



Early Design Guidance 2
8.28.2019
3033617-EG
725 Yesler Way

DEVELOPER
Su Development
10608 NE 2nd St
Suite 202
Bellevue, WA 98004

DESIGN ARCHITECT
Bohlin Cywinski Jackson
1932 First Avenue
Suite 916
Seattle, WA 98101

ARCHITECT OF RECORD
Studio SKH
1221 East Pike Street
Suite 300
Seattle, WA 98122

LANDSCAPE ARCHITECT
Swift Company
3131 Western Avenue
Suite M423
Seattle, WA 98121



Image Credit: Vulcan Real Estate

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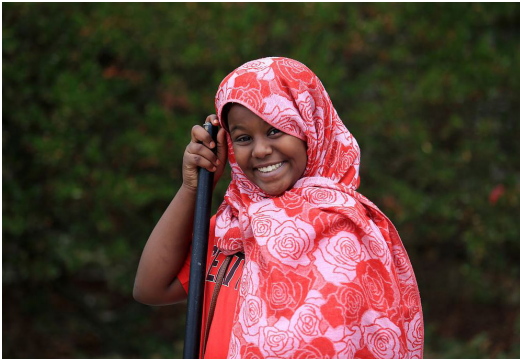
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Project Description

New construction of two high rise towers and podium with below grade parking. Site is not yet addressed but described as “SE corner of Yesler Way and S Washington Street / Yesler Terrace Lot 6.1”. Site is currently vacant and owned by Seattle Housing Authority with LOI and Authorization to Su Development.

Project Data

Number of Residential Units	365
Residential Gross Square Footage	350,000 SF
Commercial Gross Square Footage	10,000 SF
Number of Parking Stalls	248
Number of Stories	23



Design Vision

CITY

Gateway for the city and into Yesler community
Visual expression of the city's values of **openness and diversity**
Community **front porch** onto the city

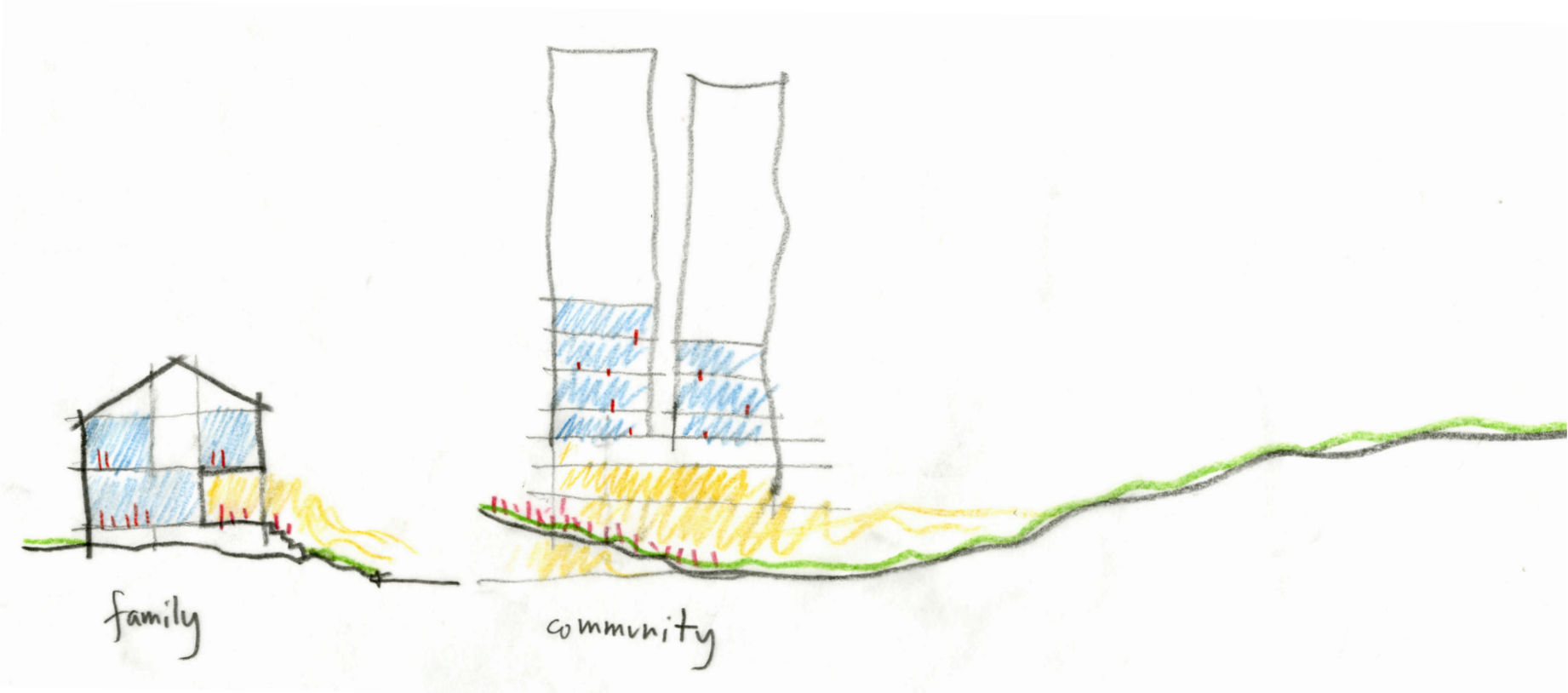
COMMUNITY

Social Responsibility
Expression of the civic-oriented, environmentally responsible
and **socially equitable** neighborhood
A place that represents and **accommodates diversity** -
cultural, economic, age, family size
Project targeting LEED Gold

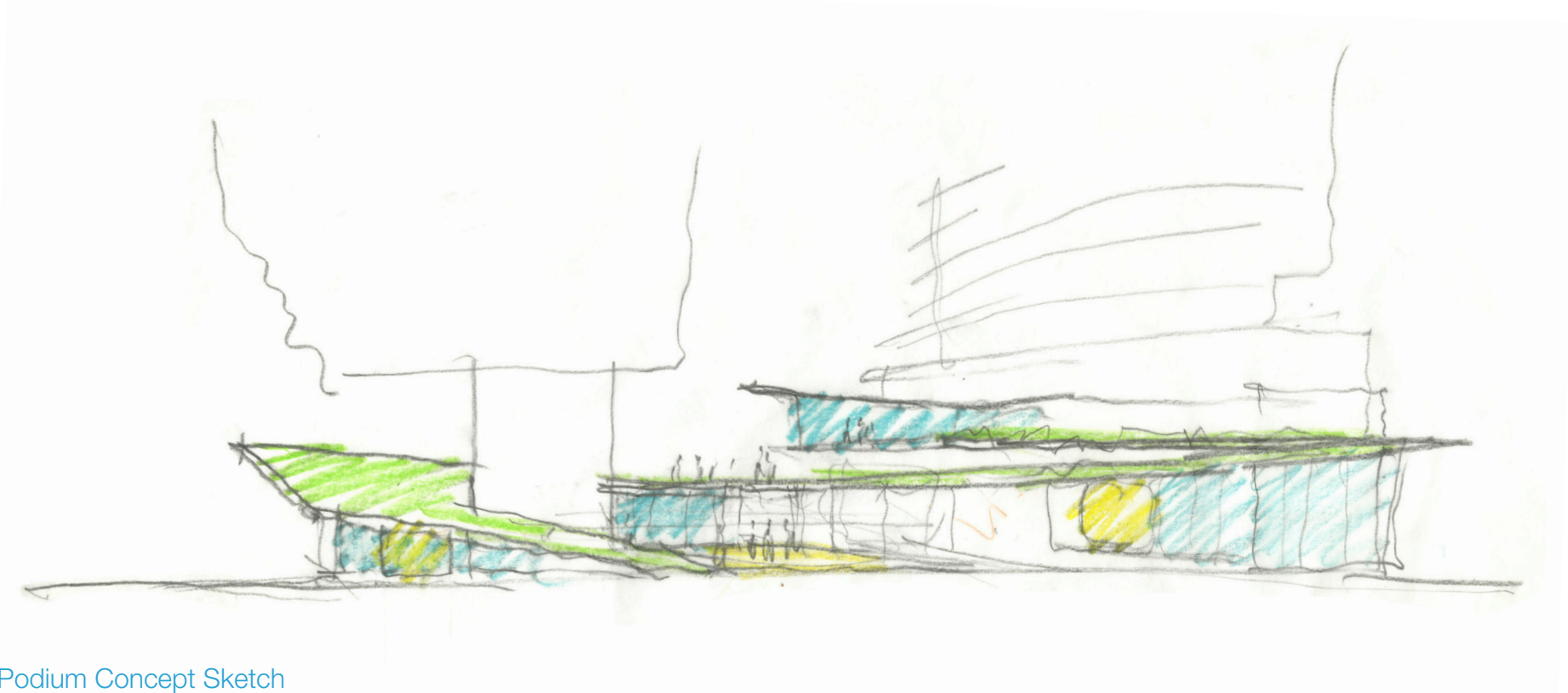
Sharing
Strengthens Yesler Park by extending and **sharing** the view
Amenities redefined
Open and accessible to neighborhood
A destination within the neighborhood and within the city
Everyone should feel the ability to use and enjoy the space
Facilitating **Connections**
Physically (ground plane) and visually (into the towers)

PLACE

A community within itself
Social spaces, corridor “places”, lobbies for gathering
Safe within and around the building
Incorporating **phenomena of nature**: sunsets, reflected light, rain
Community room as a focal point
Flexibility and **dual use** of spaces
Meandering is promoted
Provide places to **sit and touch**
Accommodate both **Active** users and **Passive** users



Front Porch Concept Sketch



Podium Concept Sketch

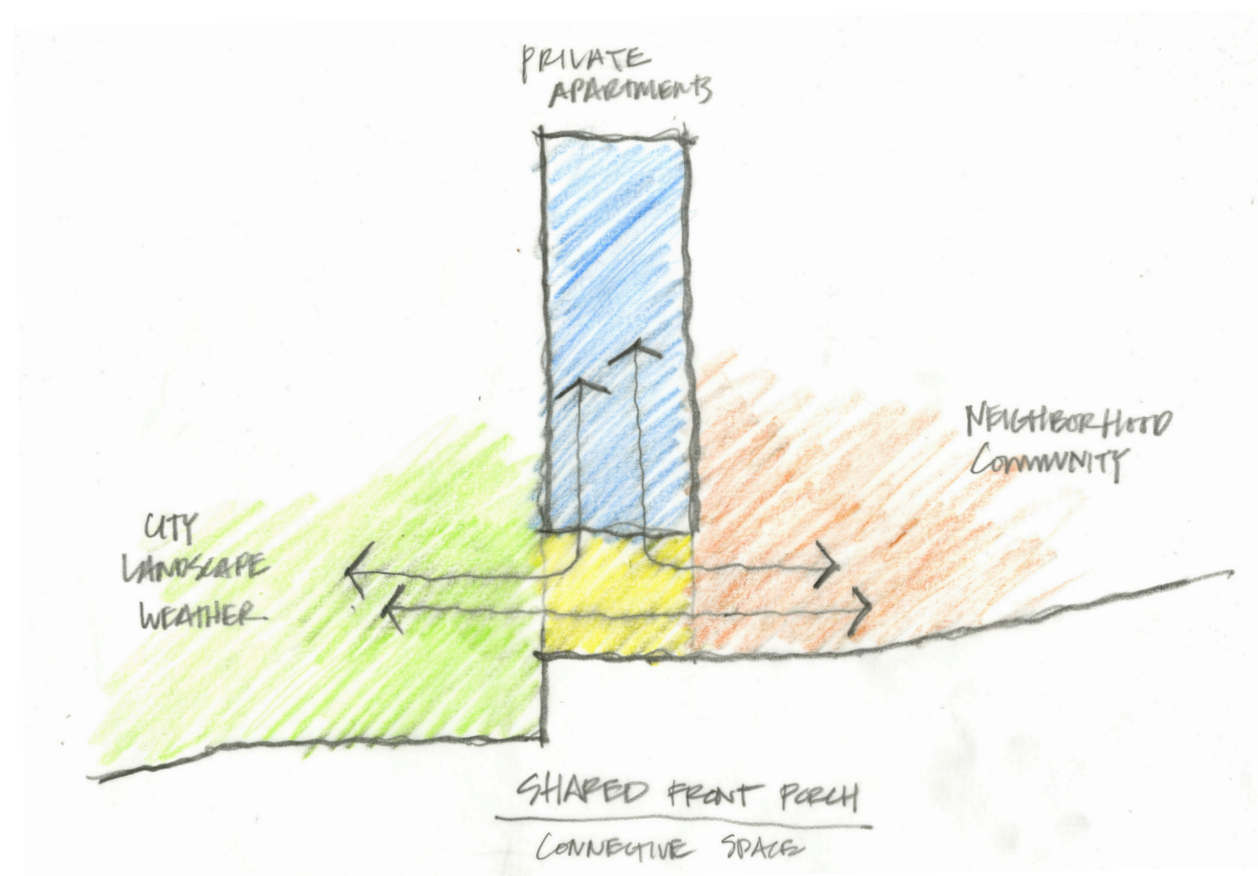
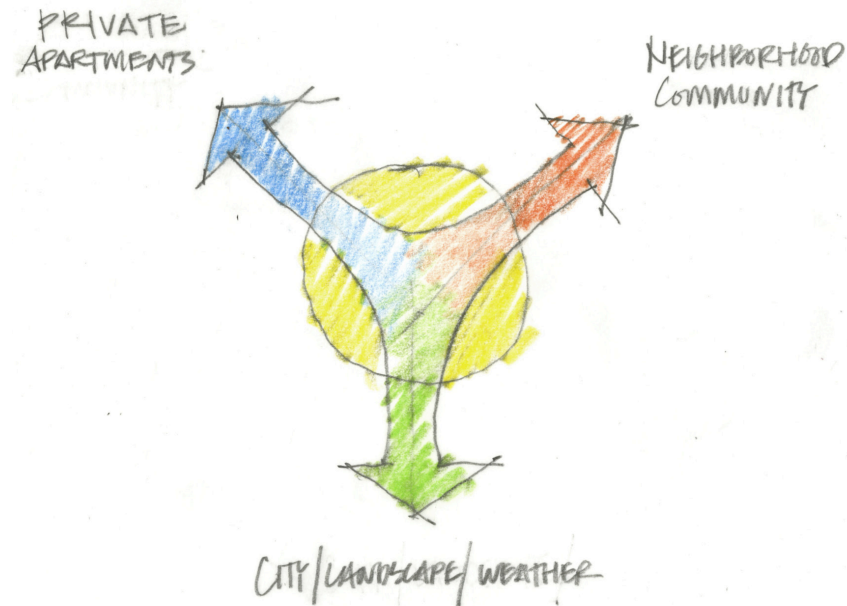
community **FRONT PORCH** a connective space

SHARING:

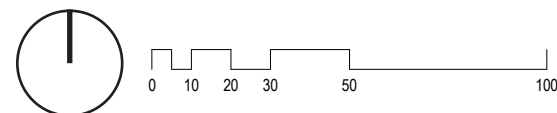
- views of the city and landscape
- experience of the phenomenons of nature
- amenities

CONNECTIONS:

- park to the podium
- residents to the neighborhood
- neighborhood to the city/landscape
- city to Yesler Terrace

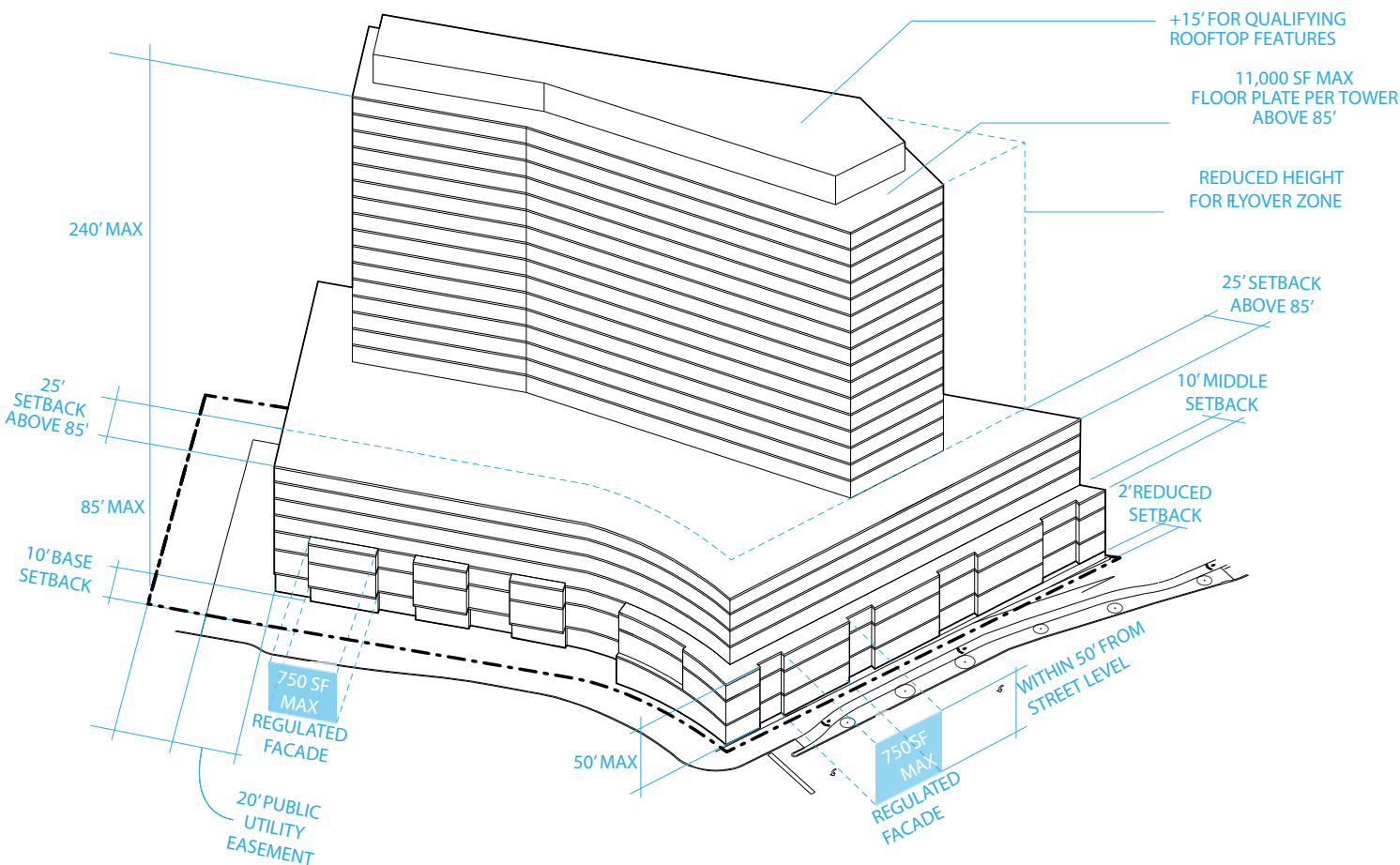


Revised Site Plan



- The boundary line has been revised to include 20 additional feet to the south. This allows the separation between the towers to increase while adding square footage to the south tower. The additional land would be landscaped.

Zoning Summary



Summary

Zoning Code: Title 23 – Land Use Code
Zone: Master Planned Community - Yesler Terrace (MPC-YT)
Overlay:
Master Planned Community: Yesler Terrace, SW Sector, Block 6
Lot Area: 37,532 SF

23.75.080 - Street-level uses

- A. Nonresidential uses are not allowed to occupy, in the aggregate, more than 20 percent of the total street-level street-facing façades, along S. Washington Street, of all structures on a lot.

23.75.100 - Structure height

- A. Structure height is not allowed to exceed the applicable height limit established in Exhibit A for 23.75.100.
- 85 feet is the applicable height limit for non-highrise structures
- 240 feet is the applicable height limit for highrise structures

- C. Structure height is measured pursuant to Section 23.86.006.A
- D. The following rooftop features may extend above the applicable height limit set if none of those features extends more than 15 feet above the applicable height limit set and the combined total coverage of all those features does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment:
- Sun and wind screens
 - Penthouse pavilions for the common use of residents
 - Covered or enclosed common amenity areas
- E. 2. An elevator penthouse may extend above the applicable height limit by up to 25 feet (35 feet if providing access to rooftop amenities or a green roof).
- G. To protect solar access for property to the north, the applicant shall locate the rooftop features that extend above the applicable height limit at least 10 feet from the northerly edge of the roof, except that stair and elevator penthouses may extend to the edge of the roof for a total length along the edge of not more than 30 feet.

23.75.120 - Limitations on highrise structures

- B. Maximum gross floor area per story, by block as shown in Exhibit A for 23.75.020.
- In Blocks 5 and 6:
 - If structure height exceeds 125 feet, each story wholly or in part above 85 feet is limited to a maximum of 11,000 square feet of gross floor area.

23.75.140 - Setbacks and projections

- C. Build-to line
- At the following street intersection locations, the build-to line extends 62 feet along street lot lines in both directions from the intersection of the margins of the street rights of way:
 - the southwest corner of the intersection of South Washington Street and Yesler Way;
 - Except as otherwise permitted in this subsection 23.75.140.C, any regulated facade abutting a non-residential use in the first story partially or completely above grade is required to have a minimum setback of 2 feet, and a maximum setback of 4 feet from the build-to line, from ground level to a height of at least 25 feet.

D. Reduced setback areas

- The following locations:
 - All street lot lines along the south margin of Yesler Way in Block 6
- Highrise structures. For a highrise structure, one portion of the facade up to a maximum of 40 feet in width may project to the base setback at any or all heights up to the applicable height limit in Exhibit A for 23.75.100.
- No minimum setback is required at lots lines abutting Interstate 5 right-of-way.
- Structures in required setbacks

- For residential uses bay windows may project a maximum of 4 feet into required setbacks, provided that the projection does not exceed 30 feet in width, and provided that no portion of the projection is closer than 2 feet from the boundary. Projection shall be separated by a minimum of one-half the width of the wider of the two projections.

- Porches, balconies, and decks may project a maximum of 6 feet into required setbacks, provided that no portion of the porch, balcony, or deck is closer than 2 feet from the boundary. Overhead weather protection may project a maximum of 2 feet beyond the edge of a porch, balcony, or deck.

23.53.035 - Structural building overhangs and minor architectural encroachments

- C. Canopies. Canopies shall be no closer than 6 feet to the curb.

23.75.145 - Façade articulation

- D. Façade articulation.
- If a regulated facade exceeds 750 square feet in area, division of the facade into separate facade planes is required (see Exhibit A for 23.75.145).
 - In order to be considered a separate facade plane for the purposes of this subsection 23.75.145.D, a portion of the facade shall have a minimum area of 150 square feet and a maximum area of 500 square feet, and shall project or be recessed from abutting facade planes by a minimum depth of 18 inches.

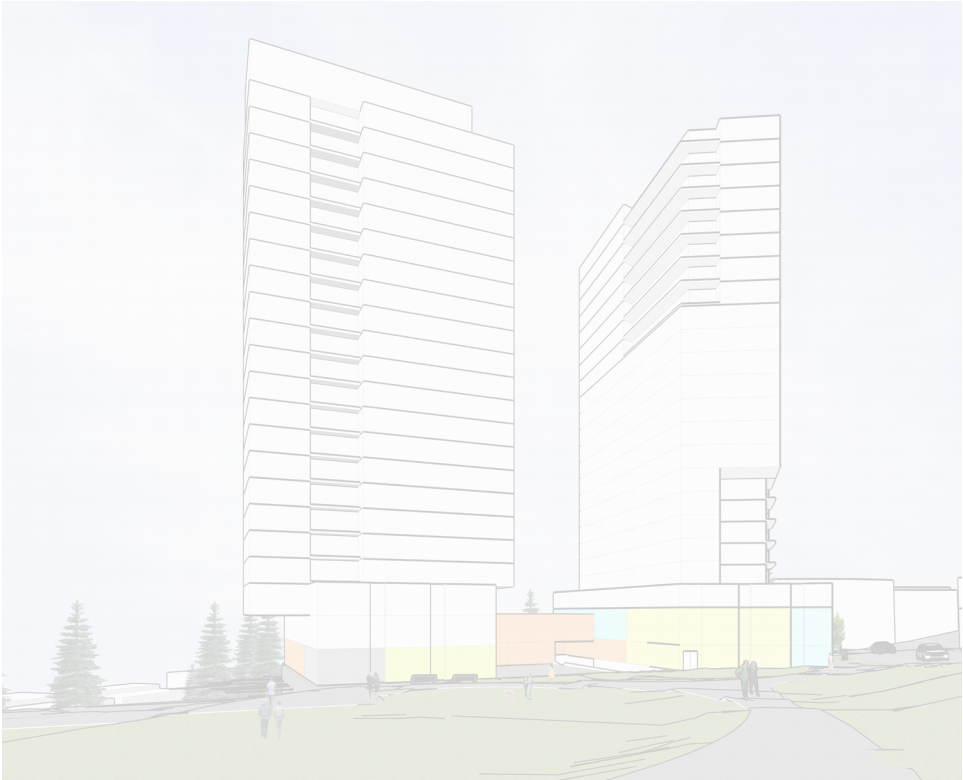
23.75.150 - Residential amenity areas

- A. Amount required. The required amount of amenity area is equal to 5 percent of the total residential gross floor area.
- B. General requirements.
- All dwelling units shall have access to a common amenity area or private amenity area.
 - No more than 50 percent of the required amenity area may be enclosed within a structure.
- C. To count as required amenity area in Blocks 6 and 7, unenclosed amenity areas must be separated from Interstate 5 by an intervening structure a minimum of 10 feet in height, other than a fence or rail.

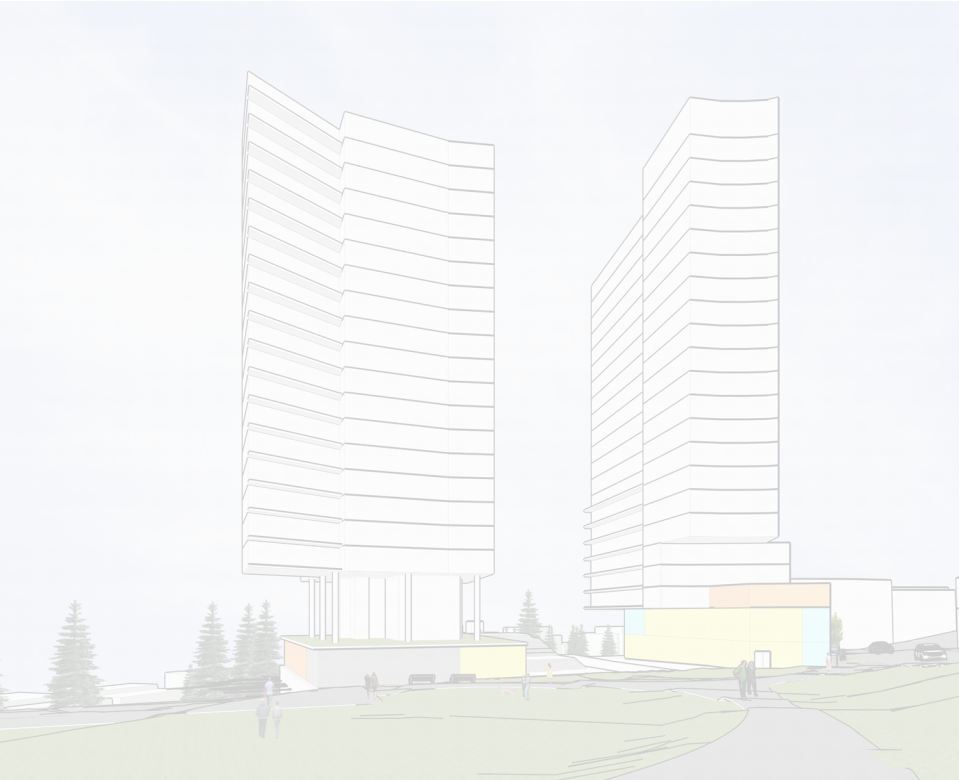
SECTION 03 / EDG-1 Summary of Board Guidance

EDG 1 Scheme Comparisons

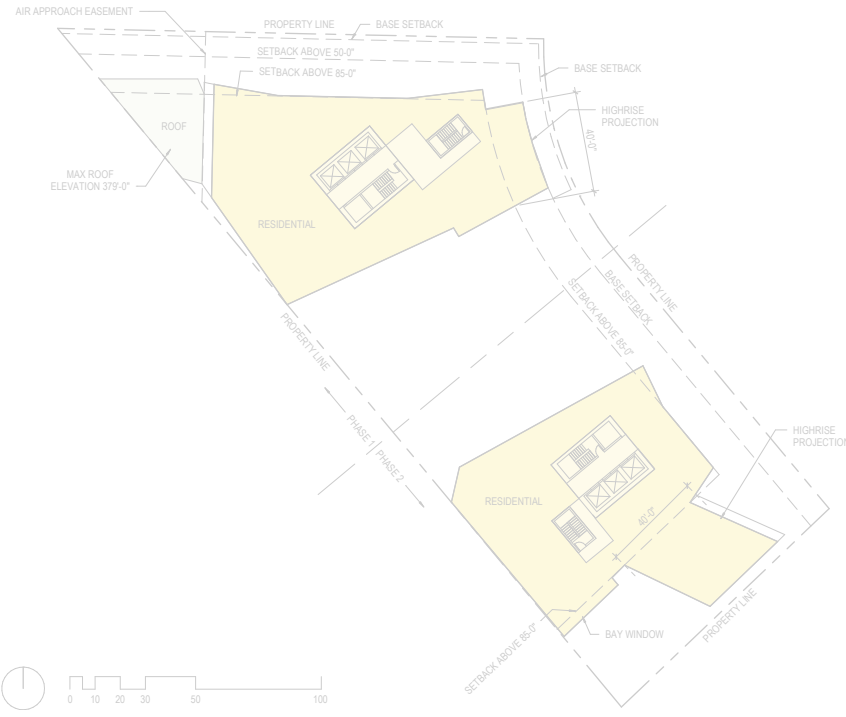
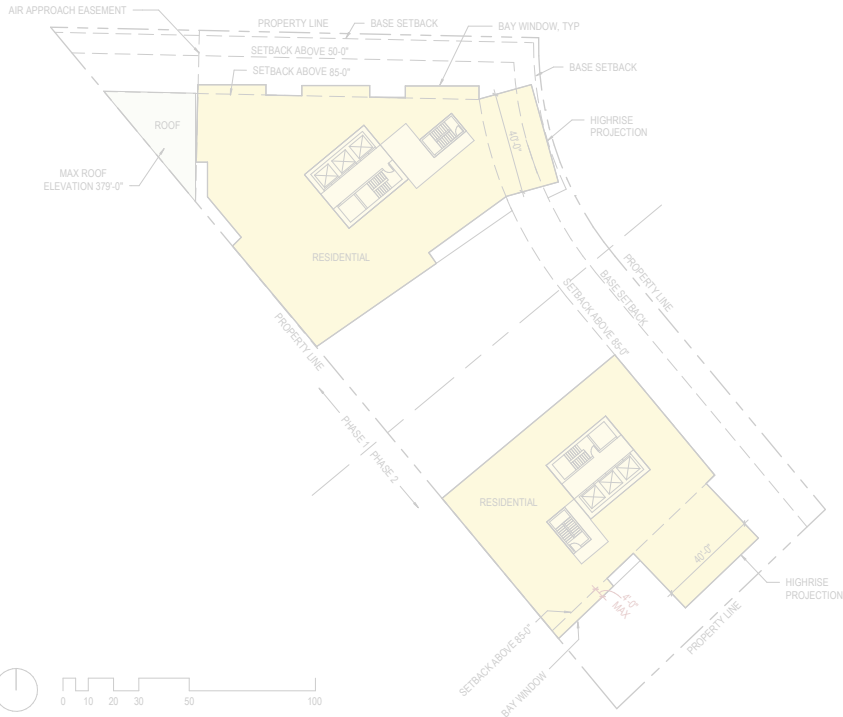
7.1 Public Courtyard - Code Compliant



7.2 - Elevated Terrace



7.3 - Extending the Park (Preferred Scheme)



Summary of Board Guidance

The Board recommends further development of the preferred scheme, “Extending the Park” with its open podium massing and iconic tower forms.

The Board appreciated the slenderness of towers as unique and harder to achieve in this neighborhood, creating iconic forms that speak to the neighborhood and downtown, noting the towers will be one of the first high rises you see as you approach the city from the south. They liked the shapes of the towers with their dynamic extruded forms, with intermediate scale gestures. Curving elements effectively respond to the views from Yesler Terrace Park, complementing the concept of inviting the public into the project and opening up to the view. It was noted that the forms were also effective from I-5 northbound as simple iconic gestures acting as a gateway to the city.

The Board was supportive of the gradually ramping podium, which provides generous spaces open to the public from Yesler Terrace Park up to Level 3. As an unusual gesture, the forms of the bent planes need careful consideration, as well as programming to bring people up multiple levels. The Board recommends further study and clarification of the podium forms and spaces to better understand how it will meet the Design Guidelines.

The two major concerns have to do with the construction phasing, with the north podium and tower proposed to be built first.

1. Parking garage entrance at the center of the Level 1 plaza as dictated by the phase line location.
2. How the podium concept is achieved in a standalone Phase 1.

The Board agreed with public comment supporting splitting the vehicular access and locating service access from Yesler Way.

Board Guidance on Tower Form Concepts

While the Board supported the bold design, they would like to see further illustration of how the unusual and varied tower plans were designed to respond to various views, and if there was a conceptual framework for how the shapes were generated.

The Board discussed how to achieve a greater sense of clarity with the treatment of the tower facades to achieve a more coherent design, for example how to reconcile curving shapes, angled surfaces and sawtooth faces, while acknowledging the faces to the city and the park may be different. The Board requested clarification if the sawtooth expression is intended to occur at the podium as a smaller scale element.

Response

The sculptural tower forms have been generated by responding to view from the surrounding context, as well as the configuration of interior spaces to create a dynamic addition to Seattle’s skyline. From I-5 and views from the west, the towers massing is divided into large simple planar elements which have a clarity of form from a distance and while traveling at high speed along the freeway. The long north and south facades of the North Tower, and the north façade of the South Tower, are divided into angular bay windows creating a smaller scale. These give each apartment a view to the west and develop a directional grain to the towers as a whole. At the north podium sawtooth windows continue the language established by the towers. From the park the tower profiles curve into the central space creating a welcoming gesture to reinforce the open podium concept.

While the language of the formal moves vary, careful transitions between each façade, and the of the development window wall composition will unify the design.

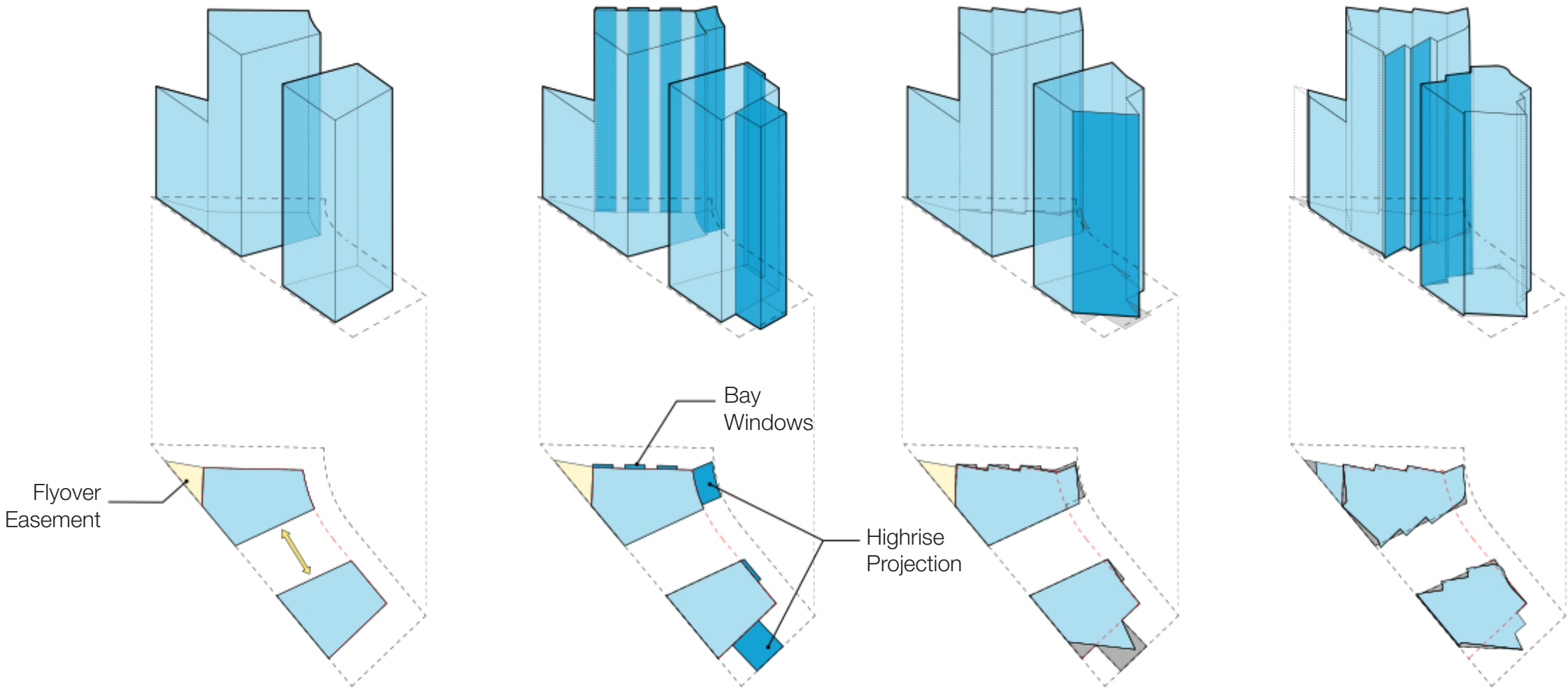


View From Yesler Terrace Park

Tower Form Massing Concepts

Massing Transformation

- 1 Split into two slender towers to reduce scale and improve access to daylight and views
- 2 Bay windows and high rise projections are formed
- 3 Tower forms shaped to create narrow profiles facing prominent views from I-5, downtown and Yesler Terrace Park
- 4 Refine shapes to further reduce scale and provide access to views from within the building

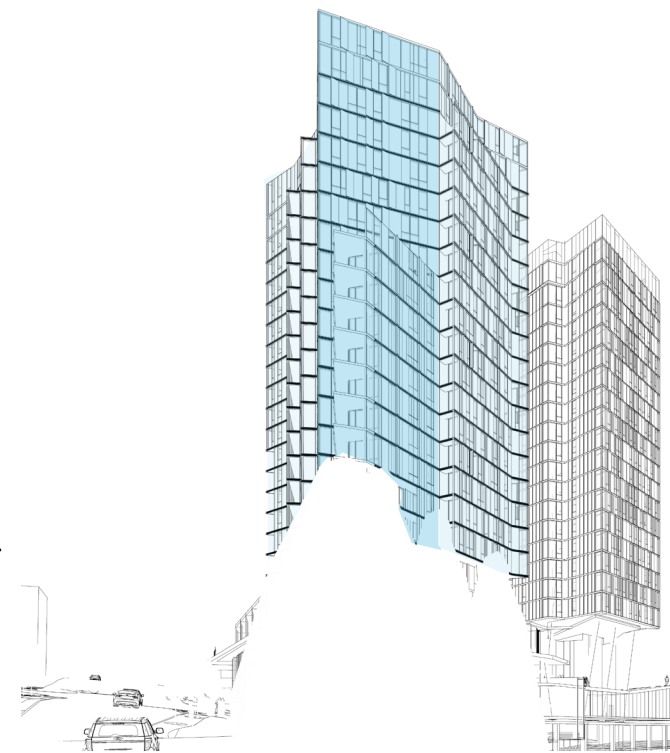


Tower Facade Development

Folded Planes

Viewed primarily from a distance, elongated and folded planes of the towers are internally informed by the vast westward views and externally by current vehicular experience of swift movement along I-5. The bends help break down the scale of the facade and offer variety of directional views.

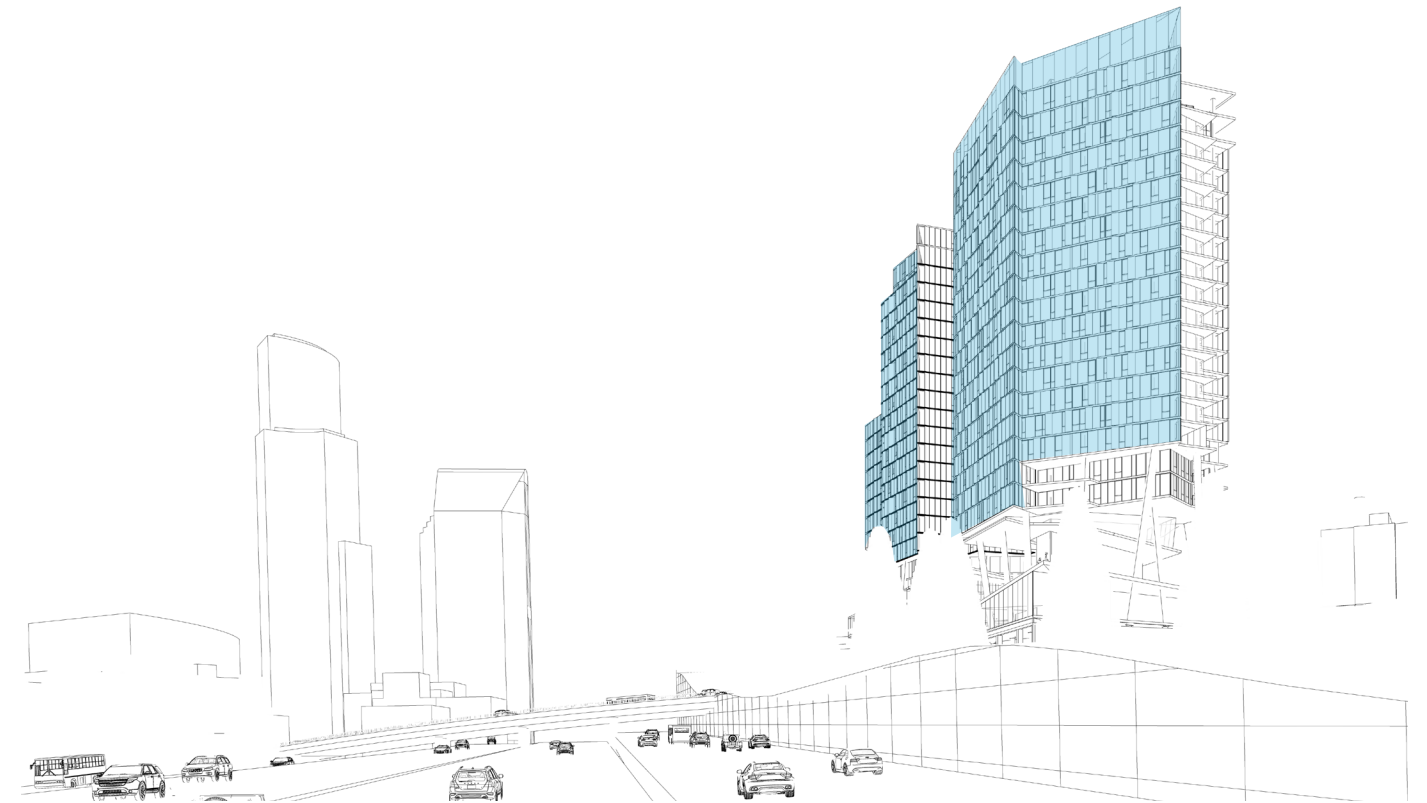
1



1 Downtown

Slender, dynamic form viewed from Yesler Way and downtown

2



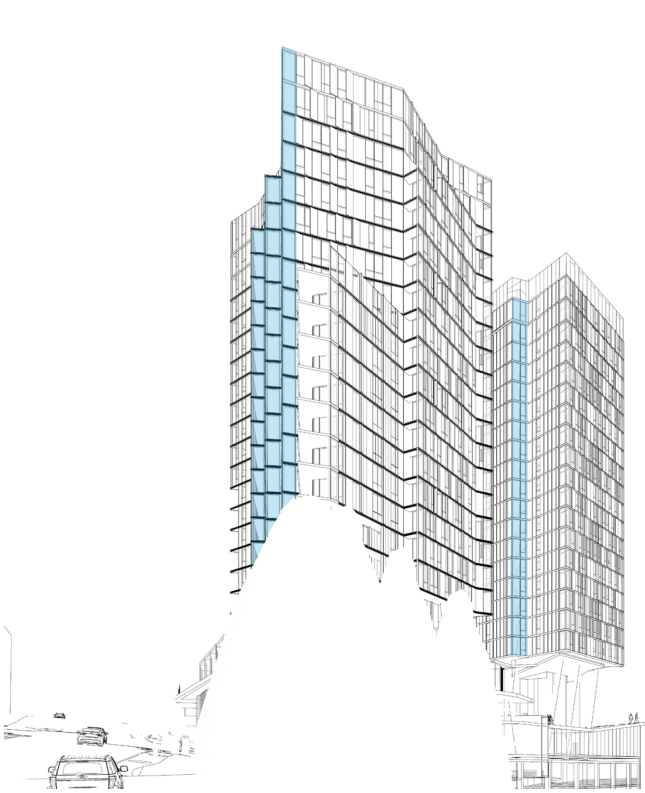
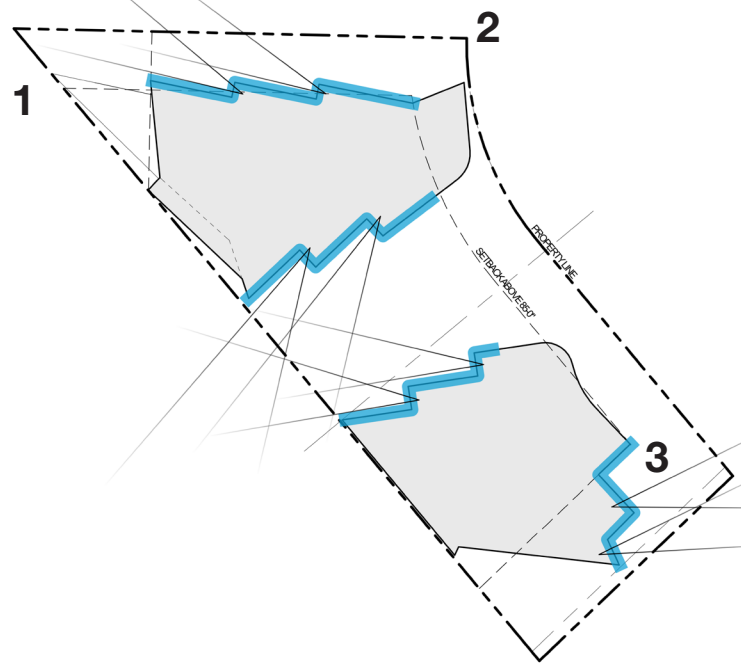
2 I-5 Northbound

Slender tower profile seen from I-5 approach creates an iconic form with the skyline

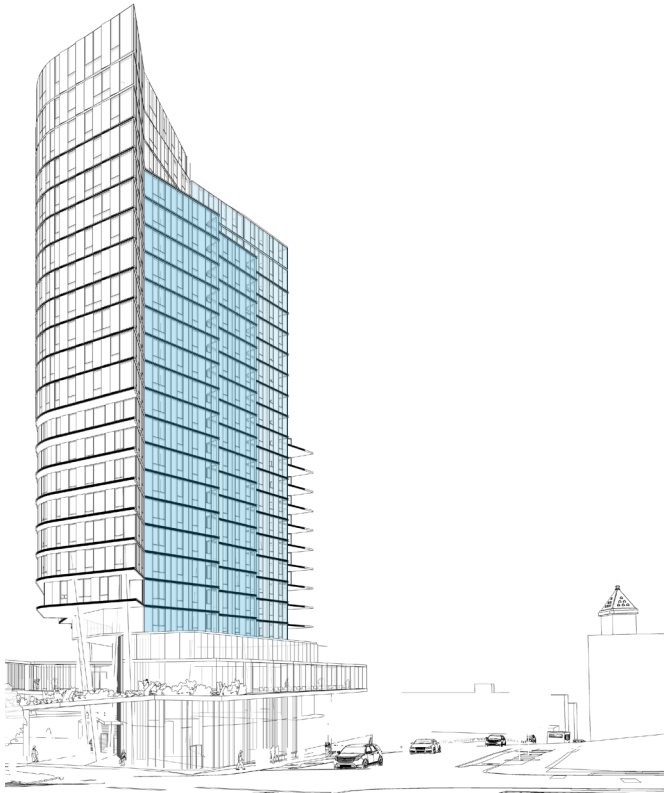
Tower Facade Development

Sawtooth Facades

Stepping facades create the appearance of a more slender, dynamic form viewed from Yesler Way and downtown while framing the surrounding views. Externally, this helps break down the scale of the tower massing and internally provides views from units for residents.



1 Skyline
Multiple narrow faces toward the west reduce the scale, creating simple vertical masses



2 North
Northern sawtooth facade provides views to the west and downtown while breaking down the scale of a wide facade

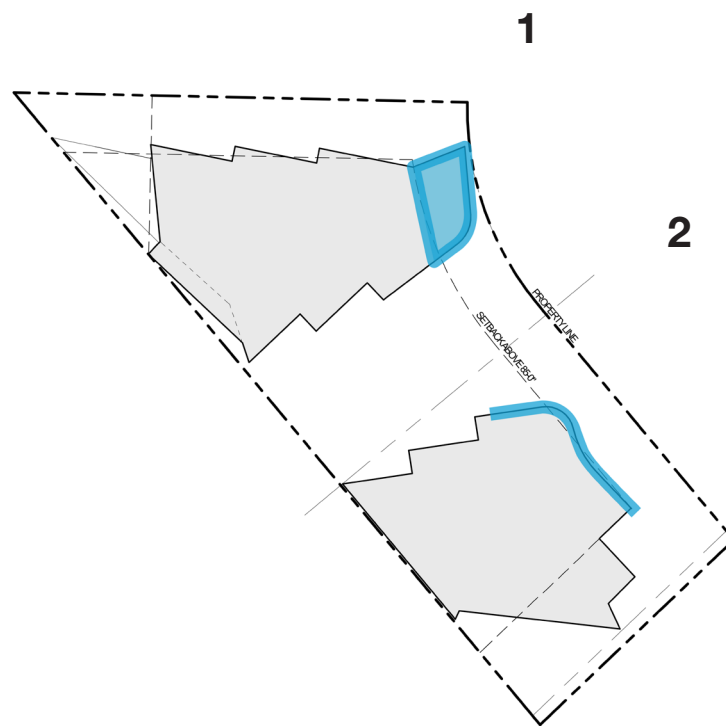


3 S Washington
Stepping facade reduces the scale of the tower mass and produces views to the park and landscape beyond

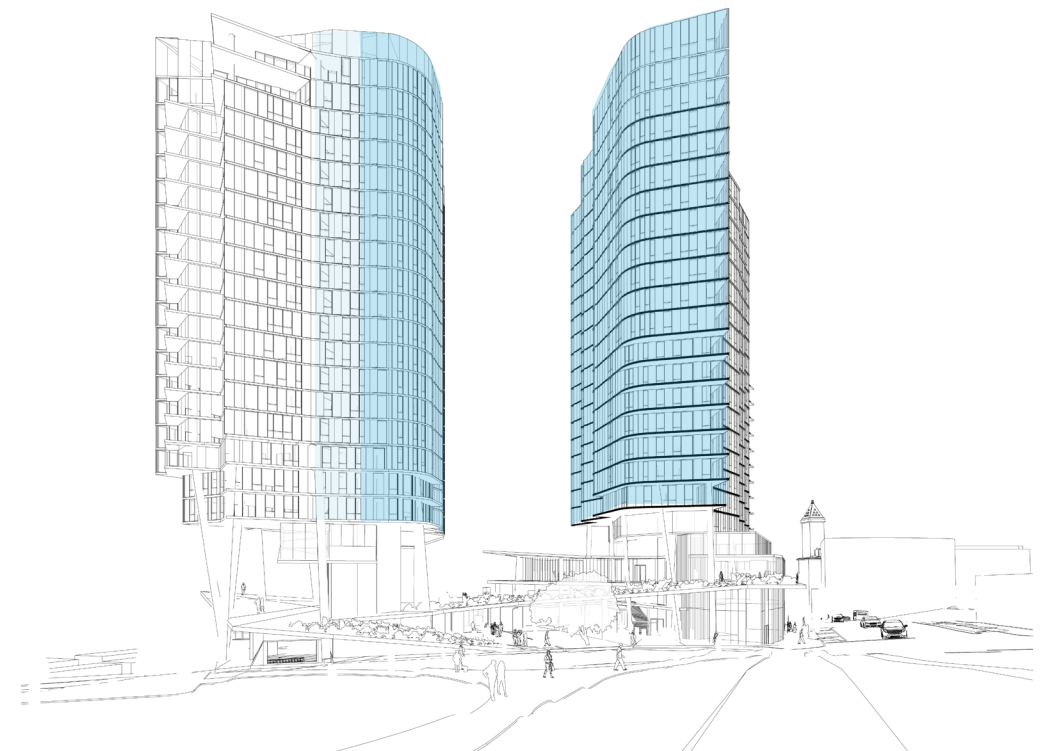
Tower Facade Development

Curved Facades

Curving facades in the project are a special form reserved for the pedestrians in the park and along Yesler way. This external, soft architectural form helps accentuate the internal views to the park.



- 1 Yesler Way
Highest, most dramatic point at the intersection of Yesler Way and S Washington marking the threshold into the neighborhood



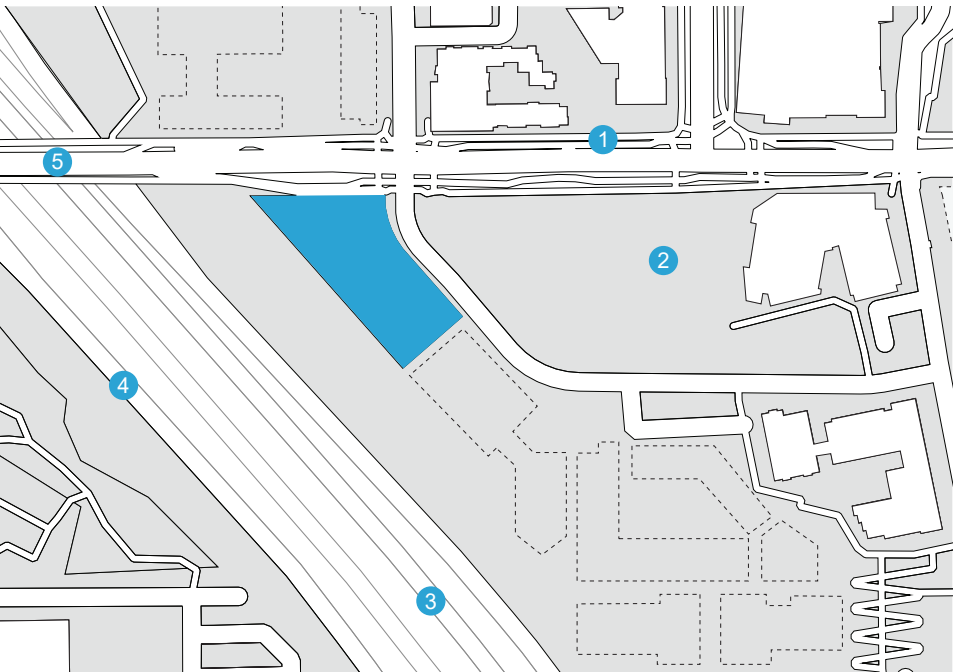
- 2 Yesler Terrace Park
Curving facades open to Yesler Terrace Park, creating a welcoming gesture to reinforce the open podium concept

Board Guidance on Phase 1 + 2 Views

The Board requested renderings of the Phase 1 tower alone, particularly the view from I-5 northbound, to understand how the project would create an effectively iconic form and meets the Design Guidelines if Phase 2 is not completed.

Response

The standalone Phase 1 tower form responds to views from I-5 northbound with a saw-toothed expression breaking up the scale of the wide façade. The gently sloping rooftop feature rises up toward the park, creating a slender dramatic prow facing westbound Yesler Way. From downtown, the tower is broken into two large planes, slightly offset to reduce their scale, and emphasize their verticality. A lower wedge-shaped volume below the flyover steps the scale down to the street.



1 Phase 1

View From Intersection of Yesler and Washington



2 Phase 1

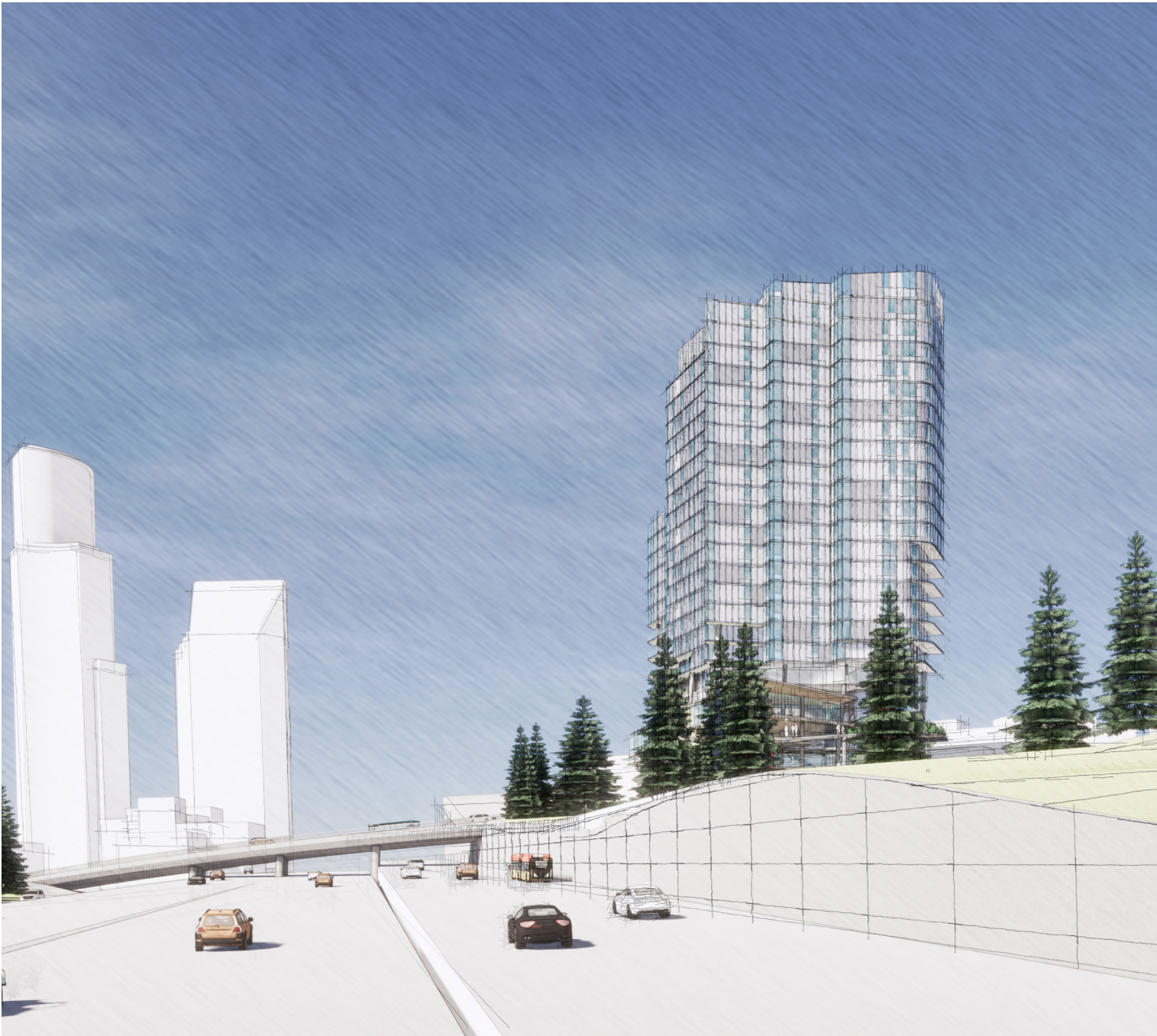


2 Phase 1 + 2

View From Yesler Community Park

SECTION 04 / EDG-1 Response

Phase 1 + 2 Views



3 Phase 1



3 Phase 1 + 2

View From I-5 Northbound



4 Phase 1



4 Phase 1 + 2

View From Kobe Terrace

Phase 1 + 2 Views



5 Phase 1



5 Phase 1 + 2

View From Yesler Way Approach From Downtown

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Board Guidance on Tower Massing Toward Yesler Terrace Park

The Board supported the curving tower forms facing Yesler Terrace park as a welcoming gesture but noted there could also be opportunity for a mid-height gesture facing the park.

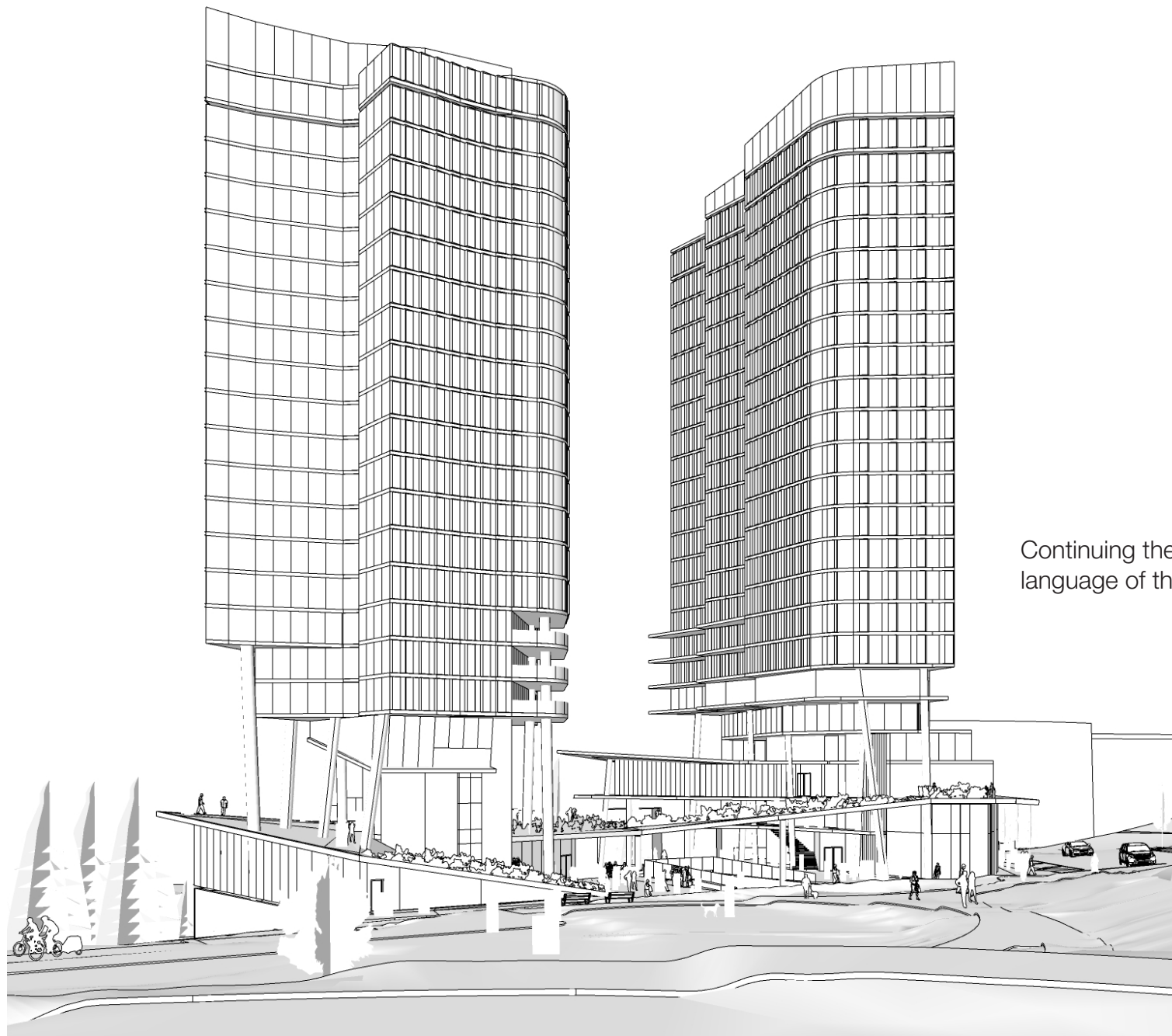
Response

Additional balconies facing the park help to reinforce the architectural concept of creating a pedestrian oriented environment at the podium by extending the scale and openness into the towers. The balconies help to break the large tower mass into parts, without compromising the large gestures supported by the board.

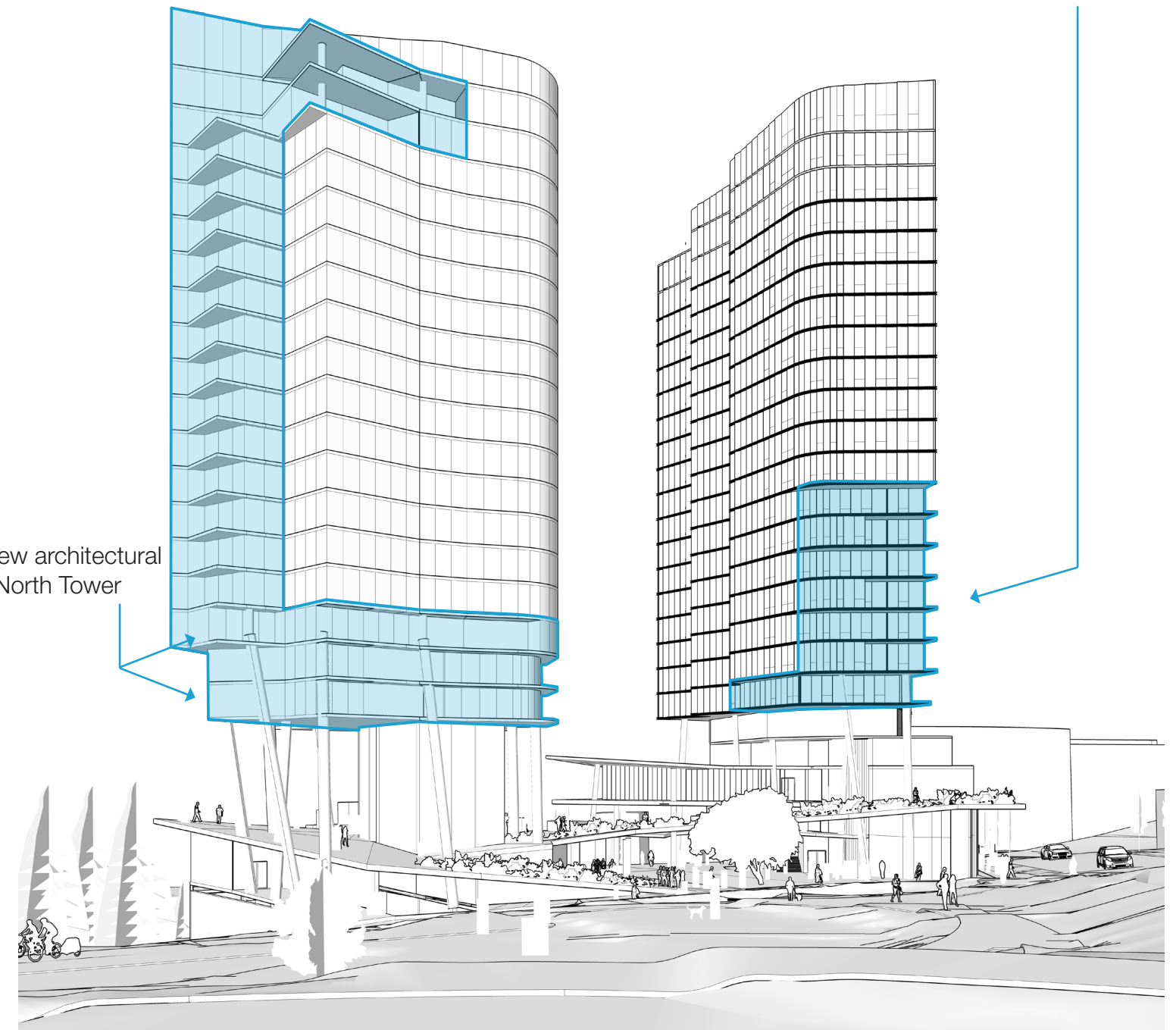
Tower Massing Toward Yesler Terrace Park

Breaking down the facade for a mid-height gesture facing the park and adding balconies

Continuing the new architectural language of the North Tower



Before

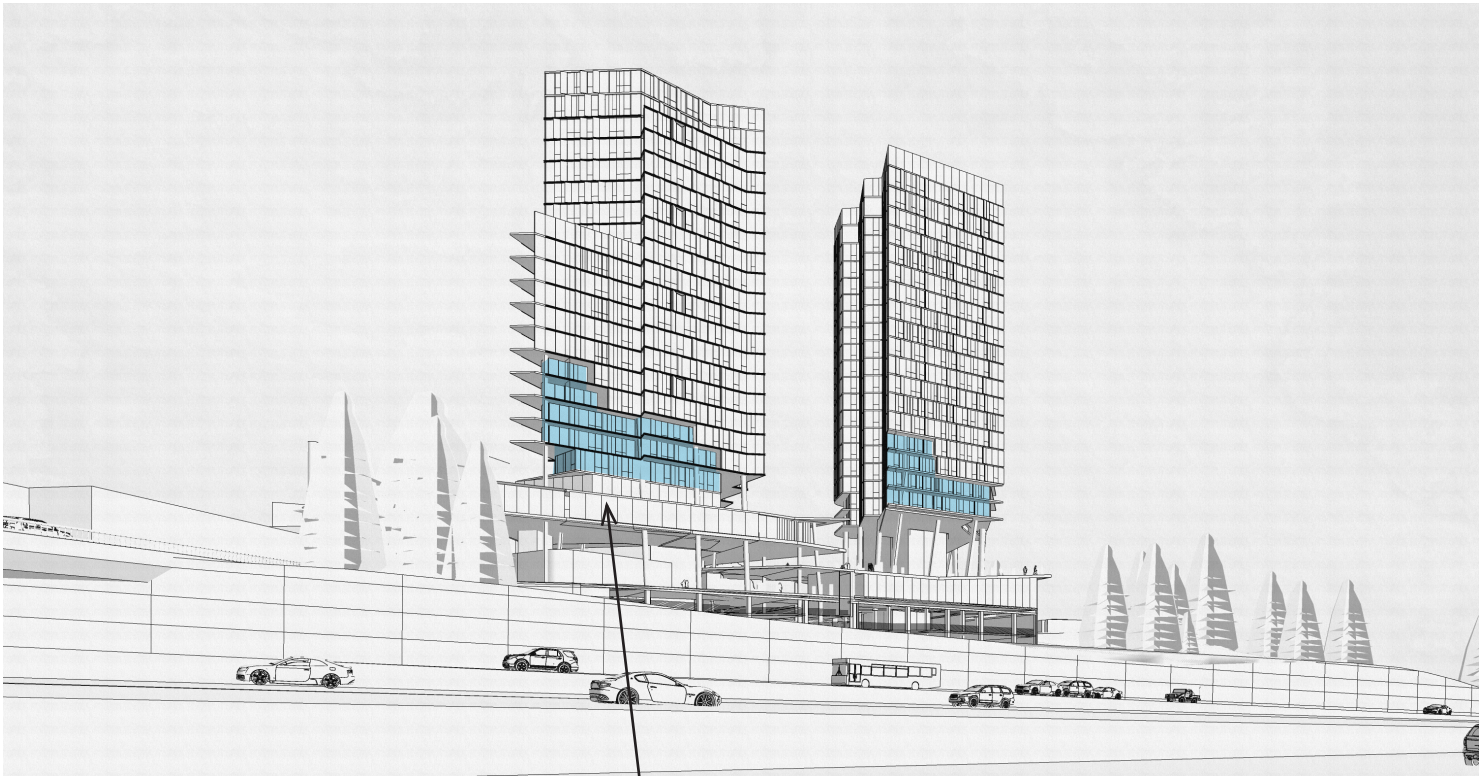


After

EDG-1 vs EDG-2 Facade Development



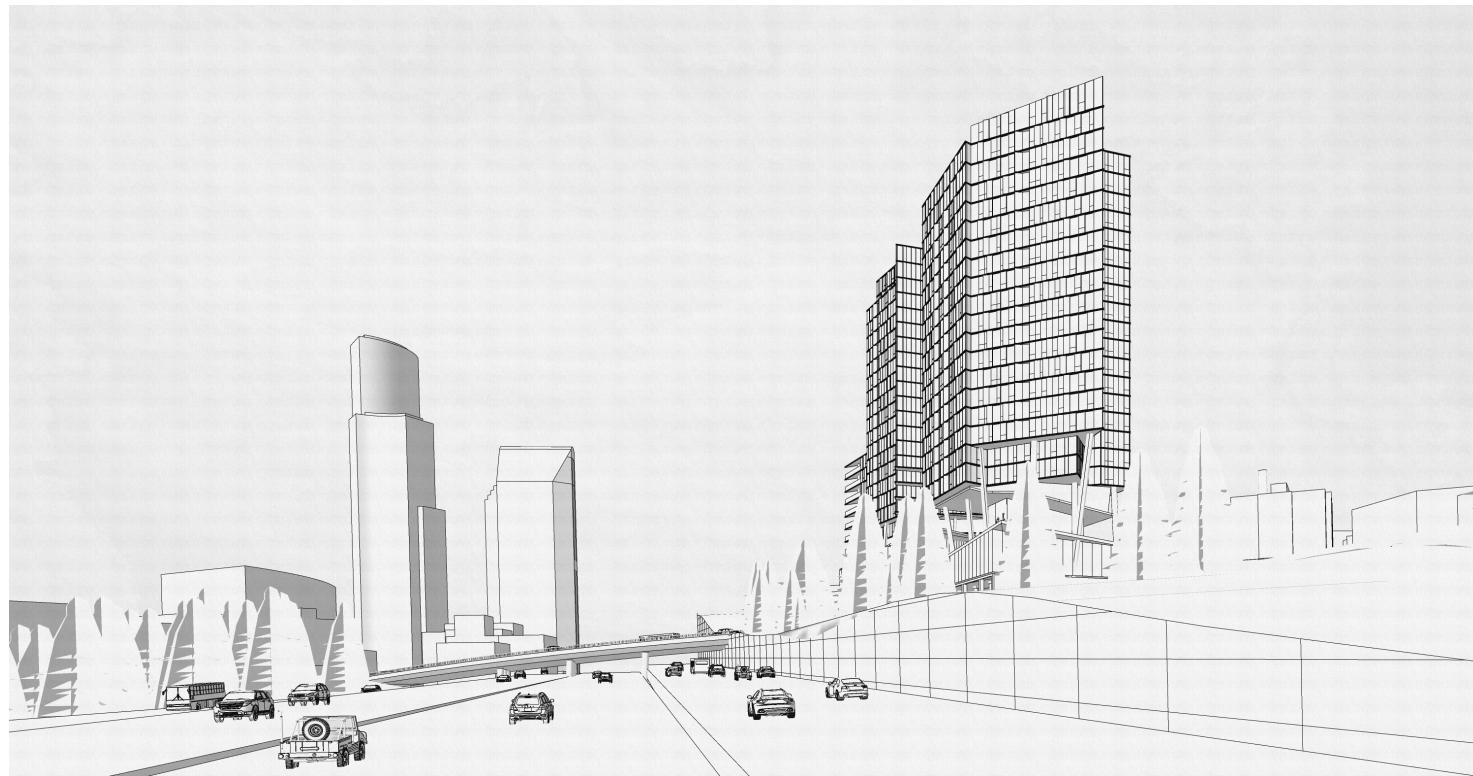
EDG-1 Massing



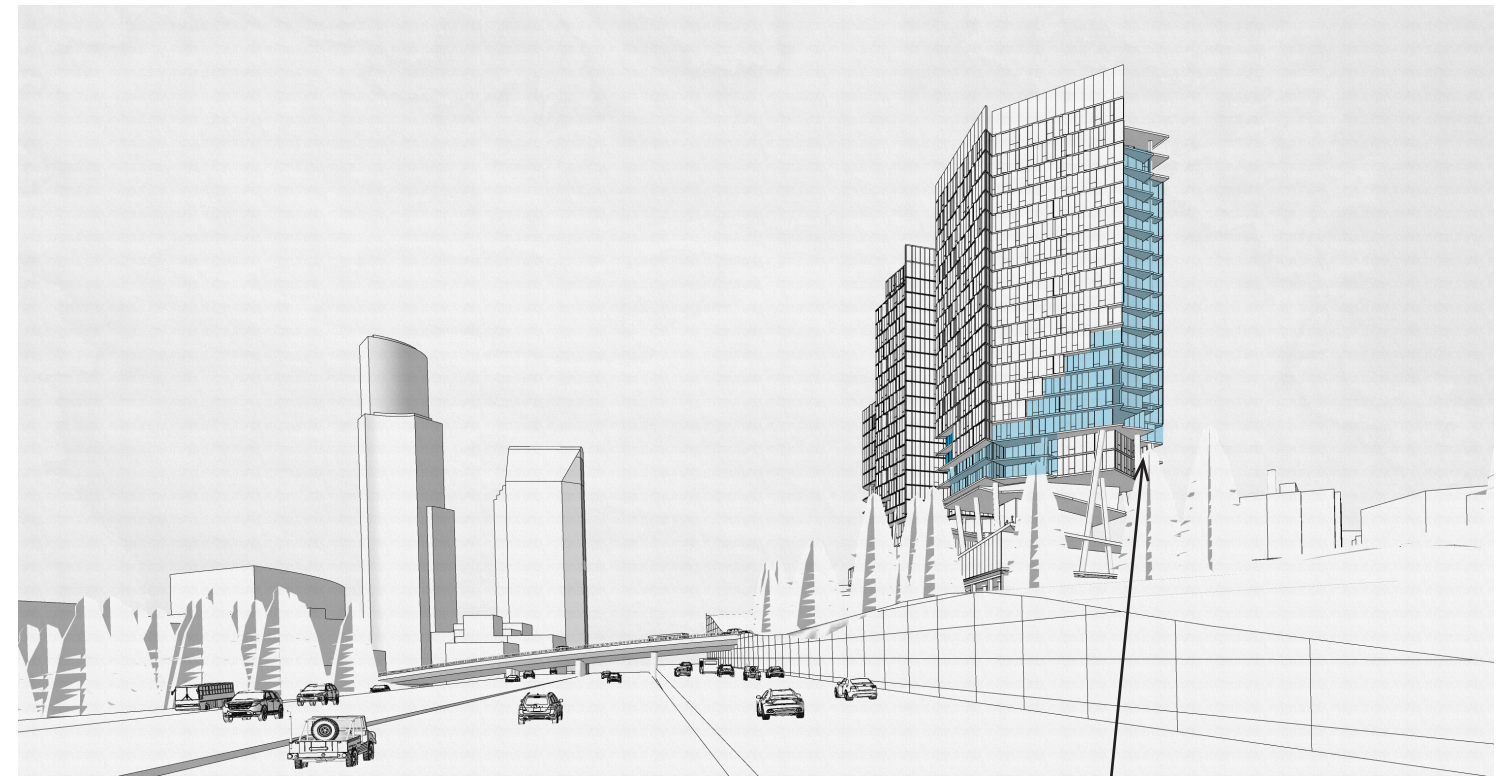
EDG-2 Massing Response

Eroding the tower masses with lower level balconies help connect the towers with the podiums. An intermediate scale is established without compromising the iconic bold tower forms.

EDG-1 vs EDG-2 Facade Development



EDG-1 Massing



EDG-2 Massing Response

Extending the balconies up the southeast corner establishes a more residential scale to the park side and provides a contrast to the simple planar forms facing I-5.

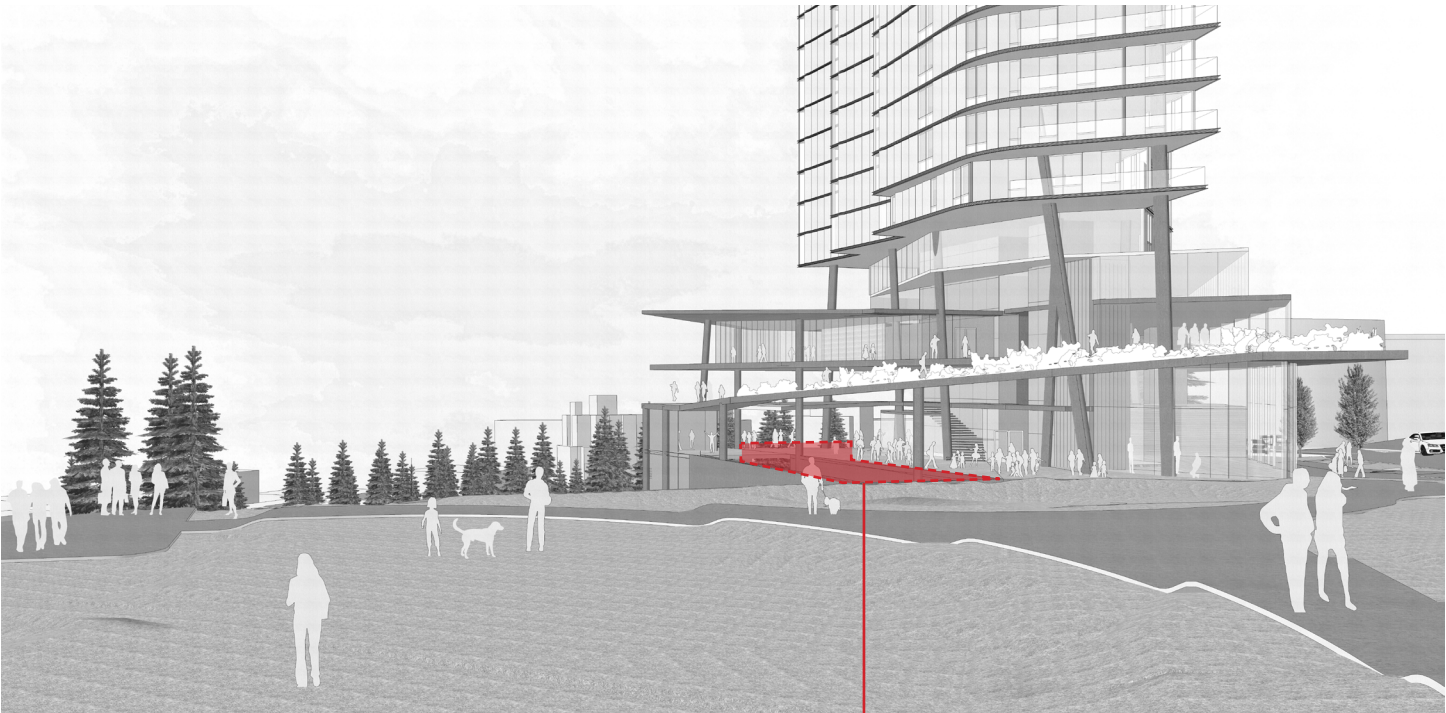
Board Guidance on Parking Garage Entrance

The Board struggled to reconcile the strong open space concept and proposed landscape plan with the location of the parking garage entrance, which is part of Phase 1, near the center of the plaza. This location, as a focal point of the podium, conflicts with the design concept making it a challenge to fulfill the Design Guidelines. As a green street, S Washington St is intended for pedestrian activities. Recognizing the potential financial challenge of moving the parking garage entrance, such as construction of a full garage in Phase 1, the board recommends further study of the entrance location. The preferred location would be at the southeast corner. If this is not viable, the Board would like to see a summary of why this does not work here, as well as study of the entrance pushed to one side of the plaza or other, preferably to the south, so as not to be in the center of the plaza.

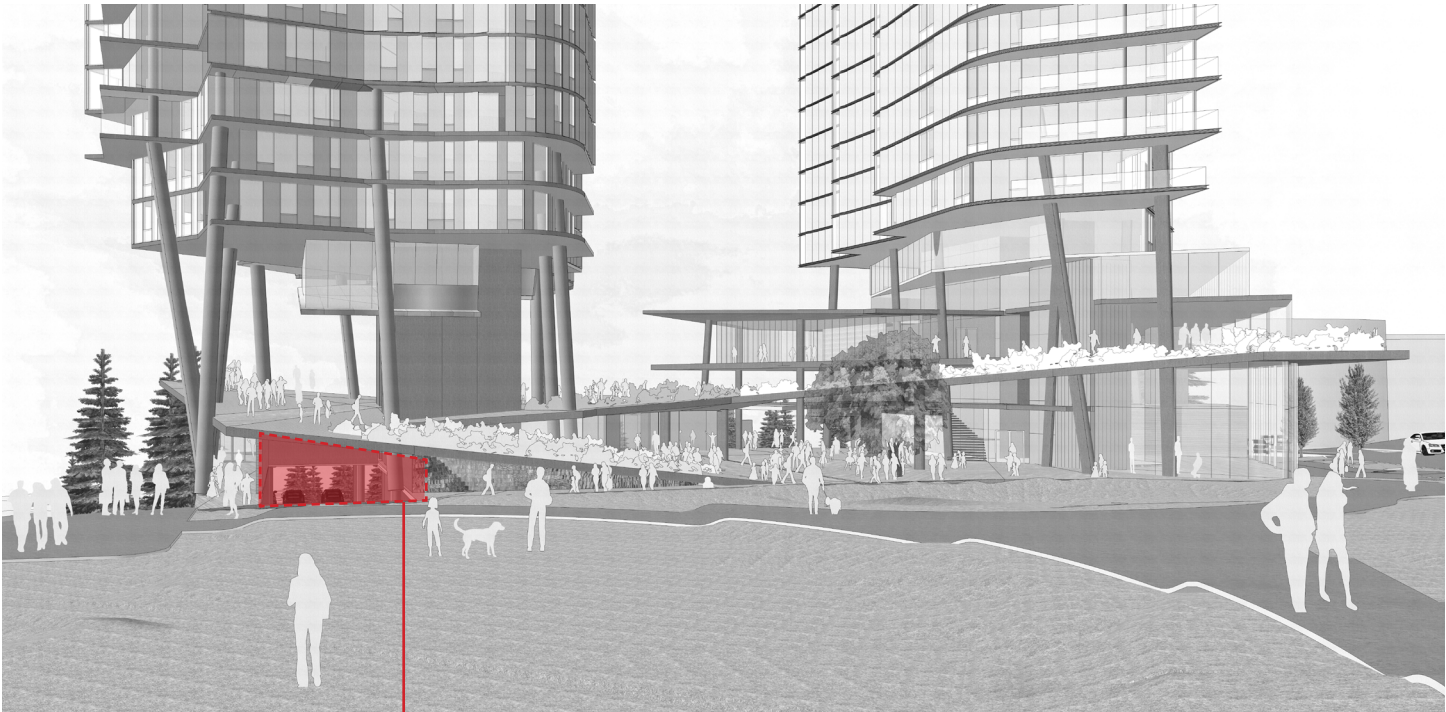
The Board agrees with public comment that screening of the garage entrance with art and/or landscaping should be considered.

Response

The Phase 1 parking garage entrance is located at the only viable location to allow for construction of a Phase 2 parking garage and tower in the future. The final parking garage entrance is proposed at the southeast corner of Phase 2 which, once the compete, allows the central parking ramp to be lidded over and the space integrated into the open-space design. This will create a large plaza at the center of the project that provides generous open space and pedestrian circulation immediately adjacent the public ROW.

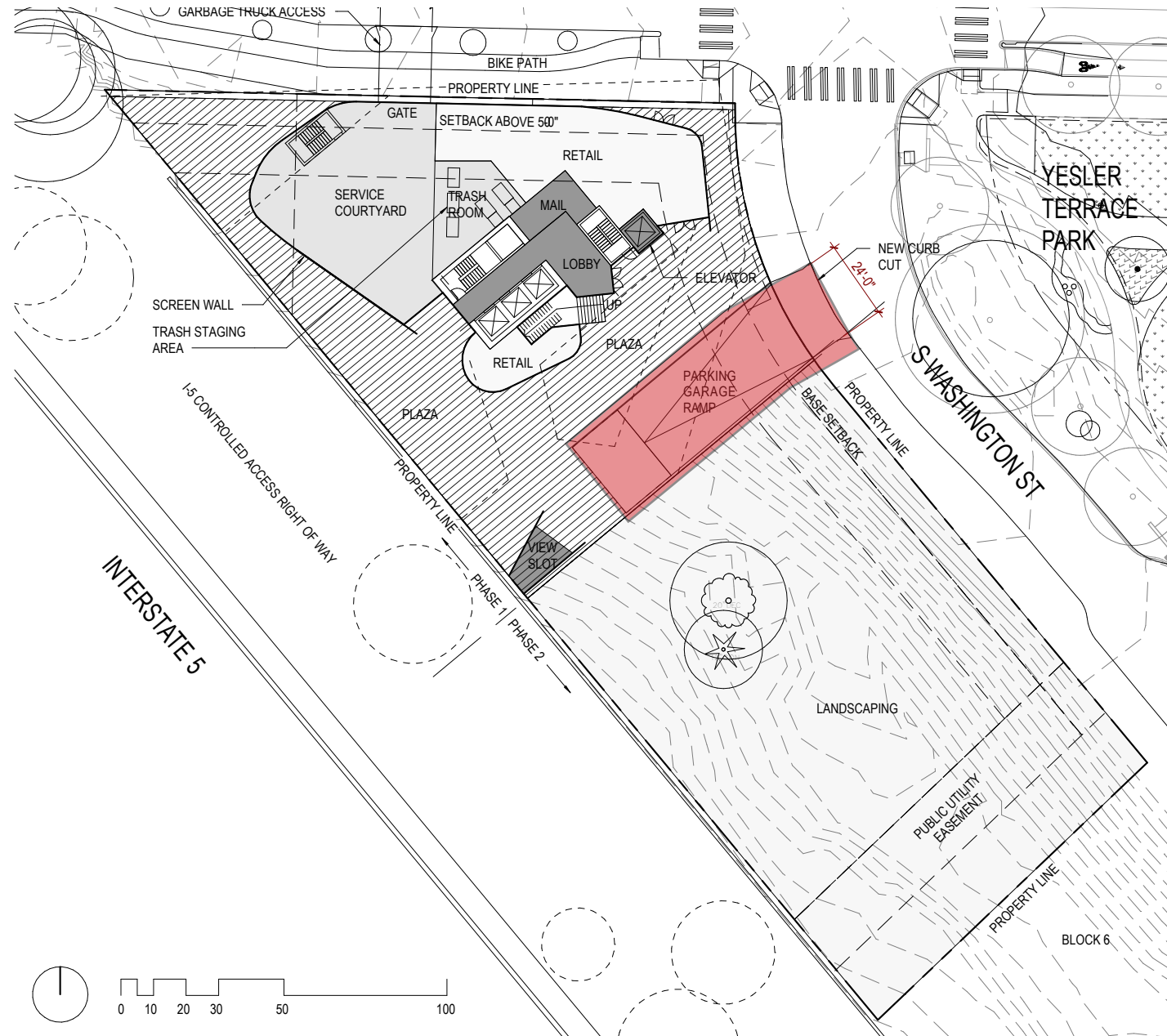


Phase 1 Temporary Parking Garage Entry
(Original EDG-1 parking garage entry)

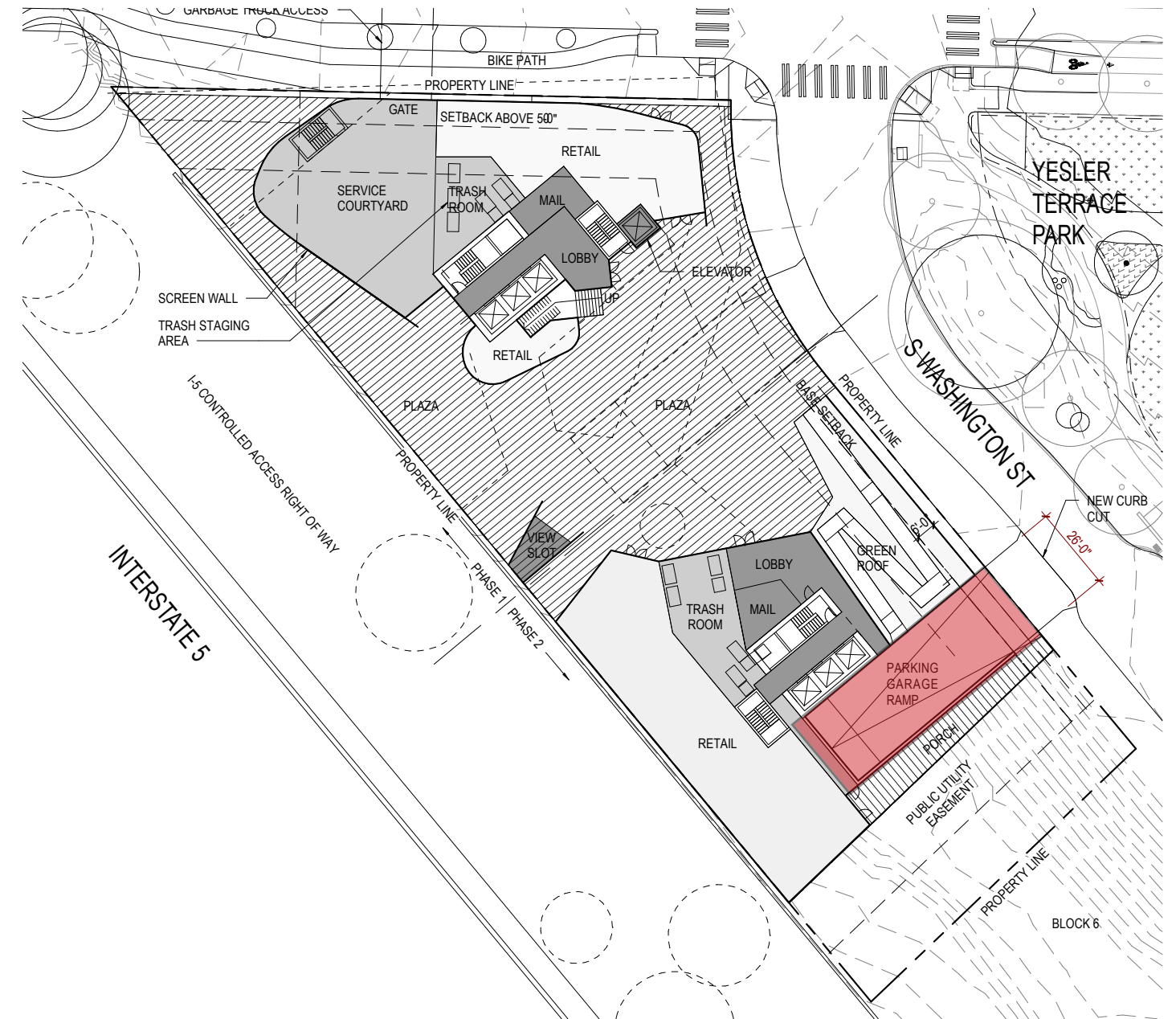


Phase 2 Parking Garage Entry

Parking Garage Entrance



Level 1 Plan - Phase 1 Parking Garage Entry



Level 1 Plan - Phase 2 Parking Garage Entry

Board Guidance on Phase 1 Podium Accessibility

The Board was very concerned with how building the podium into two phases would impact the accessibility of the elevated open space in the first phase, as well as how the phase 1 podium expression would read as a stand-alone design. The Board requested illustrations of the Phase 1 podium design.

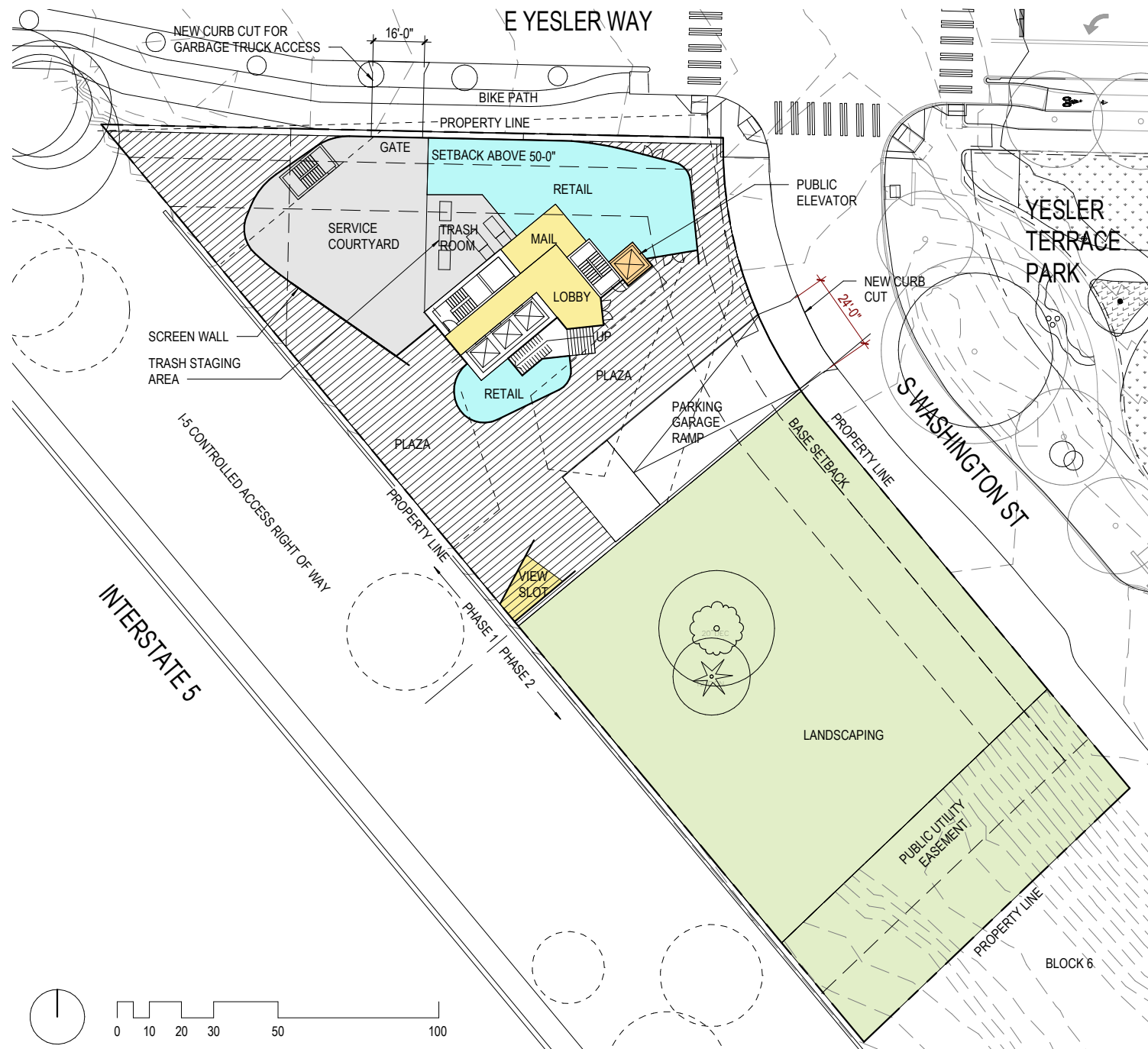
Response

The circulation concept for the Phase 1 podium is to have a spiraling stair / ramp publicly accessible up to Level 3 that is highly visible and intuitive when approaching from the east ROW and neighborhood. Stair access would extend from the retail parking in the garage up to the plaza level and continue to the elevated terrace at Level 2. From here an accessible ramp extends to outlook points and a public gathering room. A public elevator connects all levels. The views from level 1, 2, and 3 in Phase 1 will have the same orientation as the full Phase 2 build out.

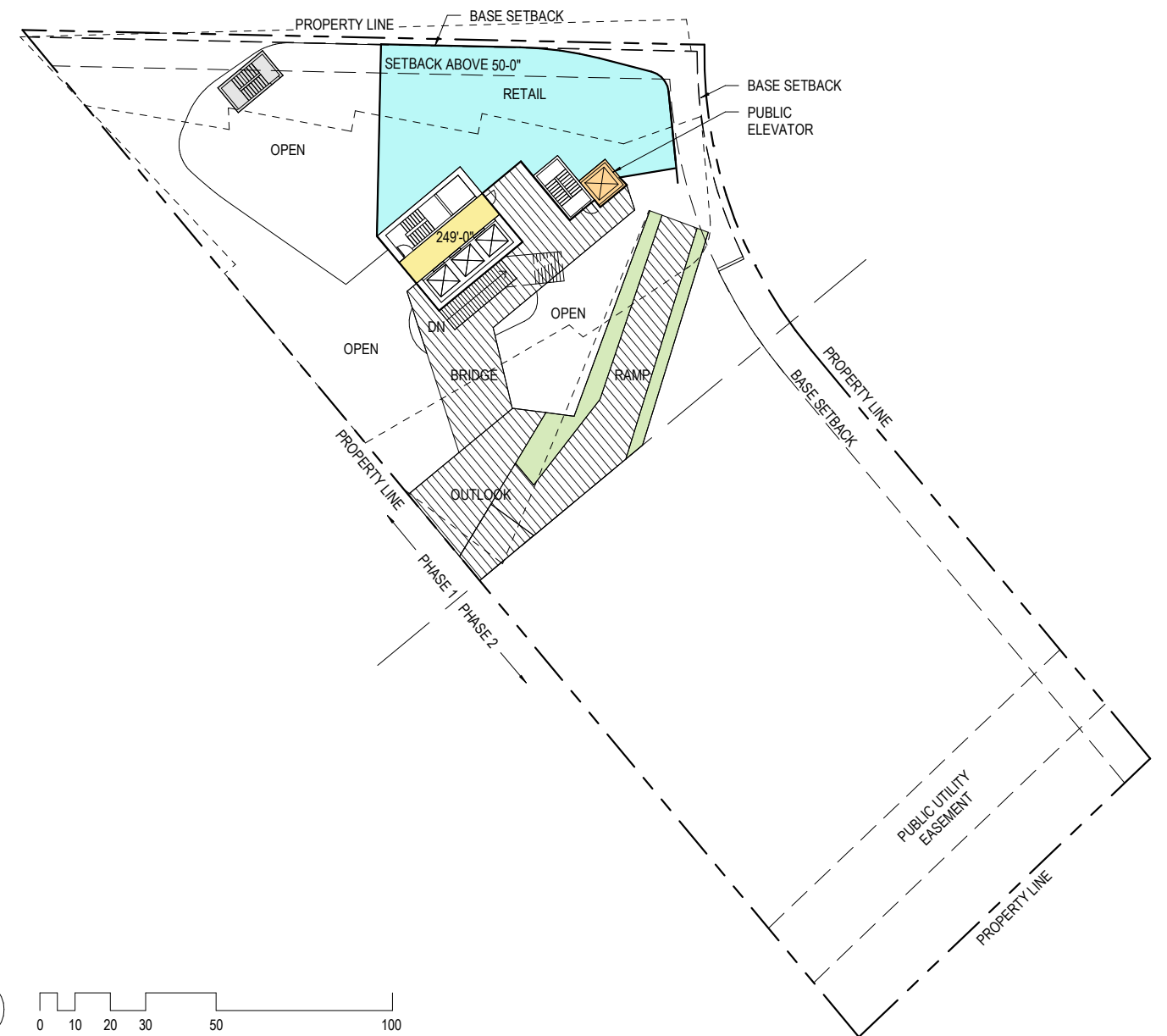
- Public Gathering Room
- Elevated Terrace at Level 2
- Public Elevator
- Public Stair



Phase 1 Podium Accessibility

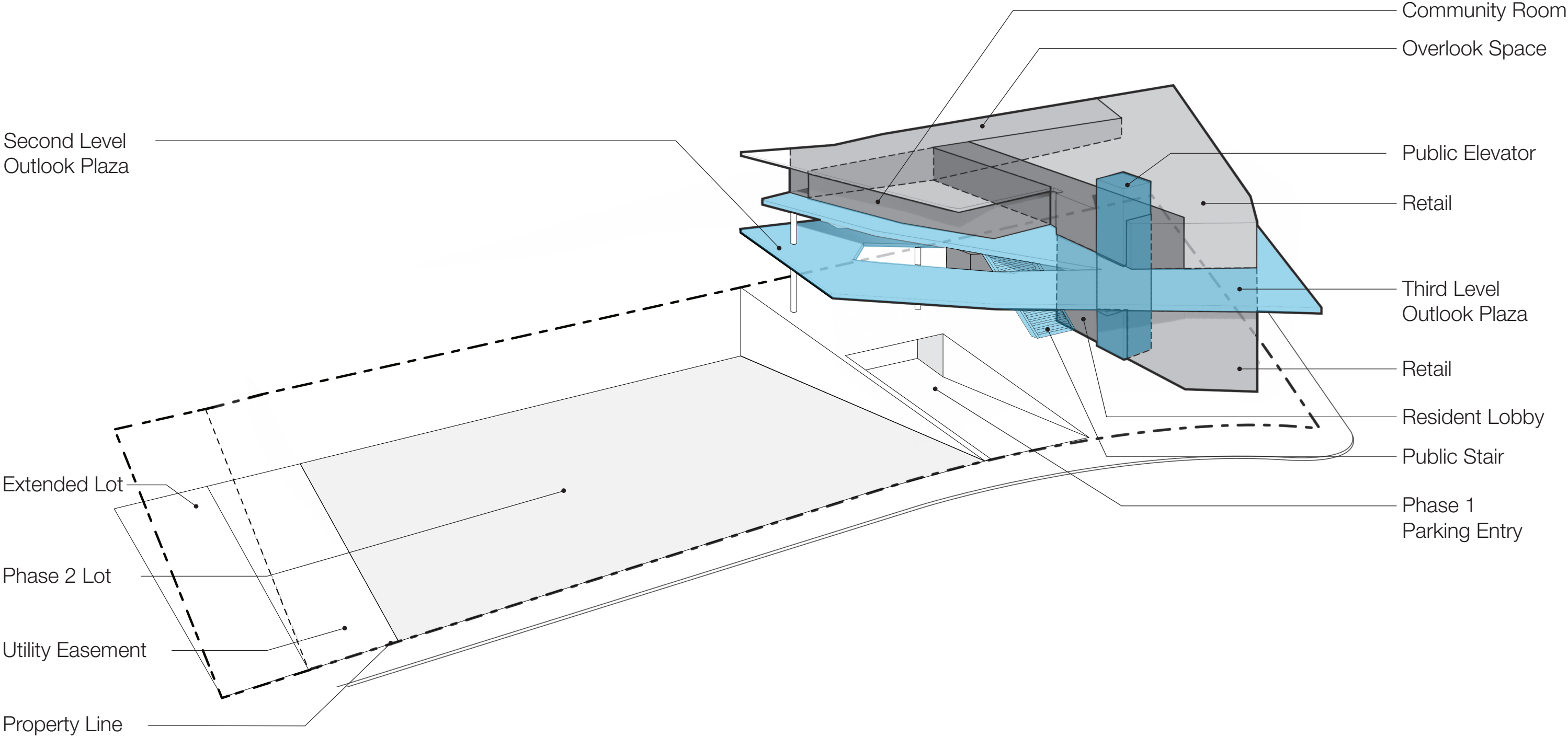


Level 1 Plan - Phase 1



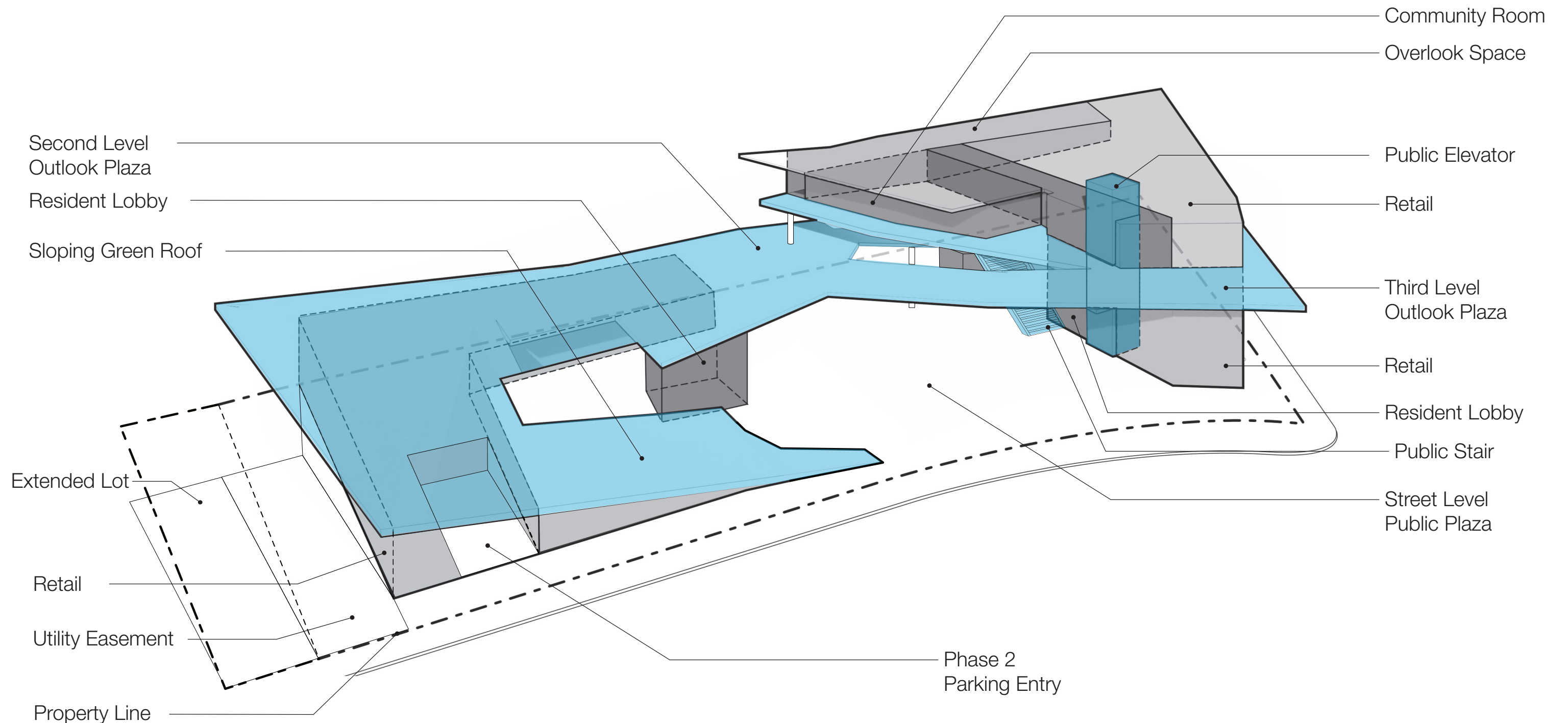
Level 2 Plan - Phase 1

Phase 1 Podium Accessibility



Axonometric of Podium Levels

Phase 1 Podium Accessibility



Axonometric of Podium Levels

Phase 1 Podium Accessibility



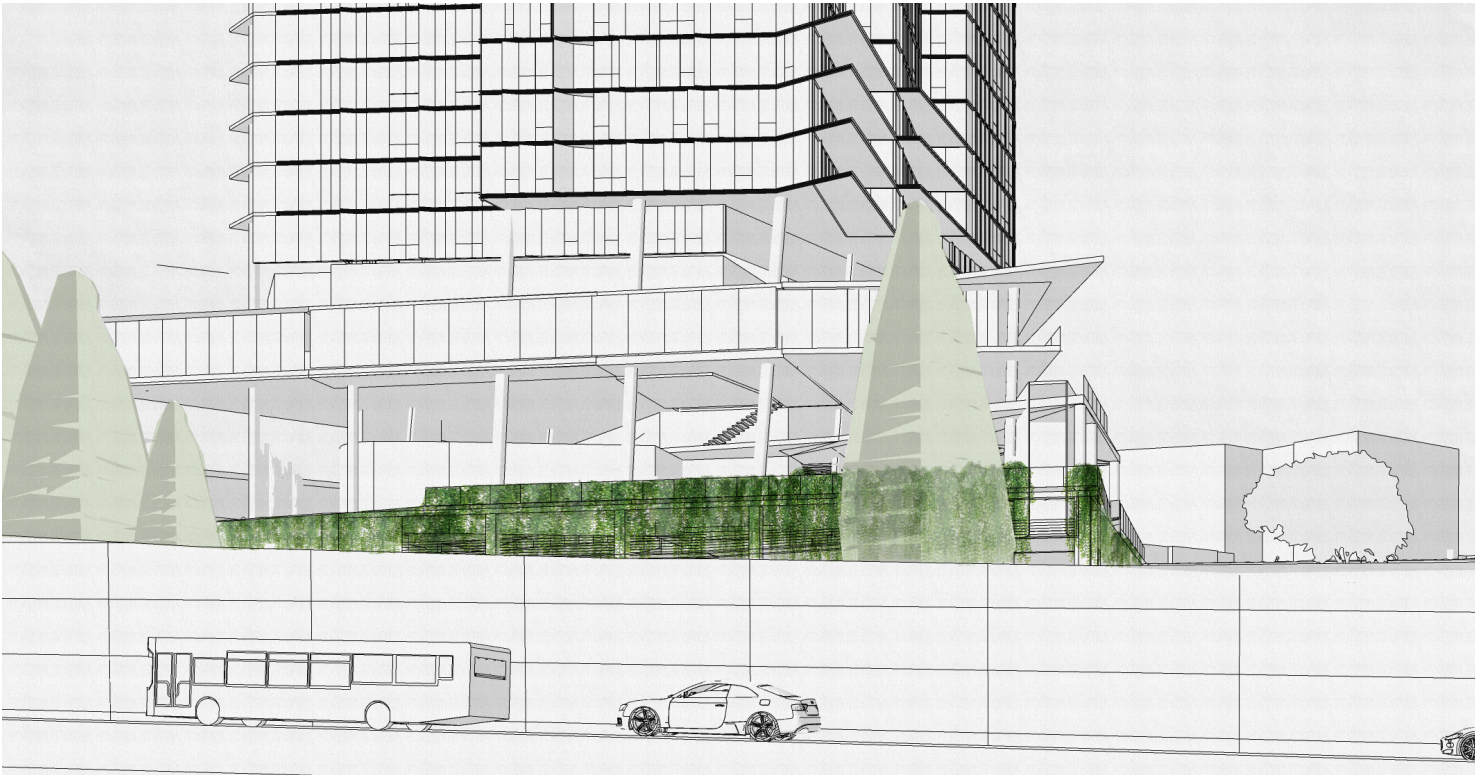
View From Yesler Community Park



View From Interstate 5

SECTION 04 / EDG-1 Response

Phase 1 Podium



Vines Added to Lower Levels



Vines placed along face of phase 1 parking garage

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Board Guidance on Podium Ramp Expression

The Board discussed the form of the landscape ramps, suggesting study of heavier bent plate forms to differentiate the podium from the towers, and read as an extension of the ground plane.

Response

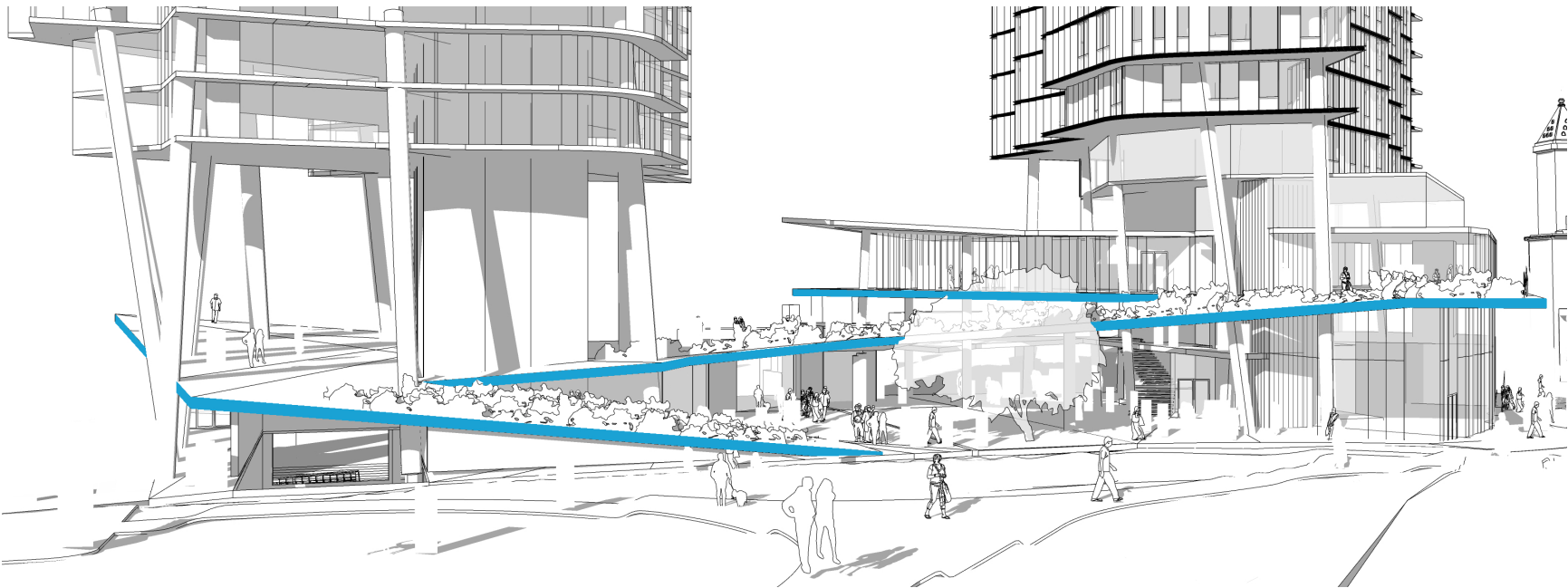
The concept for the podium landscaped roof is that of a ribbon of green peeling up from the ground and rising to Level 3, creating a sinuous line drawing people up into the building.

A heavier form of expression has been studied, and was found to feel heavy and slightly imposing on the open space below, while reducing the view apertures, and making access to the west edge seem less inviting to the public.

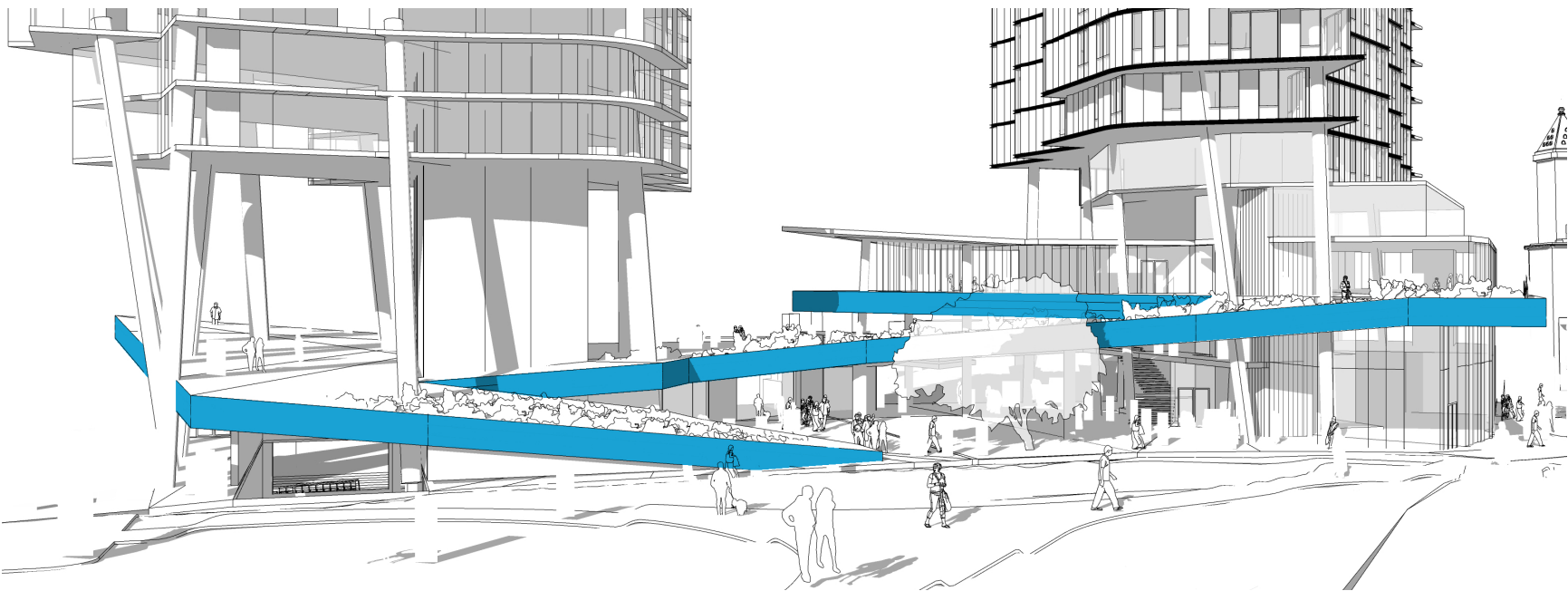
Simultaneously the concept of openness to the view suggests a light weight expression of the structure to minimize visual obstruction.

The visually heavier tower forms erode and dematerialize into the podium creating an open welcoming environment, in contrast with a traditionally heavy podium base.

The south end of the site and podium is where the expression of the ground mass lifting upwards was developed where it could hold and shelter the open space without imposing on the access, light, and views.



Preferred

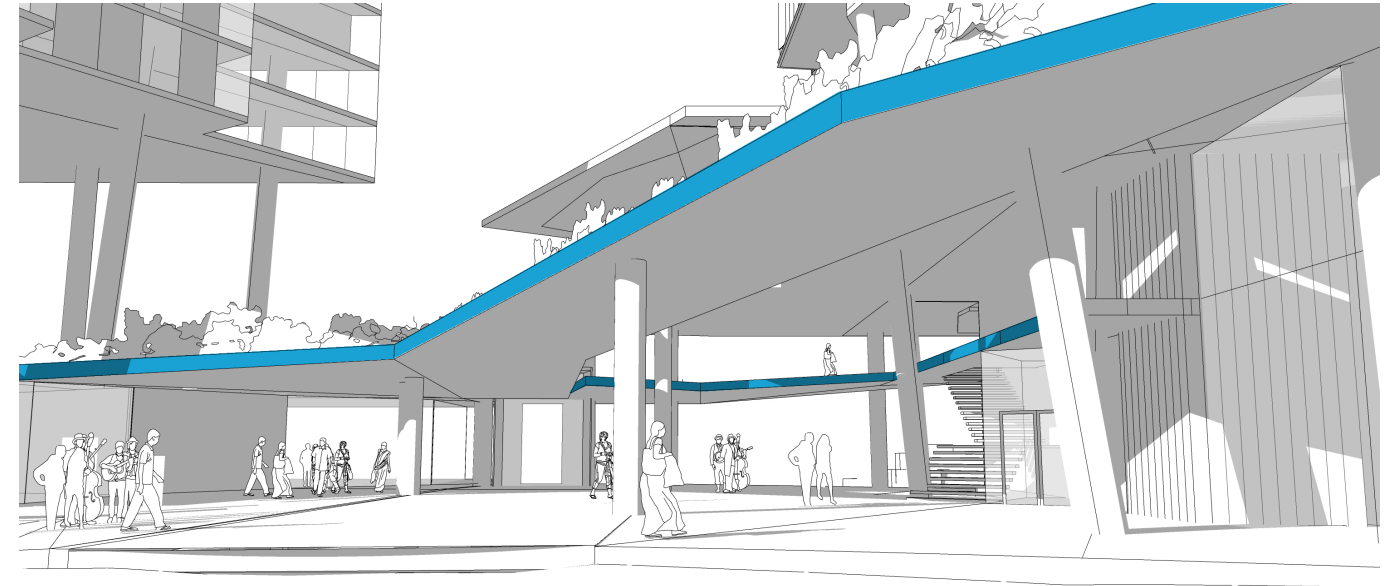


Alternate

Podium Ramp Expression



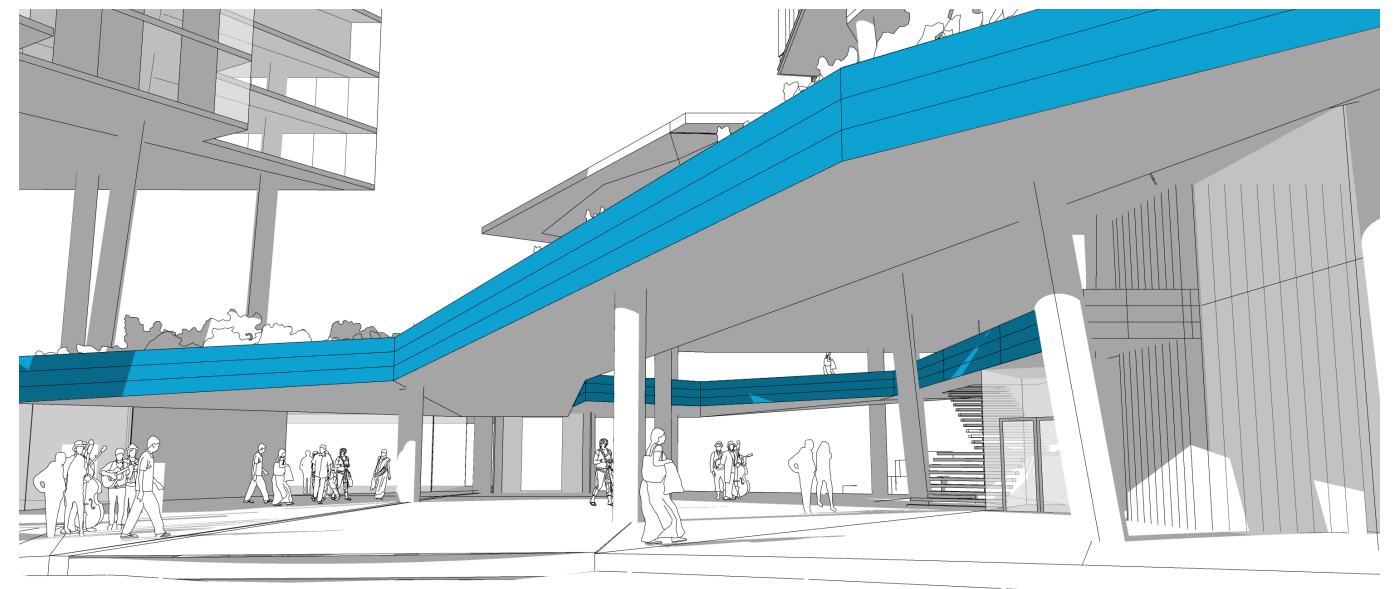
Preferred



Preferred



Alternate



Alternate

Board Guidance on Podium Programming

The Board recommended further development of programing at the podium, illustrating how stormwater, art, retail uses, and/or other elements could contribute to the activation and wayfinding; connecting and pulling people up to the elevated open space. The Board noted there should be an element of discovering, welcoming, legibility of the space as public, and address the variety of ages that may inhabit the space. Echoing public desire for small retail, potential market spaces/stalls, the Board suggested limiting the amount of residential amenity fronting the public open space.

Additional images of space that runs under the elevated open space would help the Board understand how the spaces feel.

Response

Programming options on the various podium levels will be diverse in scale and type.

Stormwater concept intends to study how the building run-off from the smaller roof areas can be daylighted in open runnels that wind down the from level 3 and cascade into a rain garden along the east ROW. Opportunities to utilize a gravity system that creates temporal water experiences that reflect the weather shall be explored.

Art and site follies shall be explored to create points of interest in highly visible and accessible locations along the pathway that meanders from the ROW up to level 3.

Retail uses will be strategically located to support activation of the network of open spaces and provide “eyes” on the spaces to increase comfort and safety for visitors and residents.

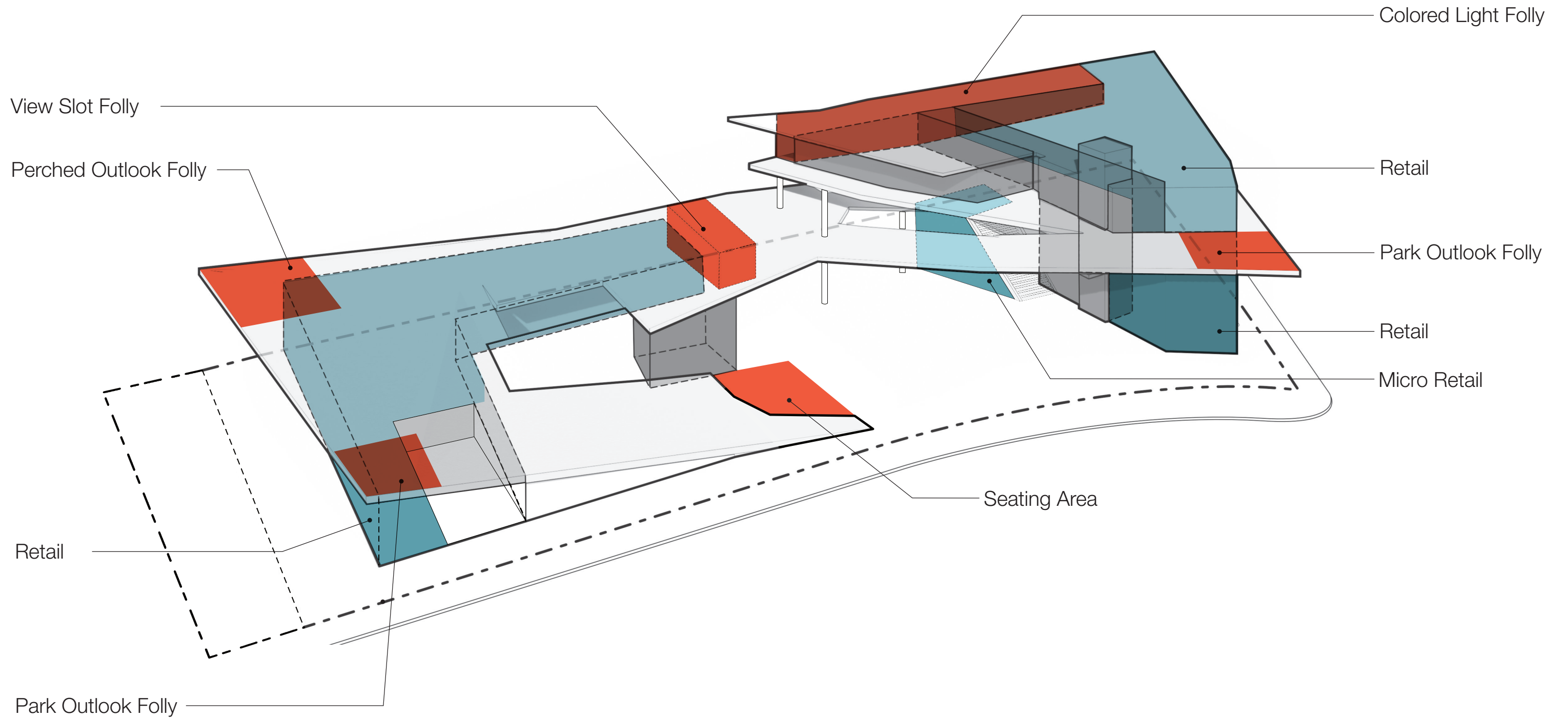
The open space shall use geometry and elevation to create inviting gathering space options with intuitive wayfinding and clear sightlines to allow visitors to navigate with confidence.

Elements of discovery and seasonal interest will be integral to the open space design details to provide new experiences to individual visitors and residents alike.

The residential lobbies and amenities are pulled away from the corners and recessed to become secondary in nature to the overall open space program, allowing the corridors and prominent gathering and overlook areas to feel open and shared for all visitors.

While not yet fully designed, views within the podium plaza open space have been included to provide a sense of scale and view opportunities. Pedestrian amenities and landscaping are intended to be included and will be shown at Recommendation.

Podium Programming



Axonometric of Podium Levels

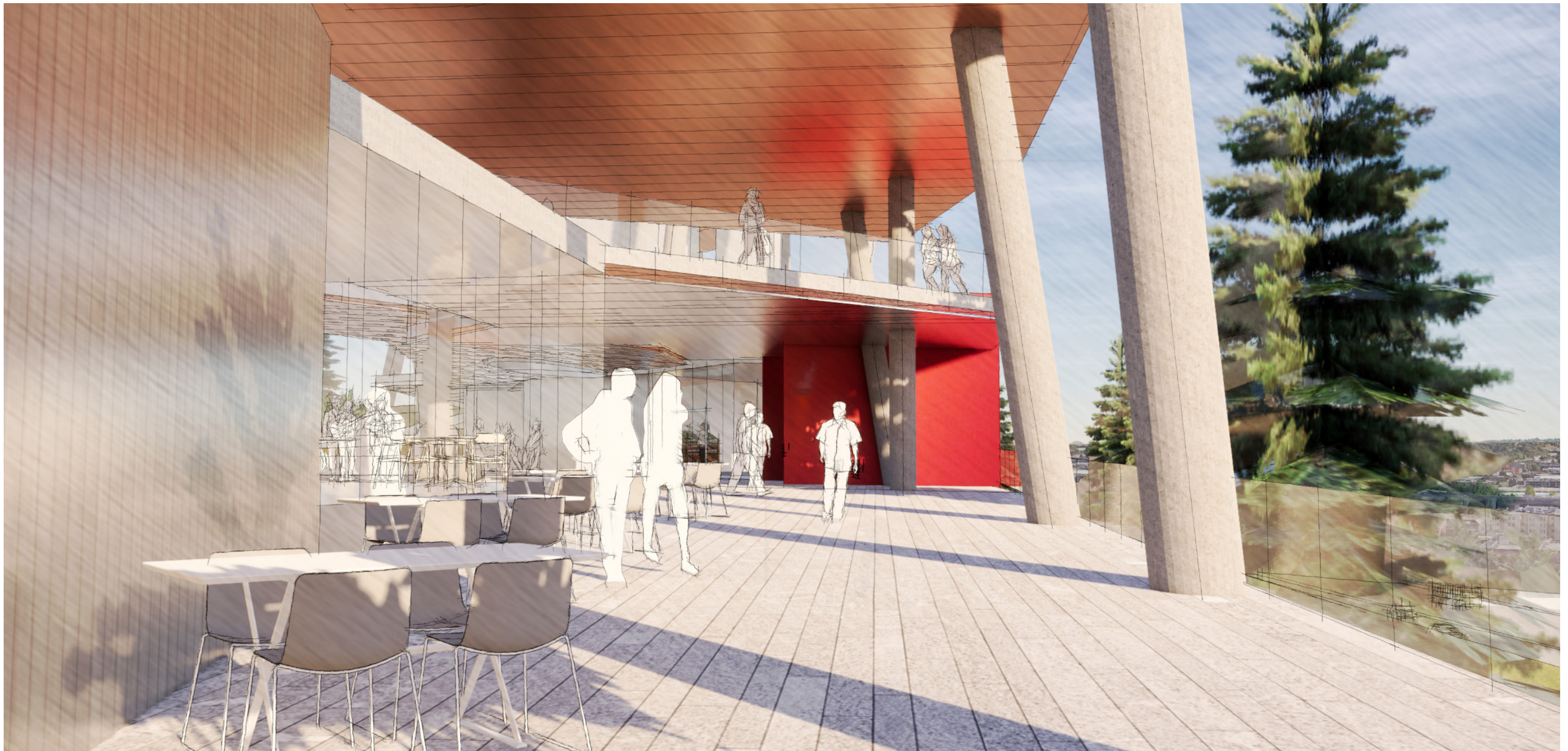
SECTION 04 / EDG-1 Response

Podium Programming

Podium Renderings



Level 1 Plaza Looking West

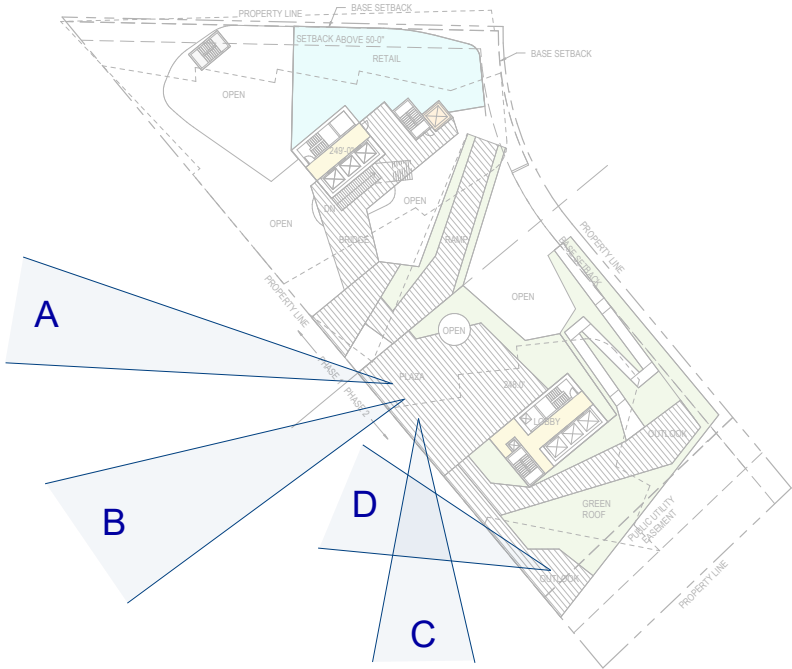
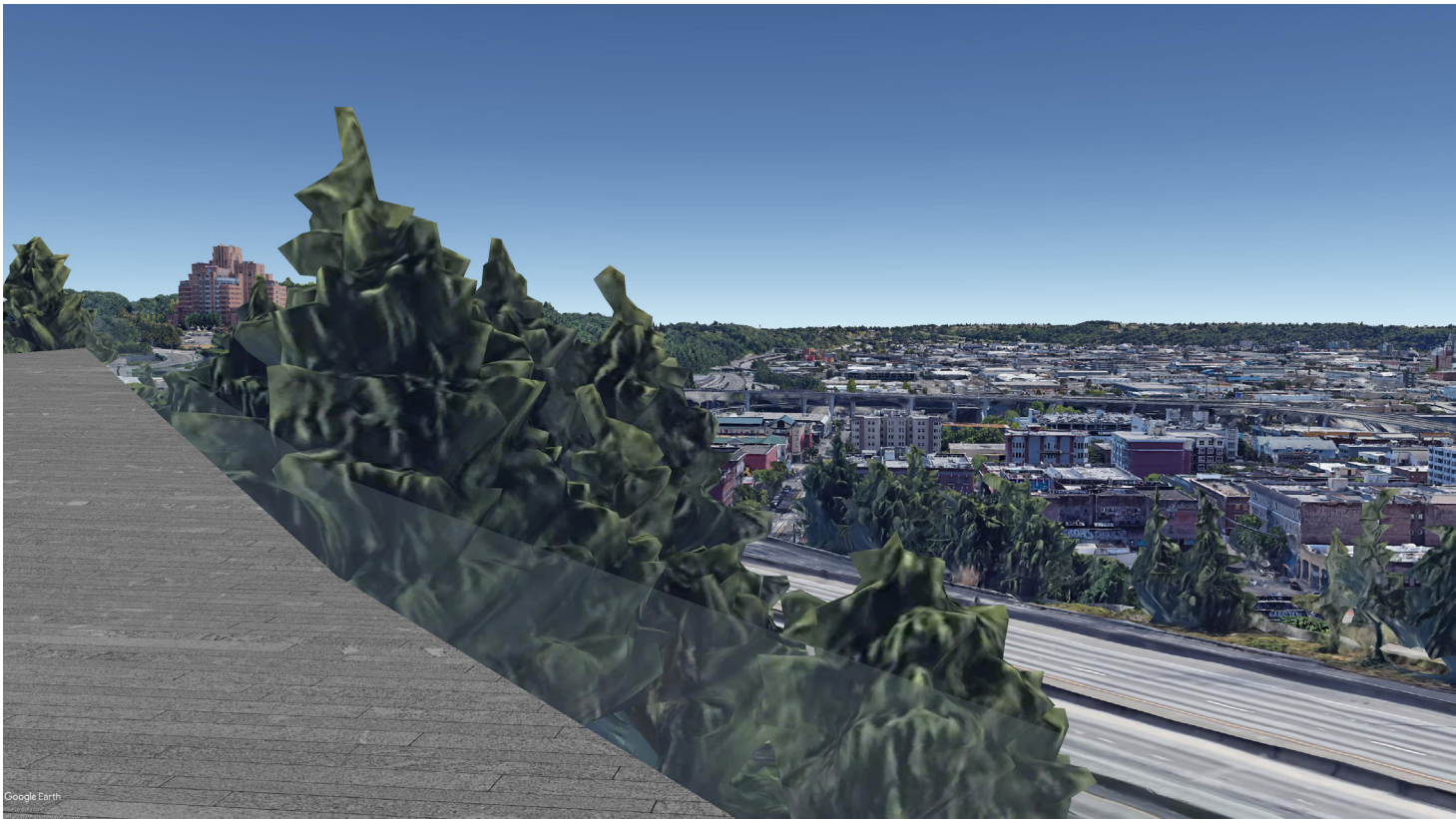


Level 1 Plaza Looking South

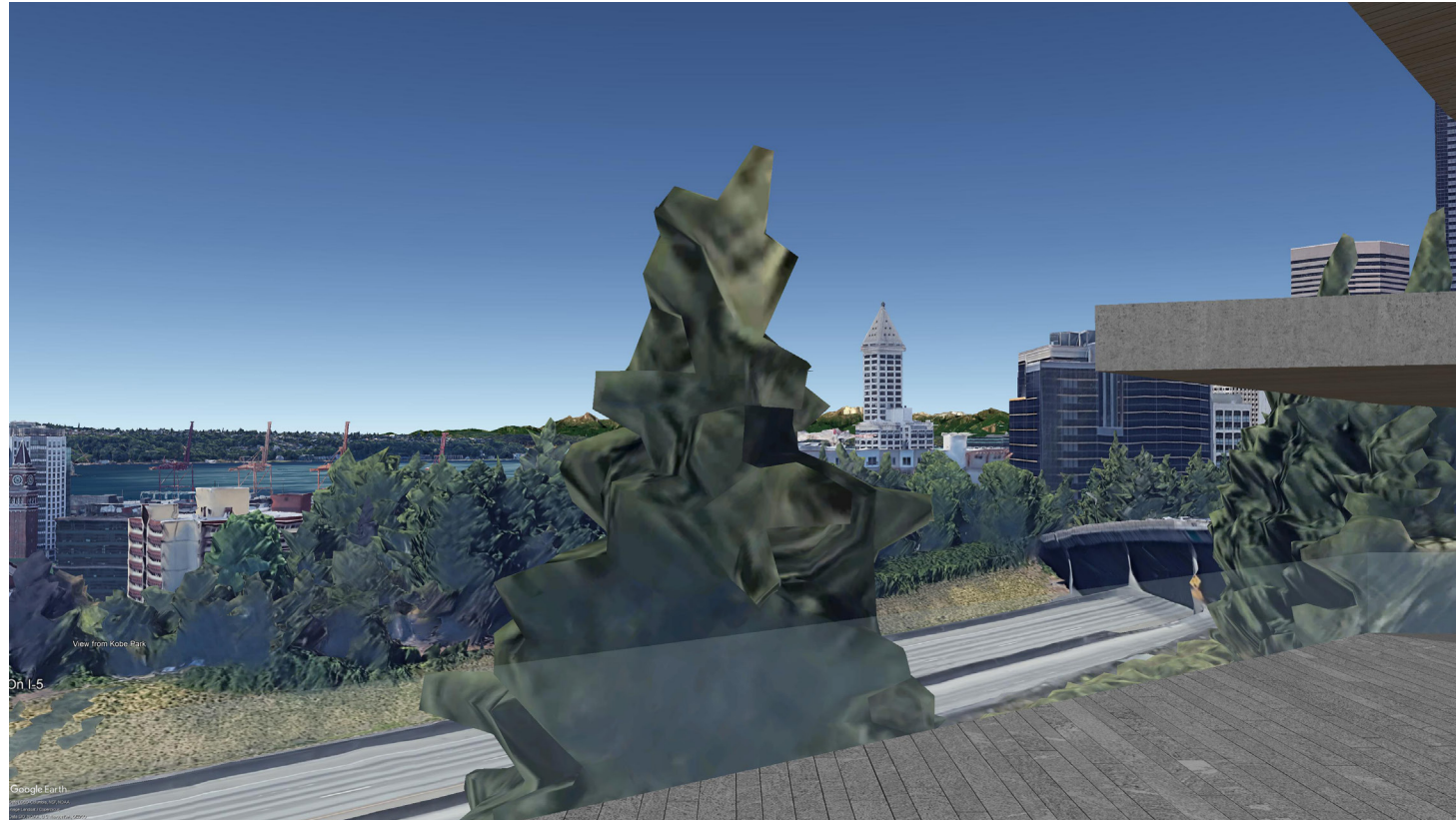
SECTION 04 / EDG-1 Response

Podium Programming

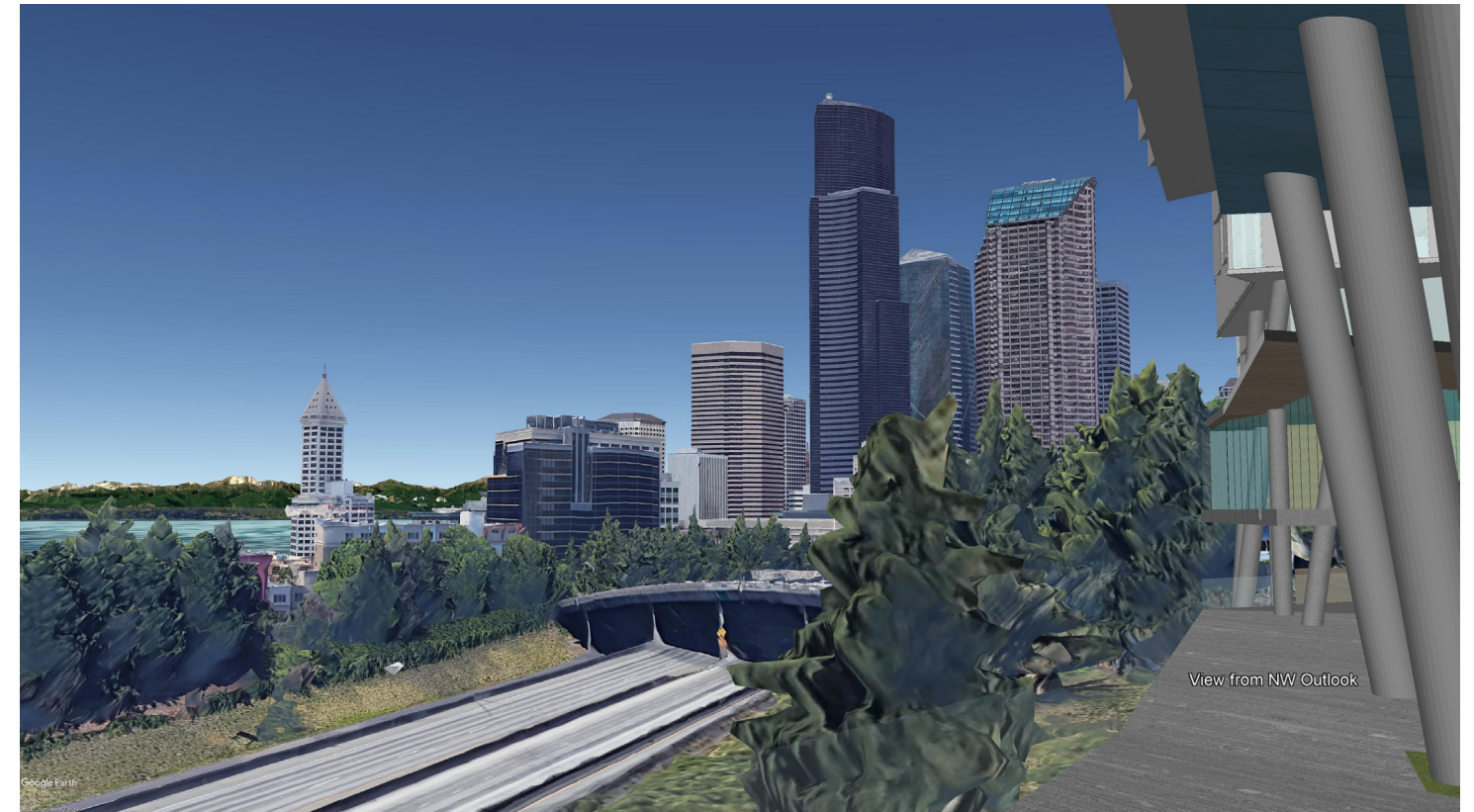
Level 2 Views



Podium Programming



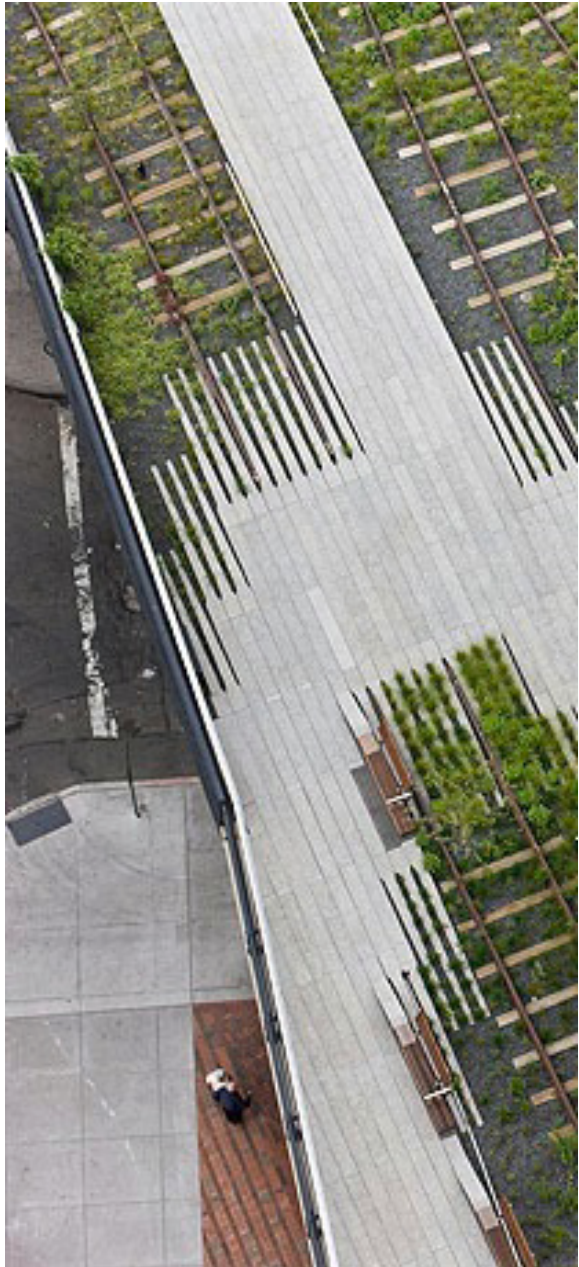
A



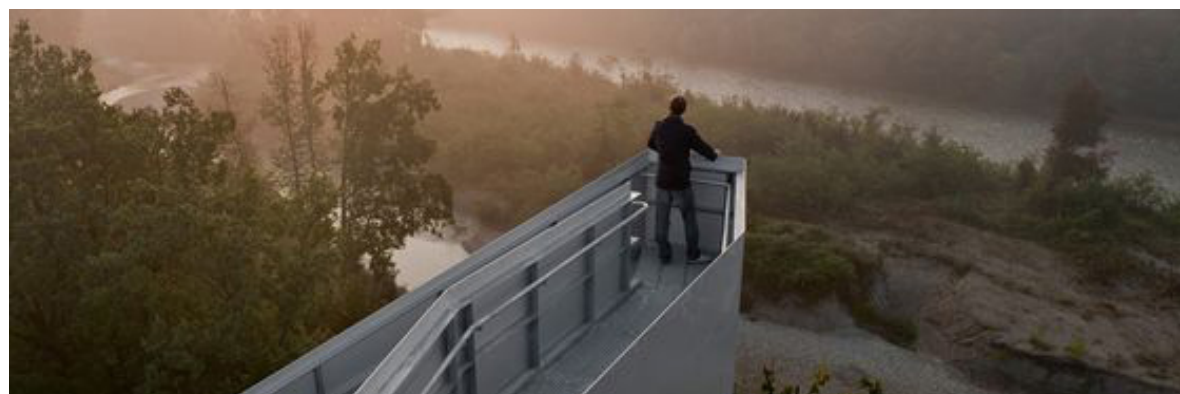
D

Podium Programming

Precedents: Path Using a variety of color and landscape not only guides peoples movement throughout the podium but can use basic architectural materials, such as colored glass, repetitive shapes in the ground and wall, and painted flooring to enhance the experience of movement all together.

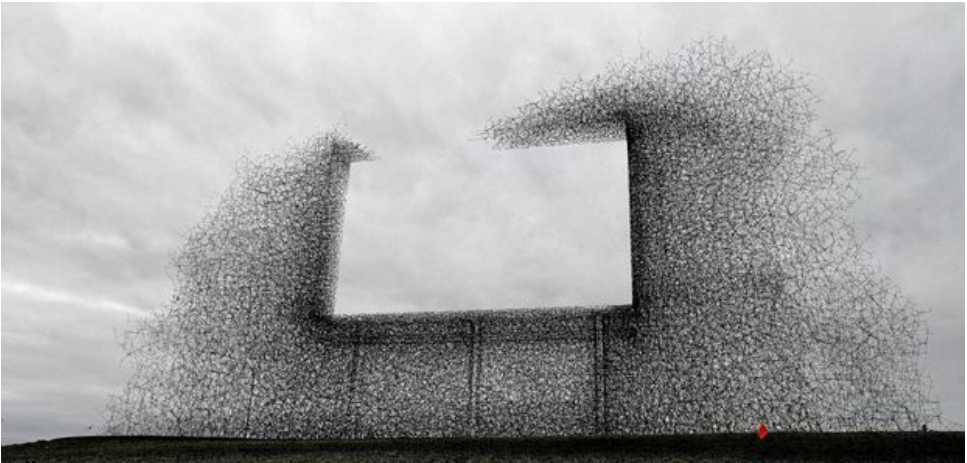


Precedents: Overlooks Using architecture to frame a specific view and provide a place to rest gives users a special opportunity to experience the natural and built beauty that surrounds the project.



Podium Programming

Precedents: Phenomenons of Nature Utilizing materiality to reflect phenomenological aspects of nature, often captivating or simple, creates opportunity to see it through framed views, or as glimpses, as they're reflected by water or mirrored surfaces.



Podium Programming

Precedents: Play + Education Creating opportunity for education or surprise can occur through floors becoming legible surfaces, walls being imprinted with bits of historical information, and places of seating activating in the evening and casting a glow over whatever is nearby.



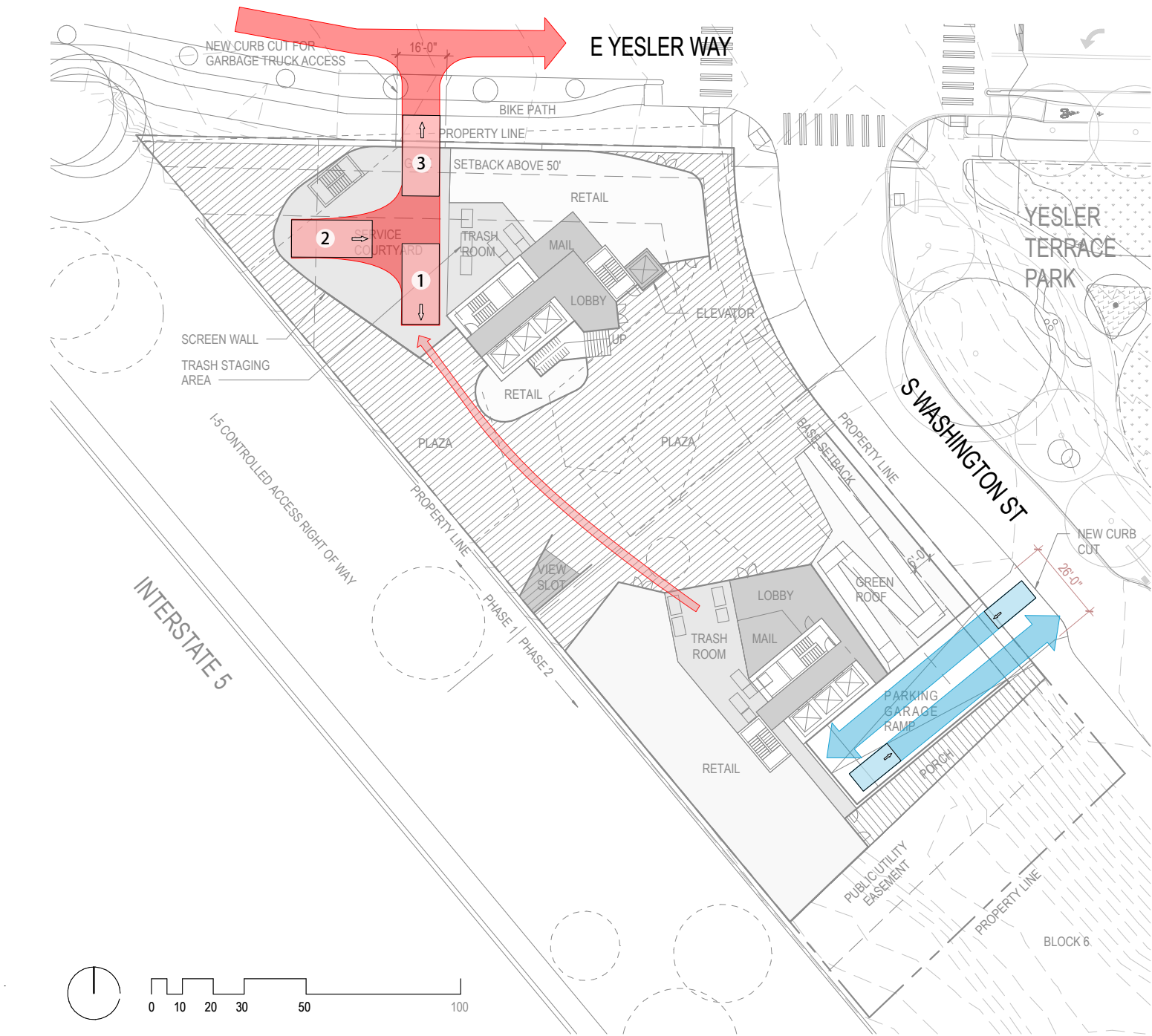
Service Access

Board Guidance on
Service Access

The Board requested clarification on how the service entry from Yesler Way will be thoughtfully designed, pedestrian friendly and safe.

Response

The service access from Yesler will be separated from the pedestrian plaza and circulation spaces with screen walls and a gate to ensure safety.



Level 1 Plan

Garbage Truck Access

Parking Garage Vehicle Access

Service Access



View From Yesler Way

Service Court Gate

Service Court Screen Wall

Board Guidance on Landscape

The Board recommends greater definition of the landscaping to reinforce the podium concept such as:

- 1. Considering how the landscaping concept can be further integrated up the tower at balconies or perhaps amenity spaces throughout the tower.
- 2. Further refinement of how the podium reads from the I-5 approach, such as suggested carrying landscaping not only up to the podium, but over, cascading down along the I-5 fronting facades.
- 3. Considering the movement of water and stormwater inspired by the topological and hydrological conditions.
- 4. Being thoughtful of service entry design from Yesler Way, and clarifying how the space will be pedestrian friendly and safe.
- 5. Railing integration and detailing
- 6. Being intentional and deliberate with grade change, making steep areas more concentrated and integrated into the overall open space design. The Board noted they supported the amphitheater concept as a potential solution.
- 7. How the project will pull in plant palette from the park.
- 8. Considering pedestrian circulation from the park.

Response

- 1. The landscape expression intentionally ends at the top of the podium (level 3) to provide clarity of the meandering open space – the expression of the unravelling peel. From this zone, the towers emerge as a distinct set of structures that reach up and over the landscape.
- 2. The design intends to explore vines growing up from the base, and down from the top of the garage structure to create a sense of a massive landform holding the west edge of the hillside. The potential for the exposed south tower core to continue some of the vine covered expression shall also be explored.
- 3. The design intends to use the site topography created by the ramps and elevated open spaces to capture, convey, and openly express the hydrologic cycle. Visitors will be able to experience rain events, and the subsequent run-off, throughout the site. Some expressions of water will be bold and highly visible, while other water events will be subtle and become part of the series of discoveries within the site.
- 4. The pedestrian entry experience is being carefully considered to provide intuitive, inviting, and safe access to the site from the NW edge and public ROW. The separation of the garbage and loading zone from the pedestrian walkway will support these objectives.
- 5. The site rails are being considered as integral components of the expression of the ribbon that winds up from the ROW grade to level 3 terrace. Along with the edge details, and landscape / planting features, the rails will contribute to the intuitive wayfinding that suggests invitation throughout the site.
- 6. The intentionality of the overall approach to grading is to concentrate the steep or vertical changes in areas that don't block views or suggest impediments to visitors. The rise of the sloped walkways and ramps on the south side are oriented to indicate pathway to elevated decks from the ROW, and develop a form that holds and shelters the central open space. Limiting ADA ramps, by providing gentle sloped walkways in the terrace zone improves accessibility for all visitors, and reduces the intrusion of handrails and guardrails internally that impede views and otherwise clutter the spaces. The accessibility and landform expression are integrated.
- 7. The design intention is to differentiate the project from the park with unique plant selection appropriate for a landscaped roof within a more urban space.
- 8. Pedestrian interaction is being considered all along the mid-block plaza proposed with the project. The project proposed a raised midblock pedestrian crossing in the preliminary SIP drawings but this was not supported by SDOT because S Washington Street "is not an arterial and pedestrians can cross midblock if safe to do so or use the signalized crossing on the south side of Yesler." Thus, both phases of the project are anticipating pedestrian interaction with the creation of a porous, welcoming plaza rather than a formal crossing.

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Landscape

Site Plan - Phase 1



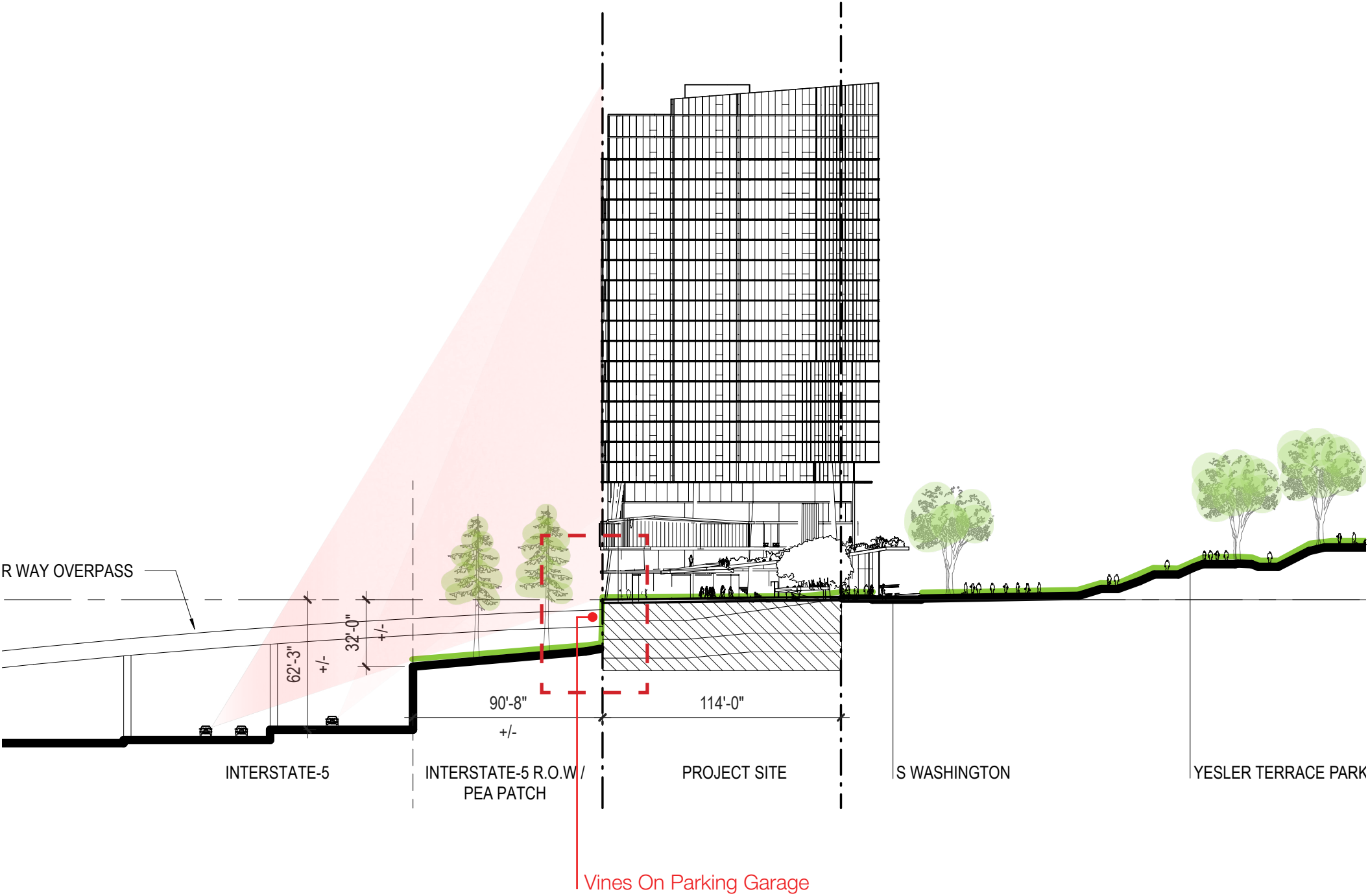
Site Plan - Phase 1 + 2



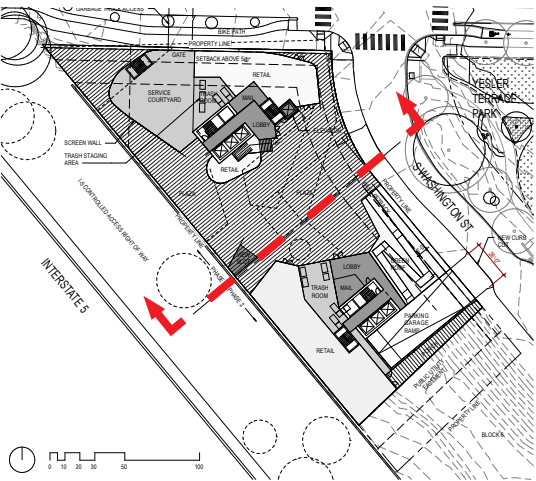
SECTION 04 / EDG-1 Response

Landscape

Response 1



Key Plan:





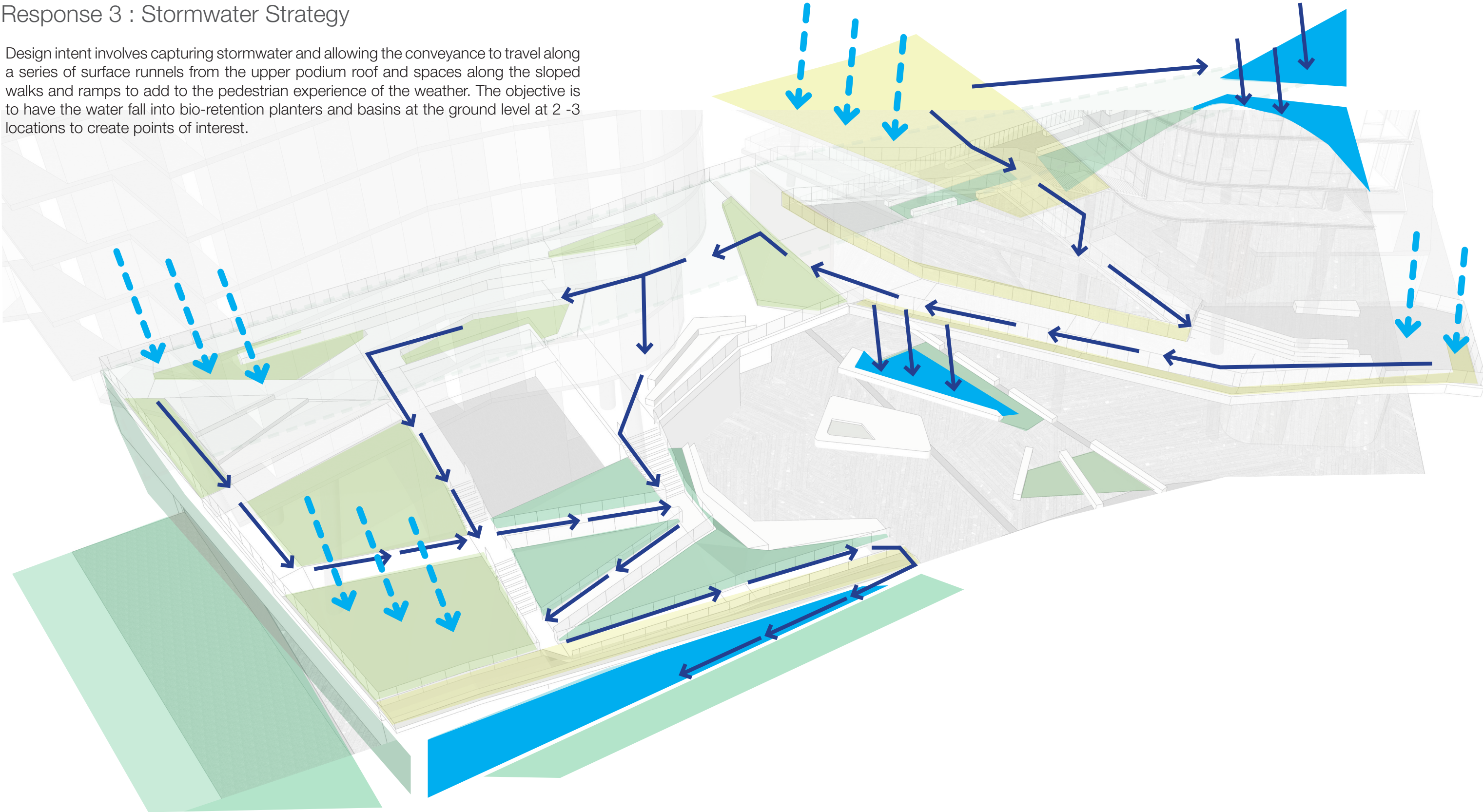
View From 1-5

Vines On Parking Garage

Landscape

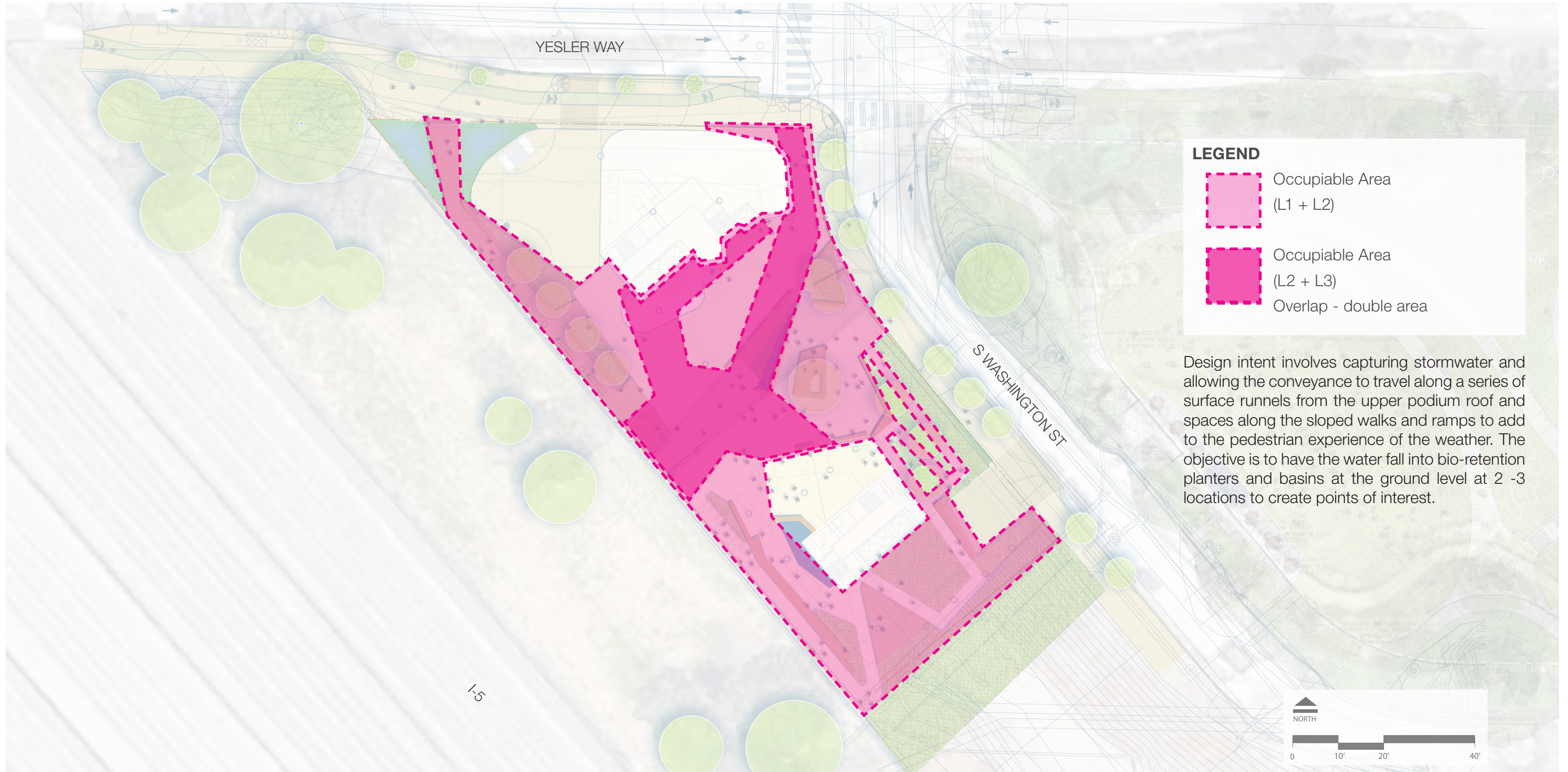
Response 3 : Stormwater Strategy

Design intent involves capturing stormwater and allowing the conveyance to travel along a series of surface runnels from the upper podium roof and spaces along the sloped walks and ramps to add to the pedestrian experience of the weather. The objective is to have the water fall into bio-retention planters and basins at the ground level at 2 -3 locations to create points of interest.



Landscape

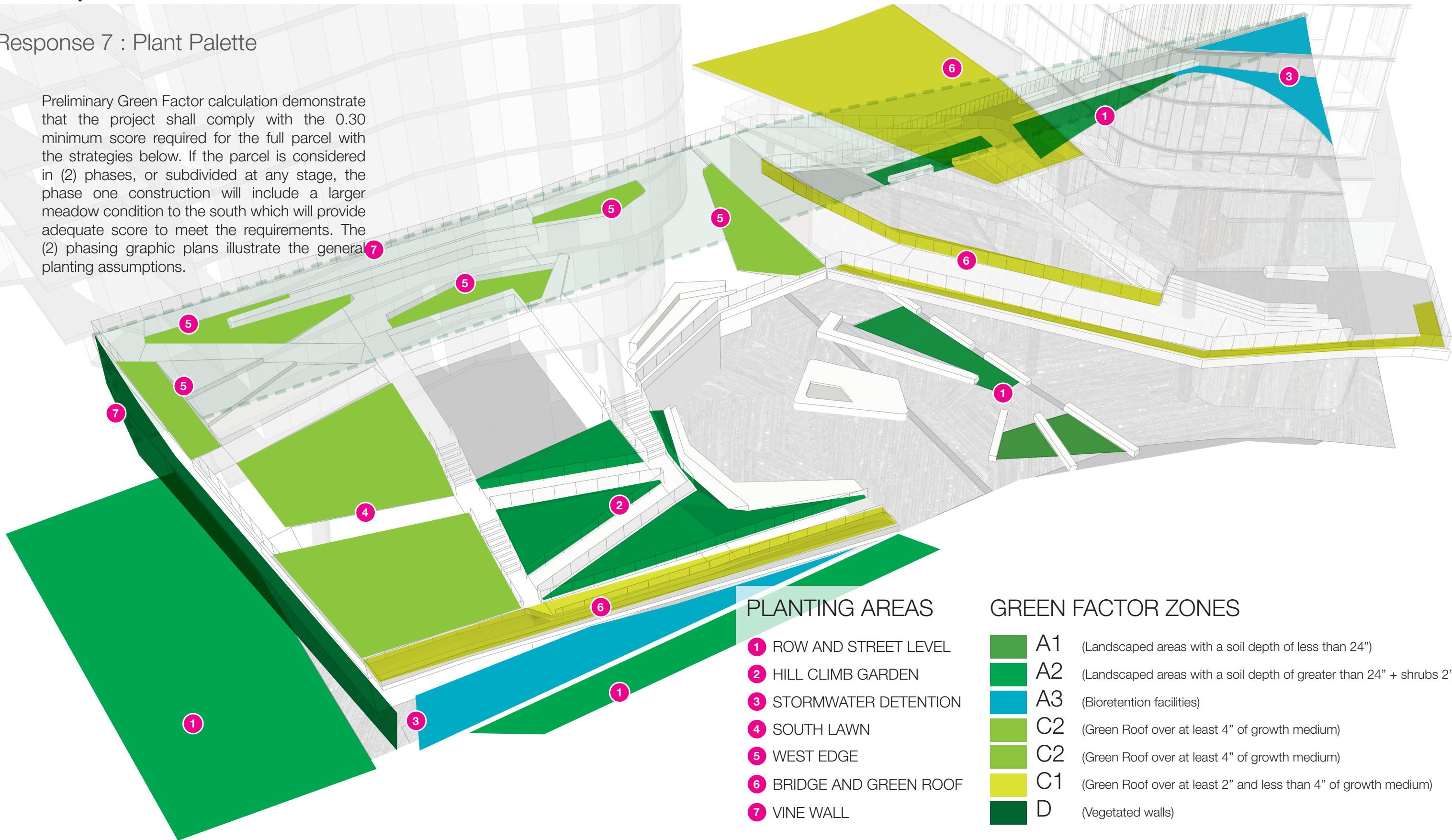
Occupiable Area - Phase 1 + 2



Landscape

Response 7 : Plant Palette

Preliminary Green Factor calculation demonstrate that the project shall comply with the 0.30 minimum score required for the full parcel with the strategies below. If the parcel is considered in (2) phases, or subdivided at any stage, the phase one construction will include a larger meadow condition to the south which will provide adequate score to meet the requirements. The (2) phasing graphic plans illustrate the general planting assumptions.



1 ROW AND STREET LEVEL PLAZA



Accolade Elm



Accolade Elm



Boxleaf Eonymus



Privet Honeysuckle



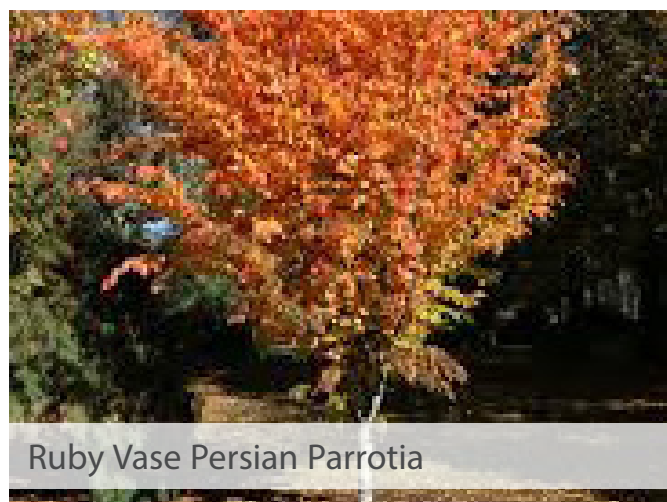
Privet Honeysuckle



Mt Vernon Laurel



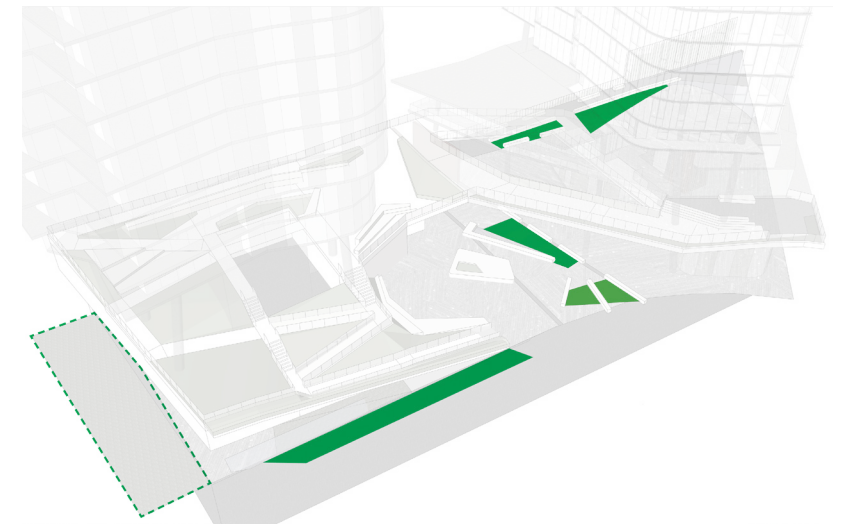
Mt Vernon Laurel



Ruby Vase Persian Parrotia

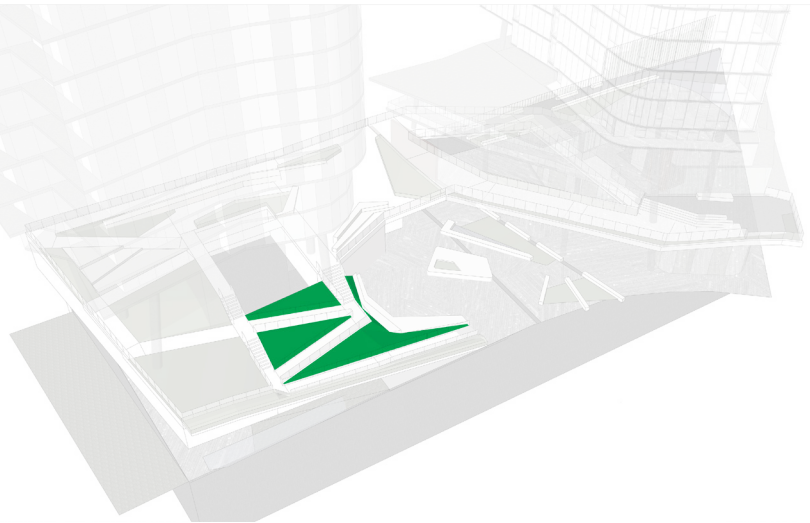
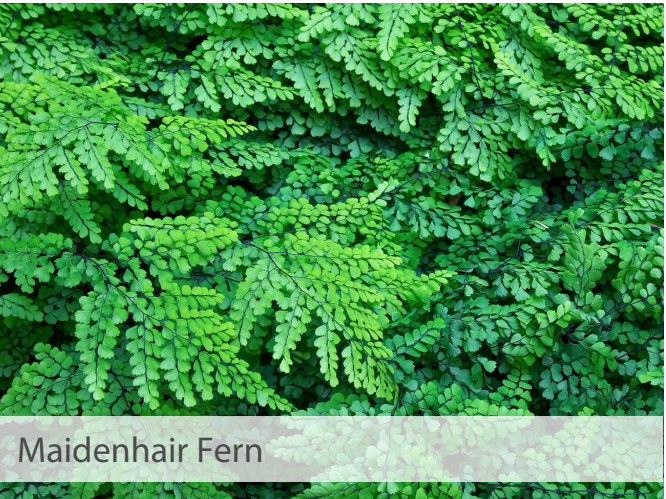


Ruby Vase Persian Parrotia

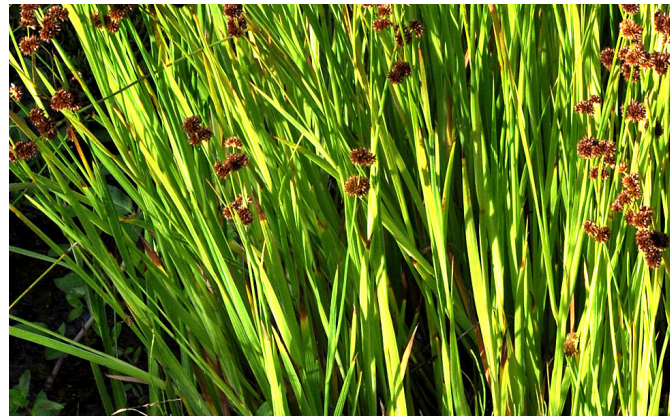


Landscape

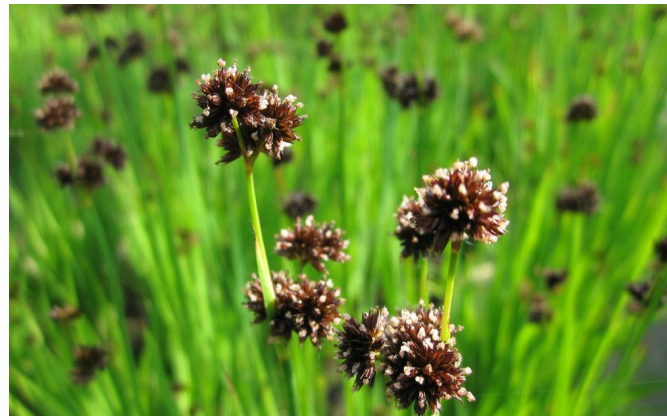
2 HILL CLIMB GARDEN



3 STORMWATER DETENTION



Swordleaf Rush



Swordleaf Rush



Giant Liriope



Pacific Rush



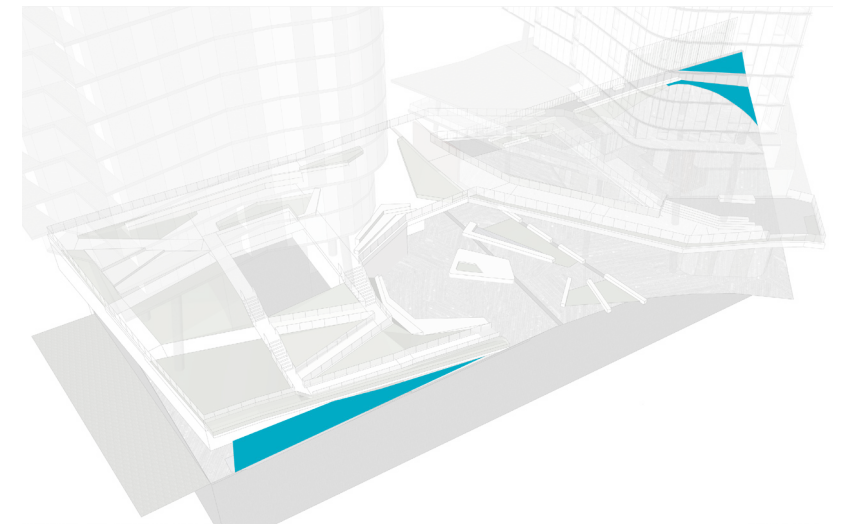
Pacific Rush



Small-fruited Bulrush



Small-fruited Bulrush



Landscape

4 SOUTH LAWN



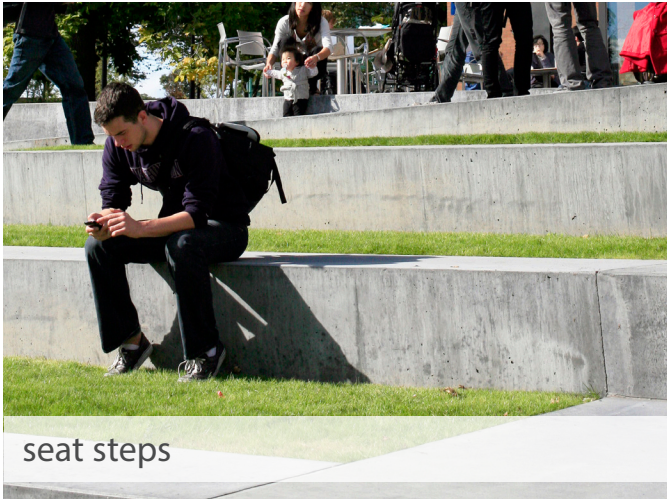
Yellow Orange Witch Hazel



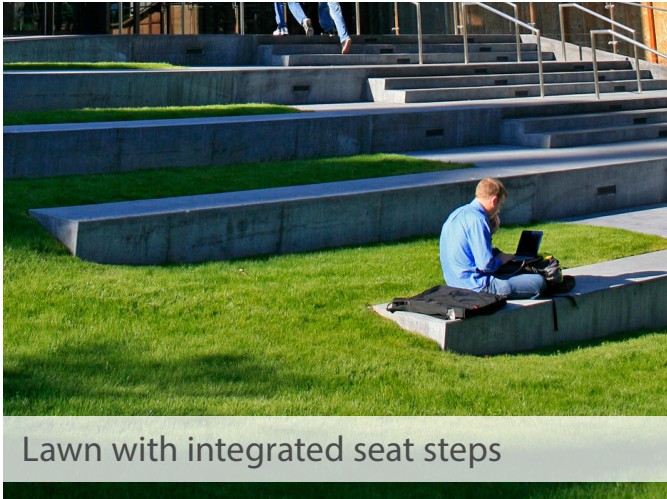
Yellow Orange Witch Hazel



Dwarf Northblue Highbush Blueberry



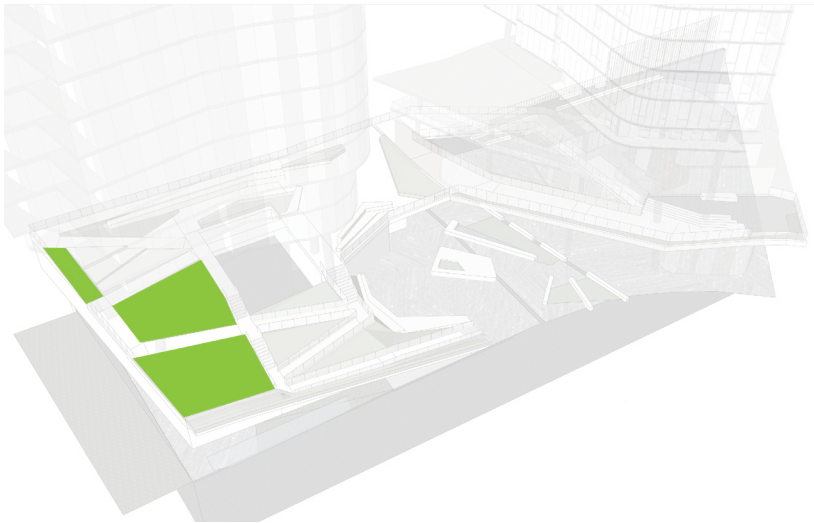
seat steps



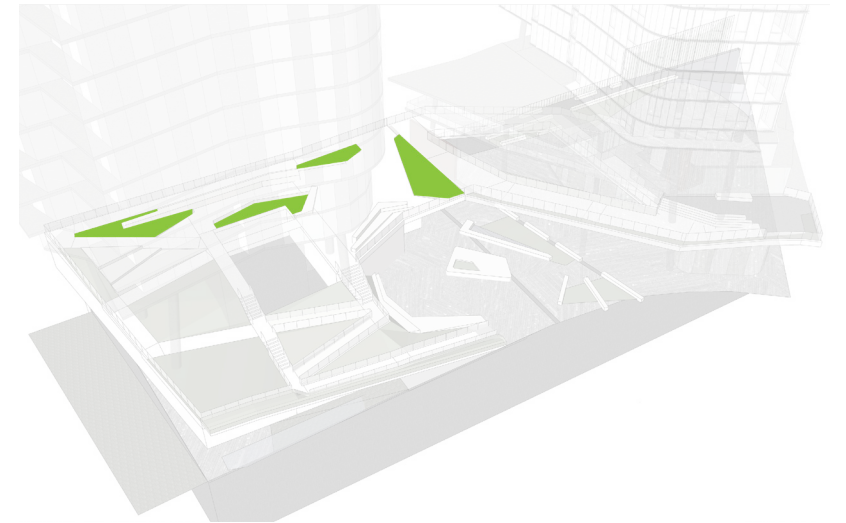
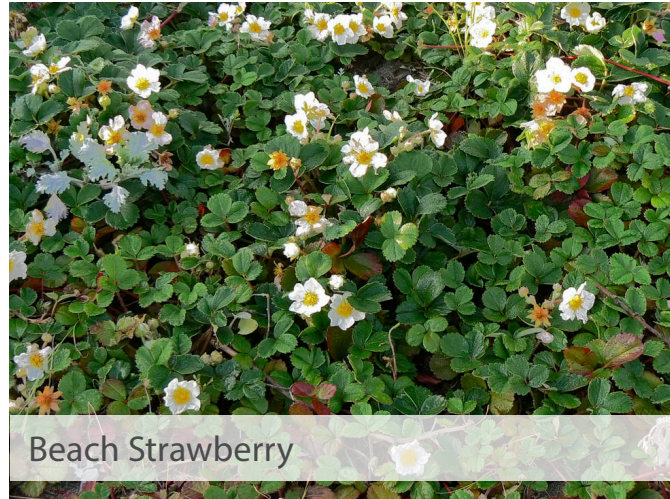
Lawn with integrated seat steps



Lawn with integrated seat steps

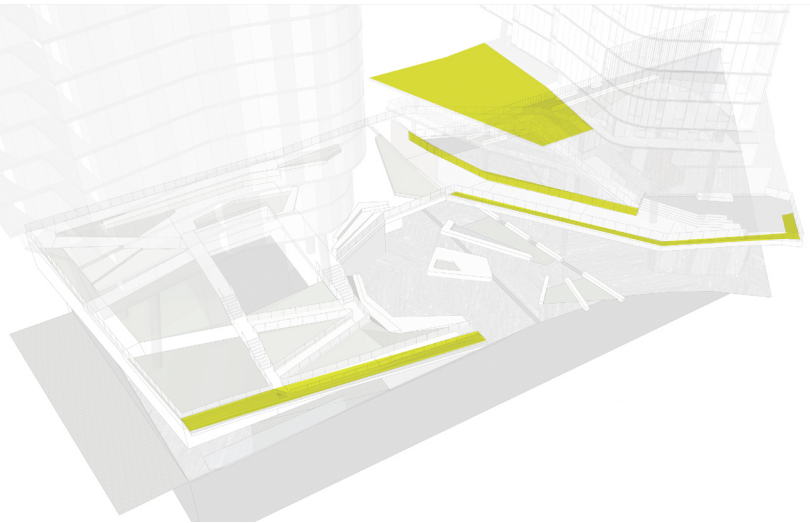
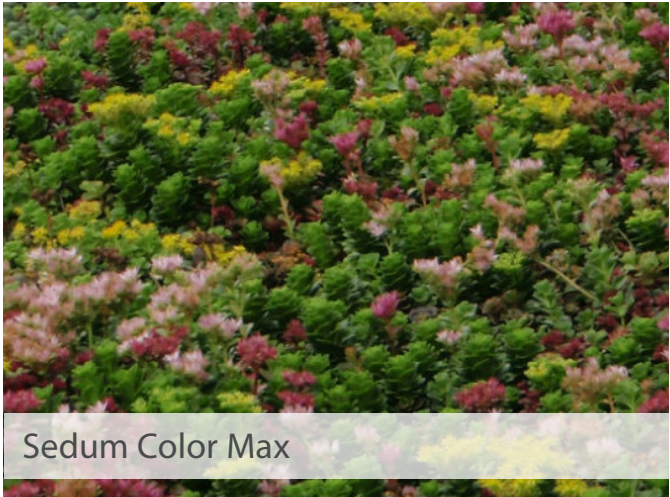


5 WEST EDGE

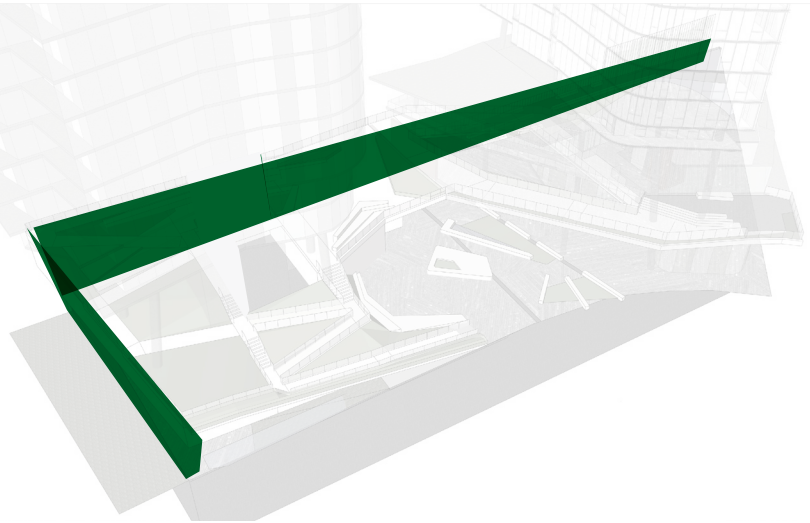


Landscape

6 BRIDGE AND GREEN ROOF



7 VINE WALL



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Board Guidance on Materials and Façade Development

The Board was generally supportive of the diagrammatic tower facades as shown, with differing levels of transparency, noting that materials will be further developed in the Recommendation phase. The Board stated the tower should reflect the specific context and site conditions while acknowledging that differing expression responding to I-5 and the park sides of the development are acceptable.

The board requested more information regarding:

- 1. Soffit treatment
- 2. Maintaining thickness of the floor expression and exposure
- 3. High quality materials
- 4. Consider how can materials further soften and warm the expression of the tower
- 5. Clarify design strategies related to the garage entry along South Washington Street

Response

- 1. The large podium soffits create large façades visible from I-5 while defining the character of the plaza spaces. As such, material selection will be thoughtful with a desire to create a varied and dynamic experience that engages natural phenomenon, in particular changing daylight conditions.
- 2. As the window wall facade is developed, the expressed floor edges will be studied.
- 3. Per the Yesler Terrace Design Guidelines, high quality materials such as concrete, metal, stone and glass will be used throughout the project.
- 4. As the window wall façades are developed, use of a variety of glass types and metal panels finishes will be explored to create dynamic surfaces while establishing a residential scale for the project.
- 5. Shifting the parking garage entrance to the south conceals the entrance below the ramping green room. The adjacent walls and soffit surfaces are an opportunity to enrich the pedestrian experience through special durable finishes.

Materials and Façade Development



Concrete Columns



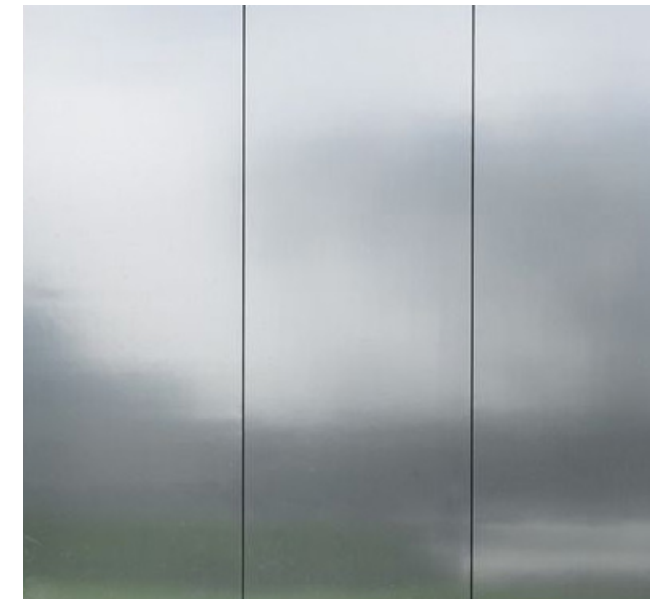
Metal Paneling



Glass Window Wall

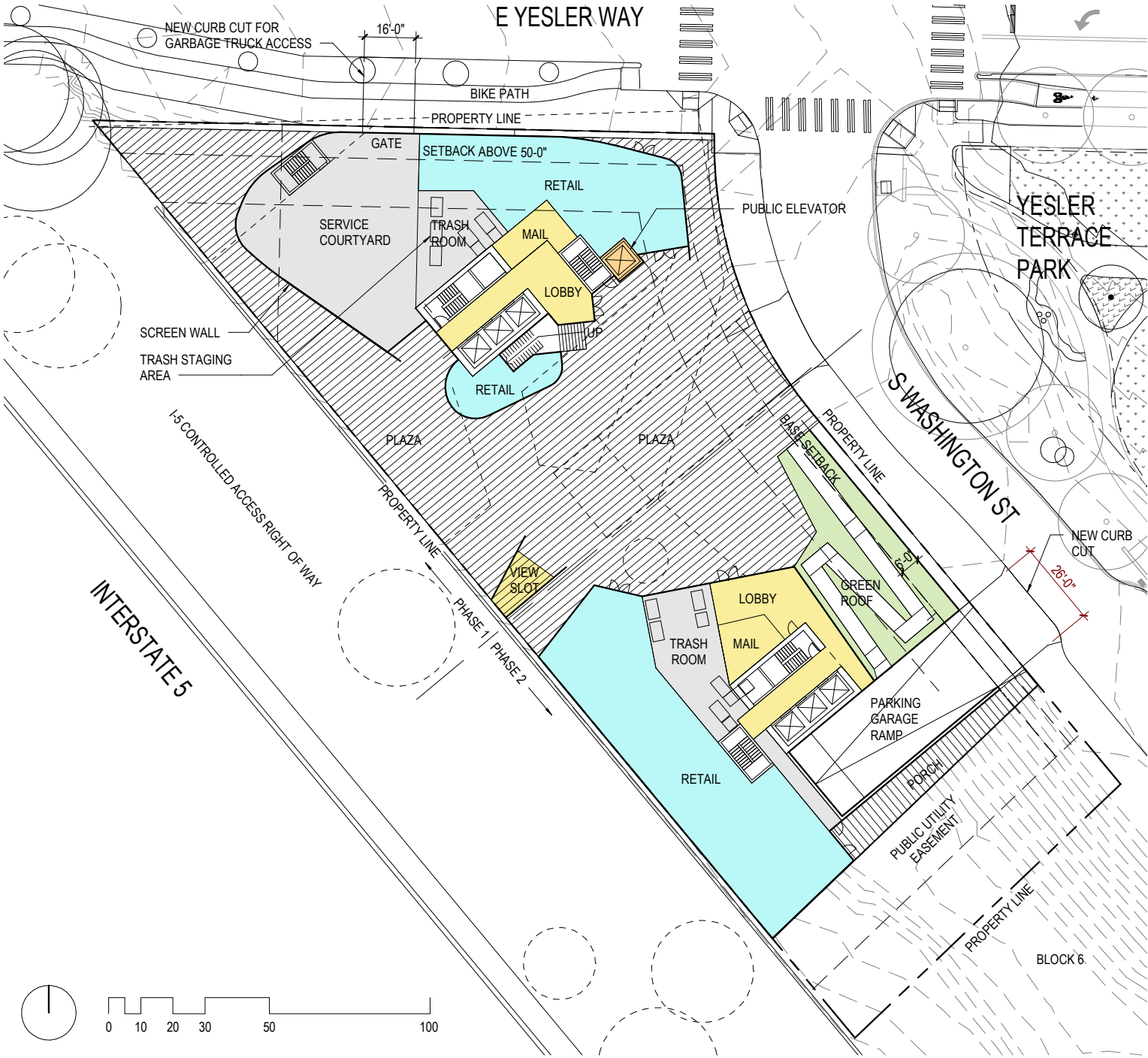


Stone Paving



Aluminum Paneling

Revised Floor Plans



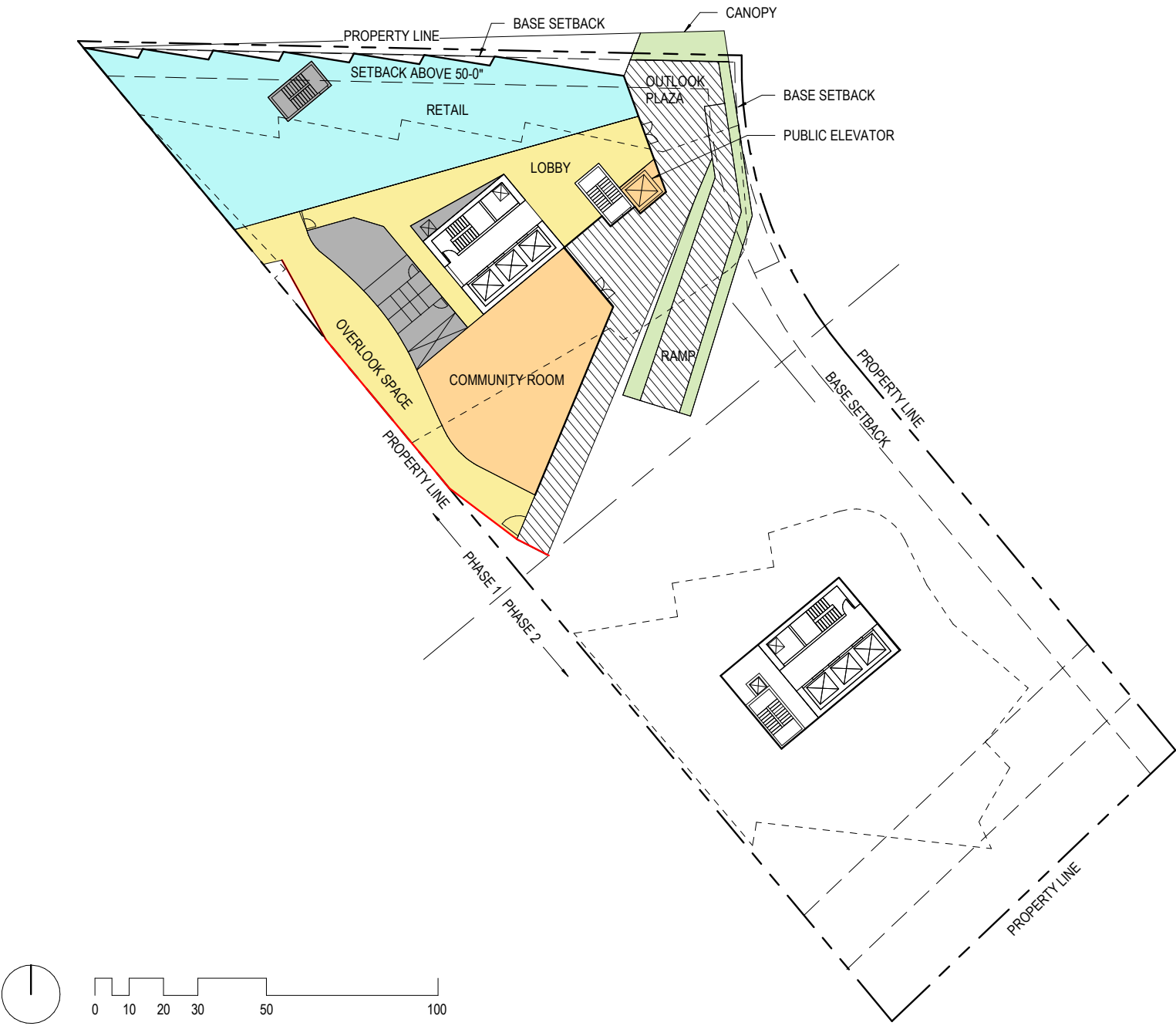
Level 1 Plan



Level 2 Plan

SECTION 05 / Revised Floor Plans

Floor Plans



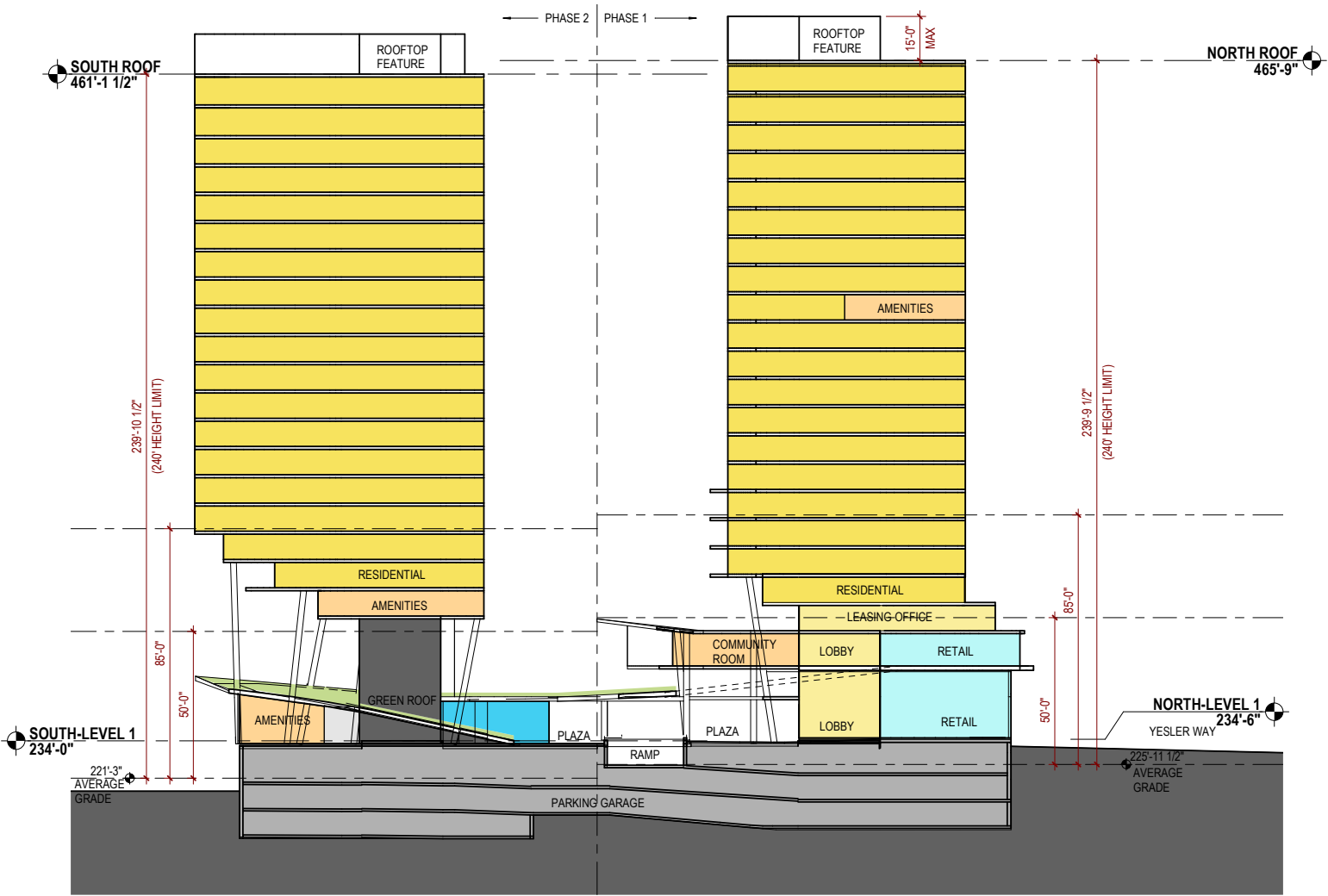
Level 3 Plan



Typical Tower Plan



Roof Plans



Building Section

Departures

SECTION 06 / Departures

Departure 2 - Rooftop Feature

Code Citation: 23.75.110.D

Code Requirement

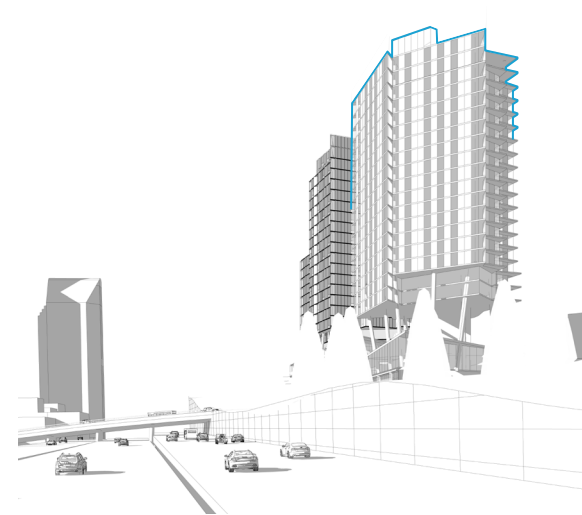
The following rooftop features may extend above the applicable height limit set in Section 23.75.100 if none of those features extends more than 15 feet above the applicable height limit set in Section 23.75.100 and the combined total coverage of all those features that extend above the applicable height limit and any elevator penthouse does not exceed 20 percent of the roof area, or 25 percent of the roof area if the total includes screened mechanical equipment.

Proposed Design Departure

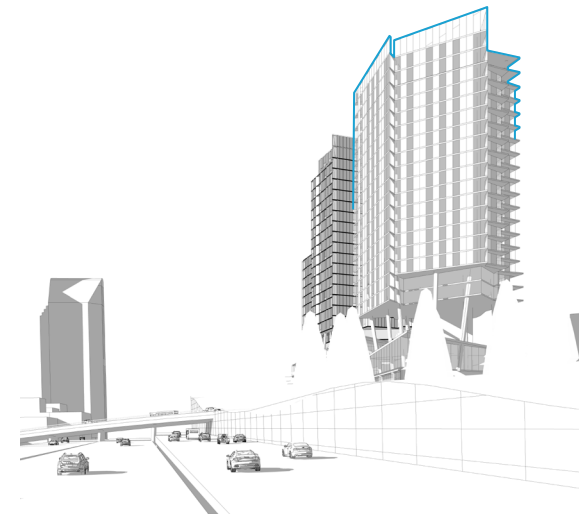
Total rooftop features on north and south tower each exceed the 25 percent limit.

Explanation

In accordance with **Yesler Terrace Design Guidelines DC2 Architectural Concept - City Scale**, the rooftop feature area becomes integral to the tower profiles by creating more dynamic and cohesive forms while providing screening for mechanical equipment. "Building tops and highrise forms should be both sculptural and functional," and "dynamic views experienced approaching from the south along I-5 and from the LINK light rail alignment should be considered." **(DC2)**



View From I-5 Northbound
Code Compliant Form



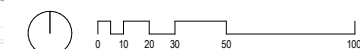
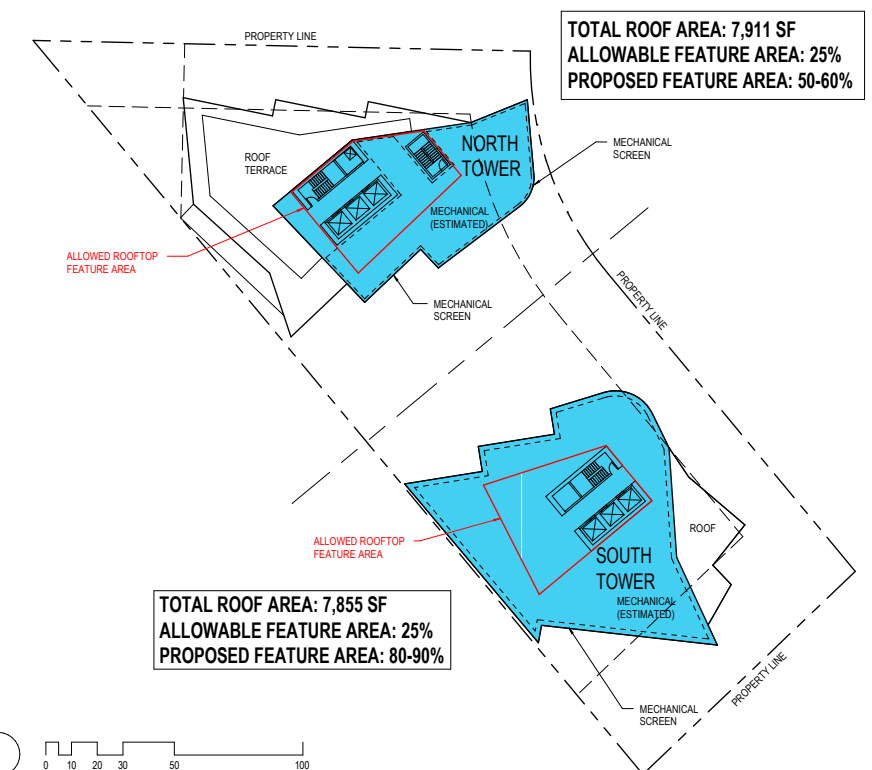
Proposed Form



View From Yesler Terrace Park
Code Compliant Form



Proposed Form



Roof Plan Comparing Rooftop Feature Areas

- ▤ Rooftop Feature Compliance
- Rooftop Feature Proposal

SECTION 06 / Departures

Departure 6 - Nonresidential Use Along Washington Street Facade

Code Citation: 23.75.080.A

Code Requirement	Proposed Design Departure	Explanation
<p>Nonresidential uses are not allowed to occupy, in the aggregate, more than 20 percent of the total street-level street-facing façades, along S. Washington Street, of all structures on a lot.</p>	<p>Retail uses proposal along 34.5 percent of street-facing façade along S Washington Street.</p>	<p>Proposed retail at the intersection of Yesler and Washington provides street level activity at the corner, improving the pedestrian experience. Retail within the plaza space activates the spaces, “provides visual surveillance of the public realm” and “creates an environment that is lively and safe” (PL3).</p>
<div> <div>Total Facade</div> <div>190 - 0"</div> </div> <div> <div>Non-Residential</div> <div>65' - 6"</div> <div>(34.5%)</div> </div> <div> <div>Level 1 - Proposed S. Washington Facade</div> <div> <div>Nonresidential Facade</div> </div> </div>		
74	SU DEVELOPMENT Project 3033617-EG EDG-2 Meeting 8.28.2019	Bohlin Cywinski Jackson Architecture Planning Interior Design

SECTION 06 / Departures

Departure 7 - Parking Entrance Setback

Code Citation: 23.75.180.I.1.B

Code Requirement

Parking and loading access is not allowed within 20 feet of a structure corner that includes a regulated facade on one or both sides.

Proposed Design Departure

Access to parking garage proposed at less than 20 feet from southeast structure corner.

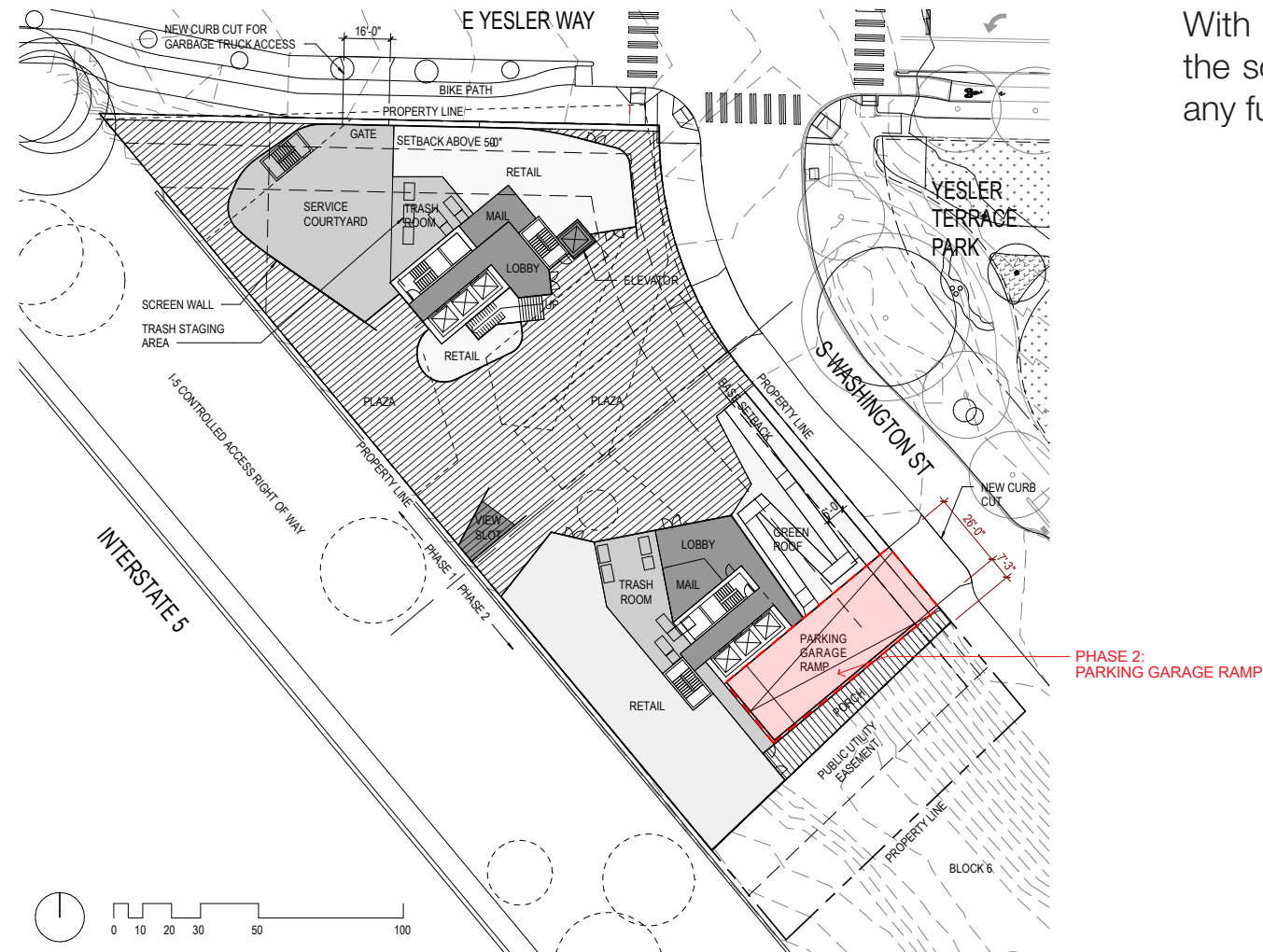
Explanation

In accordance with **Yesler Terrace Design Guidelines DC1 Project Uses and Activities - Vehicular Access and Circulation**, the parking garage entrance is located at furthest distance from intersection of Yesler and S Washington, reducing impact on pedestrian activities such as retail, residential, entries and the central plaza. "In order to promote safety for pedestrians, cyclists, and drivers, minimize the size and frequency of curb cuts and vehicular access points." **(DC1)**

With the 20' utility easement and 20' of landscape to the south, the parking entrance is more than 40' from any future structure on an adjacent lot.

Level 1

■ Proposed Parking Garage Ramp Location



SECTION 06 / Departures

Departure 1 - Rooftop Feature Setback

Code Citation: 23.75.100.G

Supported in EDG 1

Code Requirement

To protect solar access for property to the north, the applicant shall locate the rooftop features listed in this Section 23.75.110 that extend above the applicable height limit at least 10 feet from the northerly edge of the roof, except that stair and elevator penthouses may extend to the edge of the roof for a total length along the edge of not more than 30 feet.

Proposed Design Departure

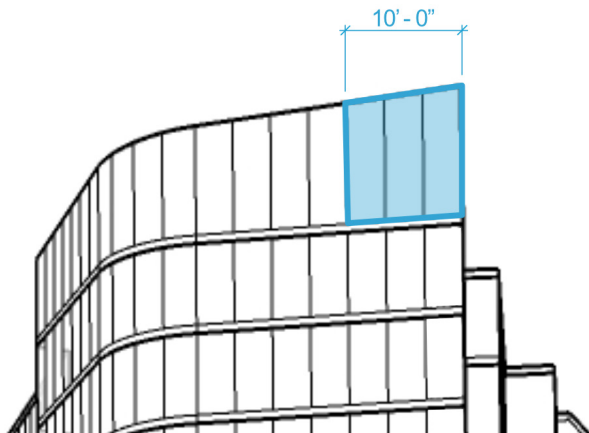
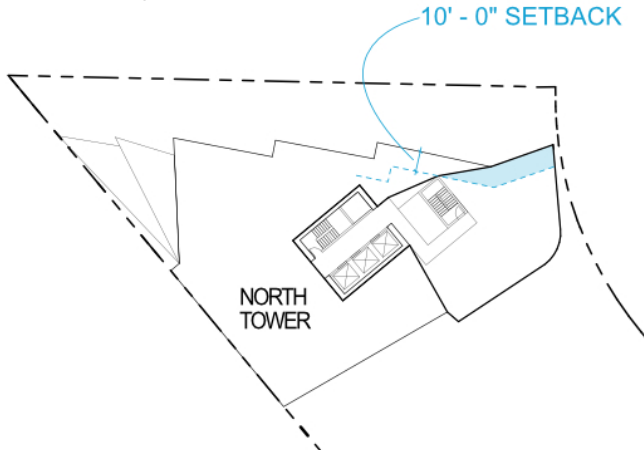
Extend rooftop feature at the northeast corner of the north tower edge of the roof.

Explanation

In accordance with **Yesler Terrace Design Guidelines DC2 Architectural Concept - City Scale**, “highrise buildings should use modulation or upper-level detailing to present an attractive form to the static views from First Hill, Squire Park, the Central District, Beacon Hill, the stadiums, and Pioneer Square.” **(DC2)**

The rooftop screen wall extends the east façade to a shaped curving profile. Holding the screen wall 10’ away from the north creates an undesirable step in the tower profile. **The portion of the screen wall < 10’ from the north roof edge is less than 25’ of the 130’ north facade.** As there is no property directly adjacent along the north property line, additional shading primarily occurs on Yesler Way at the intersection with S Washington.

Area of Departure



Area of Departure

■ Rooftop Feature Departure

Code Compliant Form



Proposed Form



SECTION 06 / Departures

Departure 3 - Build-To Line

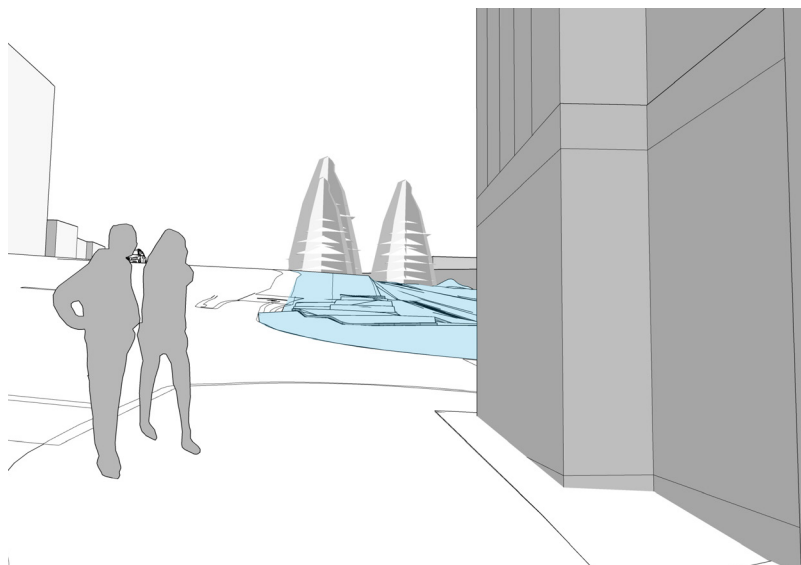
Code Citation: 23.75.140.C

Supported in EDG 1

Code Requirement

At the following street intersection locations, the build-to line extends 62 feet along street lot lines in both directions from the intersection of the margins of the street rights of way: the southwest corner of the intersection of South Washington Street and Yesler Way. Any regulated facade abutting a non-residential use in the first story partially or completely above grade is required to have a minimum setback of 2 feet, and a maximum setback of 4 feet from the build-to line, from ground level to a height of at least 25 feet.

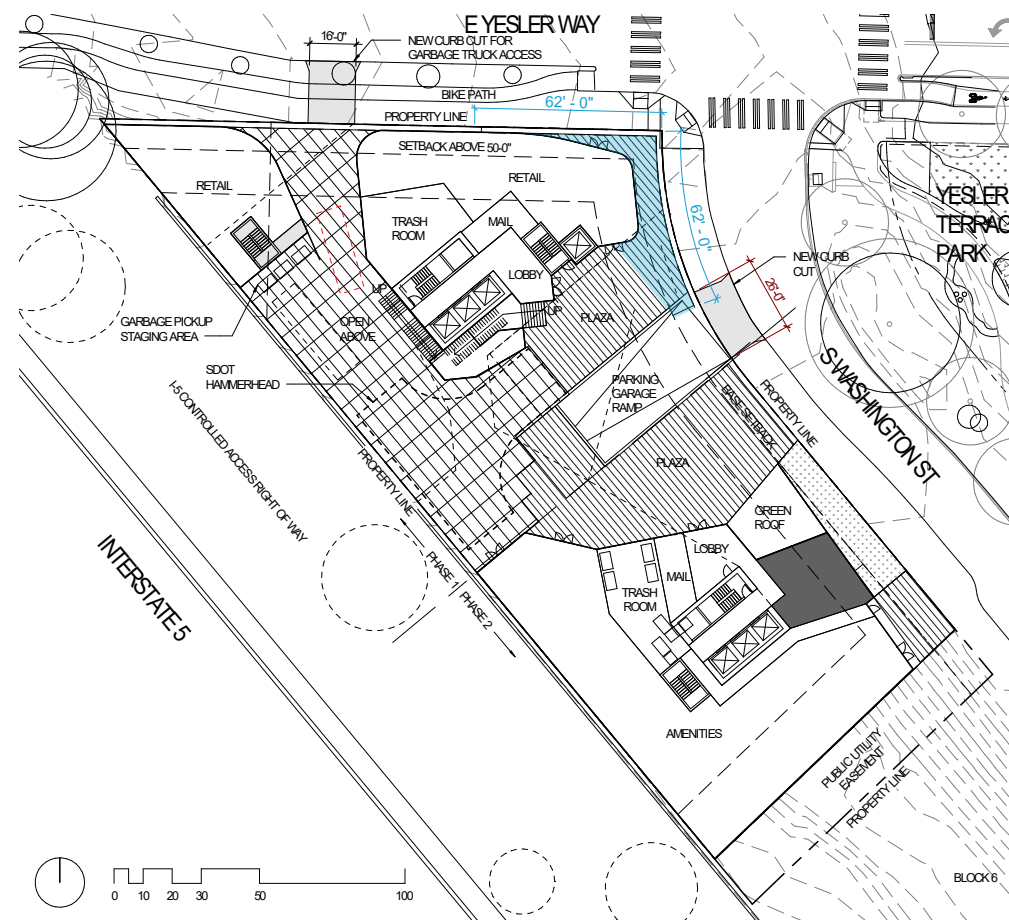
View From Yesler Way Looking East Toward Yesler Park



Code Compliant Form

Proposed Design Departure

Pull facade back from Yesler Way and S Washington at corner retail.



Level 1 Plan Zoning Build-To Corner at Yesler Way Intersection

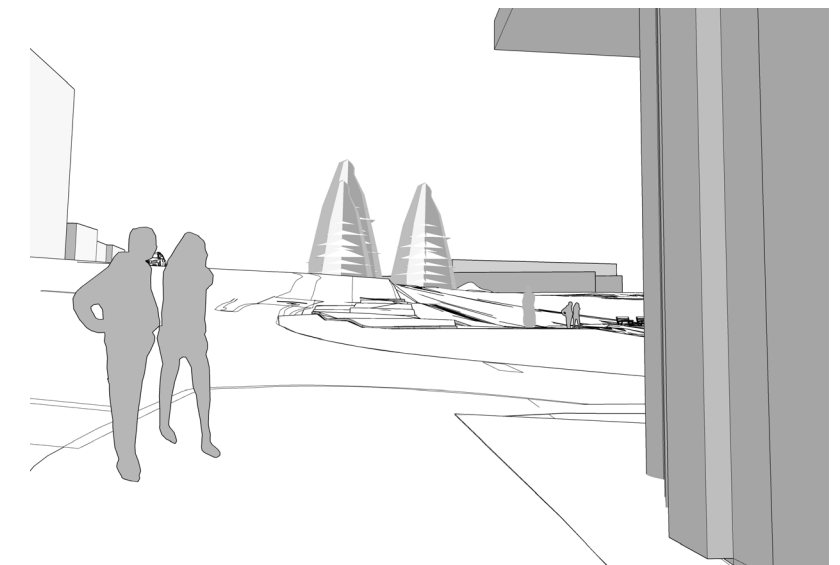
■ 62' - 0" Build-To Zone

Explanation

According to **Seattle Design Guidelines CS1**, “corner sites can serve as a gateway or focal point...Consider using a corner to provide extra space for pedestrians and a generous entry.” **(CS1)**

Retail is at the corner of Yesler Way and S Washington is pulled back in order to relieve the corner and open up views onto the community park from the approach along Yesler Way. This also creates a pedestrian friendly corner and drawing people into the central plaza.

Per **23.75.140.C.5** “building entries are not subject to any maximum setback.”



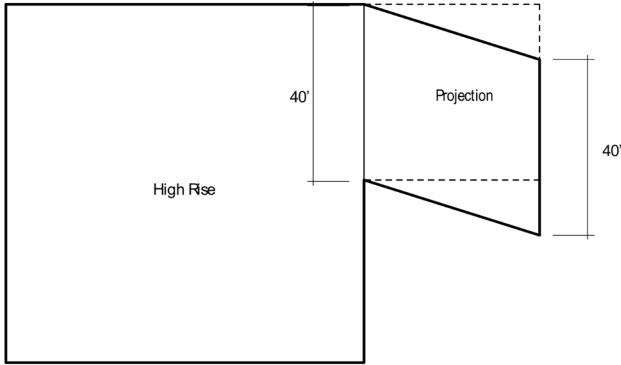
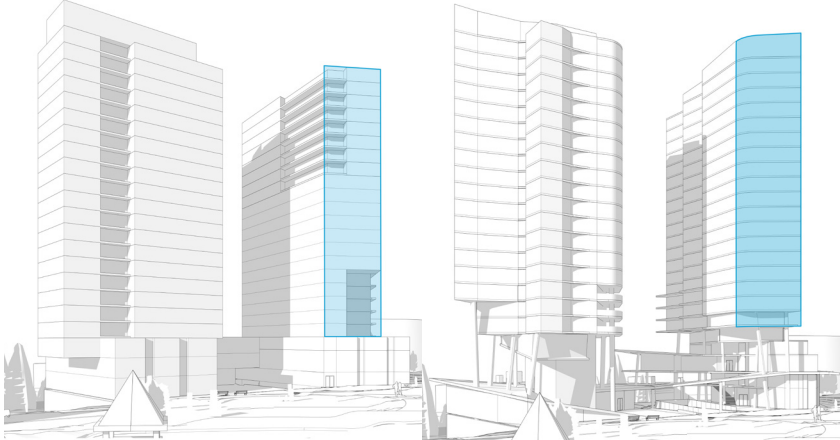
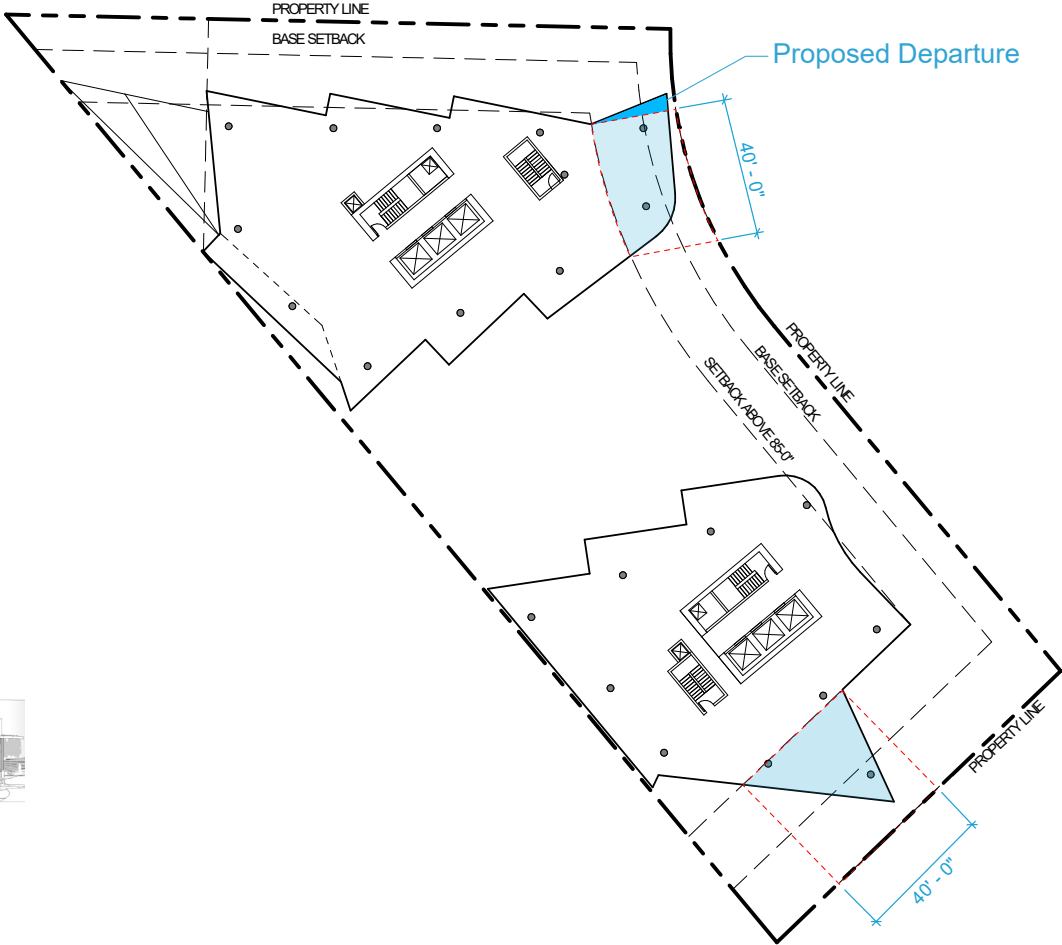
Proposed Form

SECTION 06 / Departures

Departure 4 - Highrise Projection

Code Citation: 23.75.140.G

Supported in EDG 1

Code Requirement	Proposed Design Departure	Explanation
<p>Highrise structures. For a highrise structure, one portion of the façade up to a maximum of 40 feet in width may project to the base setback at any or all heights up to the applicable height limit in Exhibit A for 23.75.100.</p>	<p>Shape of 40 foot projection is not defined in zoning code. Proposed parallelogram shape maintains a max 40 foot width parallel to the setback line.</p>	<p>In accordance with Yesler Terrace Design Guidelines DC2 Architectural Concept - City Scale, the shaped parallelogram projection creates a more dynamic façade and massing without increasing floor area. “Highrise buildings should use modulation or upper-level detailing to present an attractive form to the static views from First Hill, Squire Park, the Central District, the International District, Beacon Hill, the stadiums, and Pioneer Square.” (DC2)</p>
<div> <div>  </div> <div> <div>Projection Geometries</div> <div> <div>--Rectangular Projection</div> <div>—Proposed Projection</div> </div> </div> </div>	<div> <div>View From Yesler Park</div> <div>  <div>Rectangular Projection</div> <div>Proposed Projection</div> <div>40' Projection</div> </div> </div>	<div>  </div>

SECTION 06 / Departures

Departure 5 - Regulated Facade

Code Citation: 23.75.145.D.1-2
Supported in EDG 1

Code Requirement

If a regulated façade exceeds 750 square feet in area, division of the façade into separate facade planes is required. In order to be considered a separate façade plane for the purposes of this subsection 23.75.145.D, a portion of the façade shall have a minimum area of 150 square feet and a maximum area of 500 square feet, and shall project or be recessed from abutting façade planes by a minimum depth of 18 inches.

Proposed Design Departure

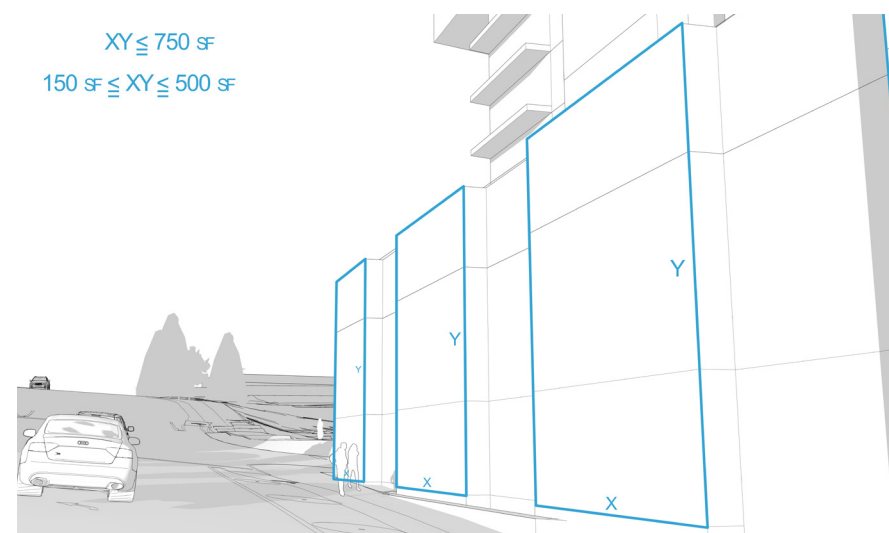
Sawtooth and/or undulating stepping of the regulated façade does not specifically provide minimum 18" change in plane.

Smooth facade at level 3.

Explanation

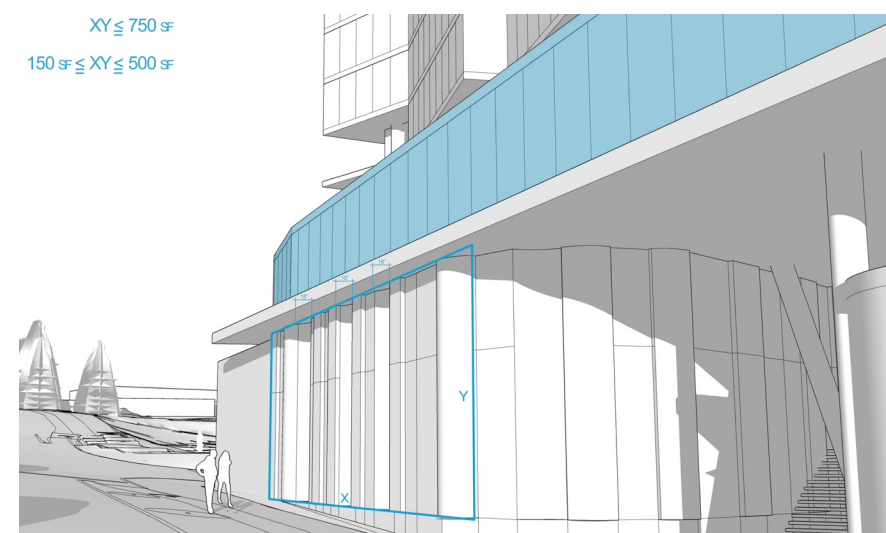
In accordance with **Yesler Terrace Design Guidelines DC2 Architectural Concept - Neighborhood Scale**, the sawtooth and/or undulating stepping of façade divides the façade into smaller sections while creating a dynamic composition. "Acceptable elements and features include, but are not limited to: Building recesses..." **(DC2)**

The smooth facade at Level 3 creates a strong horizontal datum to cap the podium in contrast to the varied facade below and sawtooth facade of the tower above. In compliance with **Exhibit B for 23.75.140: Special Setback Conditions, of Chapter 23.75 Master Planned Communities**, this vertical stepping of the facade along Yesler creates a dynamic transition from the "base" of the design to its "middle" and "upper" sections.



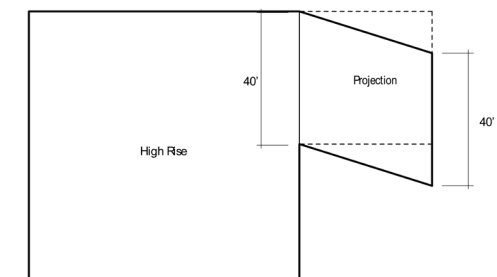
Code Compliant Form

Regulated Faces < 750 sf



Proposed Form

Level 3 - Smooth Facade > 750 sf
Proposed Regulated Faces < 750 sf

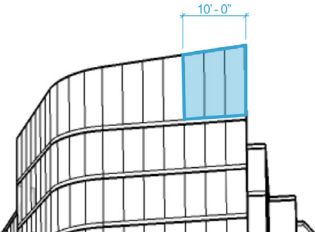
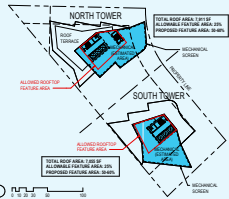
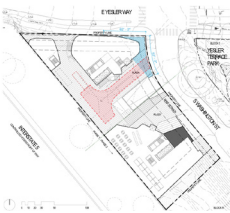
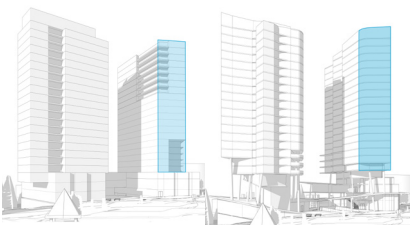
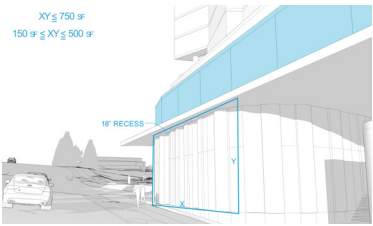
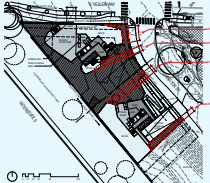


Plan Comparison of Regulated Facade Modulation

-- Code Compliant Regulated Facade
— Proposed Regulated Facades

SECTION 06 / Departures

Departure Summary

Departure 1	Rooftop Feature Setback Code Citation: 23.75.100.G	Extend rooftop feature at the northeast corner of the north tower edge of the roof. Supported in EDG 1	
Departure 2	Rooftop Feature Code Citation: 23.75.110.D	Total rooftop features on north and south tower each exceed the 25 percent limit. Revised	
Departure 3	Build-To Line Code Citation: 23.75.140.C	Pull facade back from Yesler Way and S Washington at corner retail. Supported in EDG 1	
Departure 4	Highrise Projection Code Citation: 23.75.140.G	Shape of 40 foot projection is not defined in zoning code. Proposed parallelogram shape maintains a max 40 foot width parallel to the setback line. Supported in EDG 1	
Departure 5	Regulated Facade Code Citation: 23.75.145.D.1-2	Sawtooth and/or undulating stepping of the regulated façade does not specifically provide minimum 18" change in plane. Smooth facade at level 3. Supported in EDG 1	
Departure 6	Street Facing Nonresidential Use Code Citation: 23.75.080.A	Retail uses proposal along more than 20 percent of street-facing façade along S Washington Street. New	
Departure 7	Parking Entrance Setback Code Citation: 23.75.180.I.1.B	Access to parking garage proposed at less than 20 feet from southeast structure corner. New	