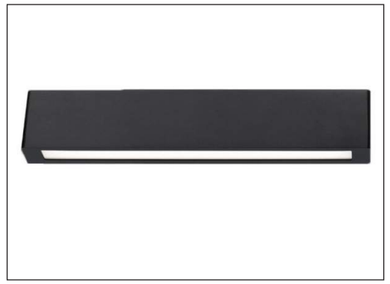


1



Pedestrian Poles -
Pedestrian-scale light poles provide general illumination at walkways.

2



Linear Sconces -
Surface-mounted downlights illuminate entries/exits.

3



Canopy Linear Lights -
Canopy-mounted linear luminaires provide ambient lighting at garage entry.

4



Step Lights -
Step lights integrated into walls and risers illuminate stairways.

5



Canopy Linear Light -
Canopy-mounted linear luminaire provides ambient light at side entrance.

PERSPECTIVE LOOK FROM YESLER PARK - NORTH FACADE



PERSPECTIVE LOOKING FROM S. WASHINGTON LOOKING AT MAIN ENTRY



PERSPECTIVE LOOKING FROM S. WASHINGTON ST. - NORTH-WEST FACADE



BIRDS EYE PERSPECTIVE LOOKING ALONG ACCESS DRIVE - EAST FACADE



PERSPECTIVE LOOKING FROM S. WASHINGTON ST. AND ACCESS DRIVE INTERSECTION - NORTH-EAST FACADE



MACK REAL ESTATE DEVELOPMENT GGLO

PERSPECTIVE LOOKING FROM INTERSTATE 5 - SOUTH FACADES



BRIDS EYE PERSPECTIVE FROM INTERSTATE - SOUTH FACADE



YESLER SITE 6.1B GGLO

SEATTLE, WA

MREG YESLER LLC
RECOMMENDATION PACKAGE # 2
3036852-LU
AUGUST 3, 2021