Design Recommendation Meeting
6.22.2020
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3034294-LU
809 S Washington St

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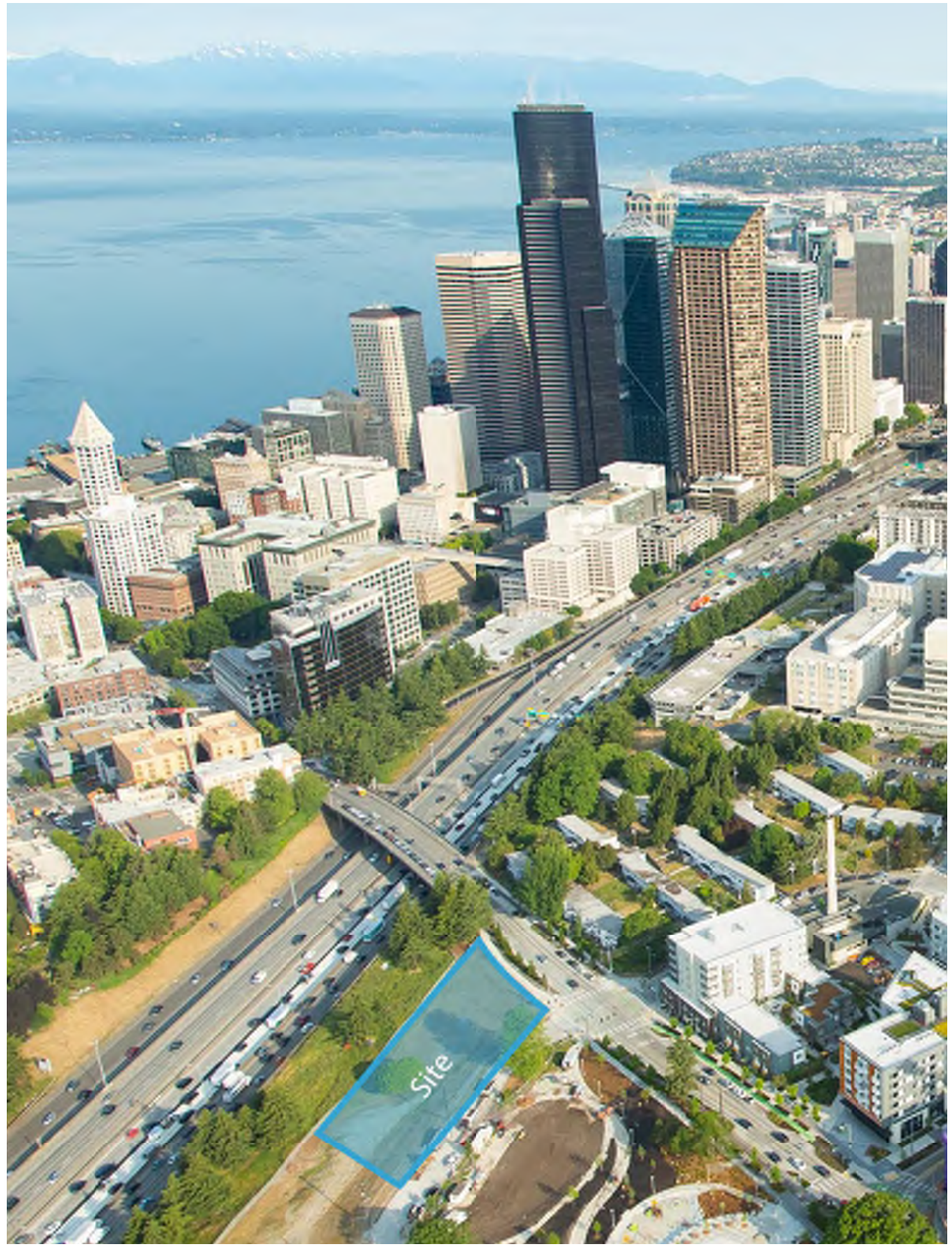

Image Credit: Vulcan Real Estate

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Project Description

New construction of two high rise towers and podium with below grade parking. Site is addressed as 803 S Washington St. Site is currently vacant and owned by Seattle Housing Authority with LOI and Authorization to Su Development.

Project Data

Number of Residential Units	354
Residential Gross Square Footage	327,112 SF
Commercial Gross Square Footage	12,810 SF
Number of Parking Stalls	237
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

SECTION 01 / Bird's Eye View

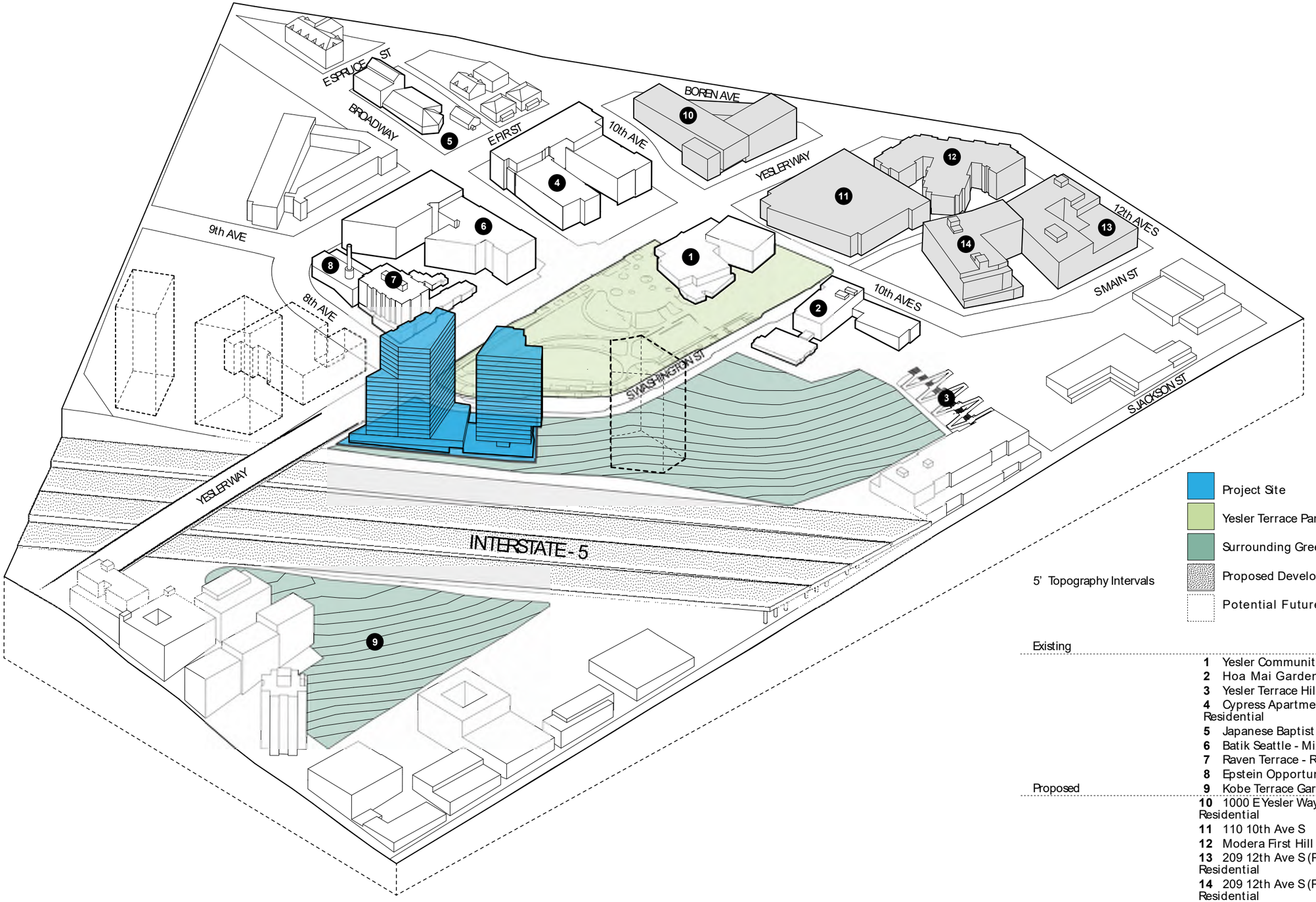
View Looking Northwest

Site Location

View Looking Northeast

Site Location

SECTION 01 / 9 Block Context - Looking Northeast



Project Site

Yesler Terrace Park

Surrounding Green Space

Proposed Development

Potential Future Development

5' Topography Intervals

Existing

1 Yesler Community Center
2 Hoa Mai Gardens - Residential
3 Yesler Terrace Hillclimb
4 Cypress Apartments - Mixed-Use Residential
5 Japanese Baptist Church
6 Batik Seattle - Mixed-Use Residential
7 Raven Terrace - Residential
8 Epstein Opportunity Center

Proposed

9 Kobe Terrace Gardens
10 1000 E Yesler Way - Mixed-Use Residential
11 110 10th Ave S
12 Modera First Hill - Residential
13 209 12th Ave S (Phase I) - Mixed-Use Residential
14 209 12th Ave S (Phase II) - Mixed-Use Residential

Site Plan

Address of Project:
809 S Washington Street

Owners Name:
Seattle Housing Authority; Authorized to SU Development and assigns per LOI dated 12/07/2018.

Legal Description:
King County Assessor's Parcel Number:
9822000430 Block 6, Lot 1
9822000440 Block 6, Lot 2
9822000450 Block 6, Lot 3
9822000460 Block 6, Lot 4
9822000470 Block 6, North portion of Lot 5 described as Easement 6.1:

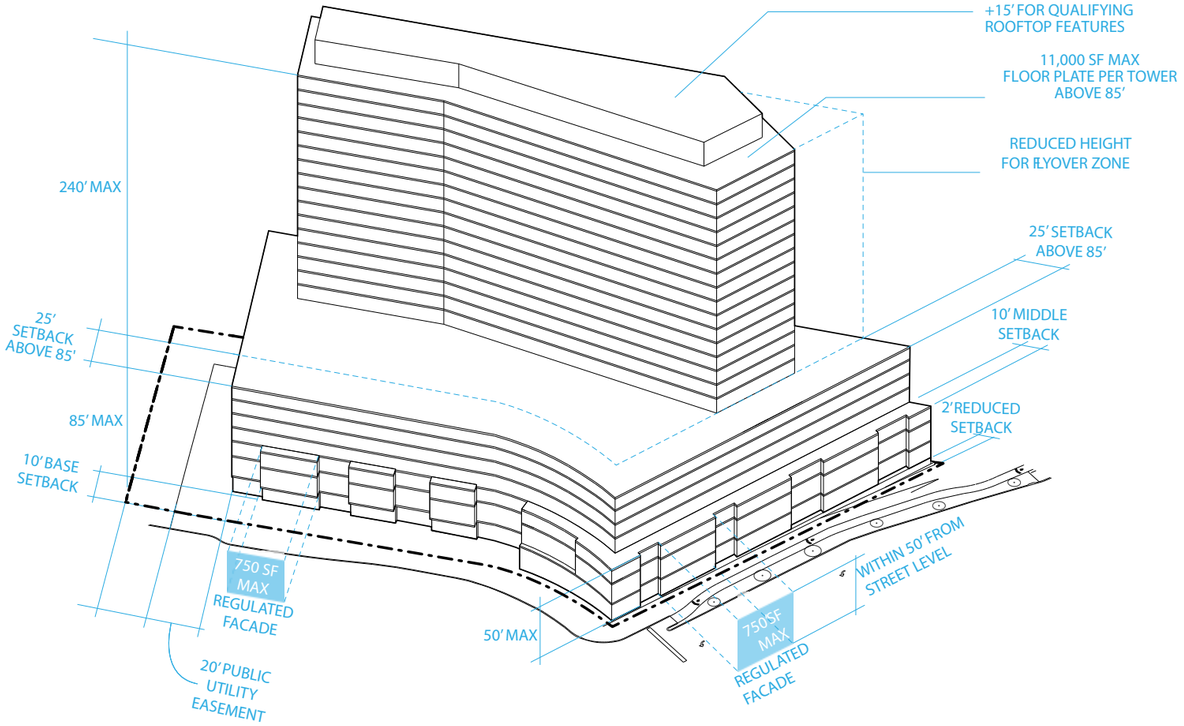
Vehicular access to maintenance hole 044-259 is not required. Public utilities placed under buildings shall be placed in sleeves for future replacement or twenty-four (24) vertical feet clearance shall be provided above approved finish grade of easement for future replacement.

9822000470 Block 6, North portion of Lot 5 described as:

20 feet located southeasterly of and immediately adjacent to and running parallel with Easement 6.1

King County Recording Numbers for easements and or legal features:
Easement 6.1 (See above)
Yesler Terrace Air Approach Easement

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:

5. Sun and wind screens
6. Penthouse pavilions for the common use of residents
7. 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.

2. In Blocks 5 and 6:

b. 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

a. 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:

6) the southwest corner of the intersection of South Washington Street and Yesler Way;

2. Except as otherwise permitted in this subsection 23.75.140.C, any regulated facade abutting a non-residential use in the first story partially or completely above grade is required to have a minimum 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

1. The following locations:

c. All street lot lines along the south margin of Yesler Way in Block 6

G. 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.

I. No minimum setback is required at lots lines abutting Interstate 5 right-of-way.

J. Structures in required setbacks

1. 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.

2. 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.

1. If a regulated façade exceeds 750 square feet in area, division of the façade into separate facade planes is required (see Exhibit A for 23.75.145).

2. 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.

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.

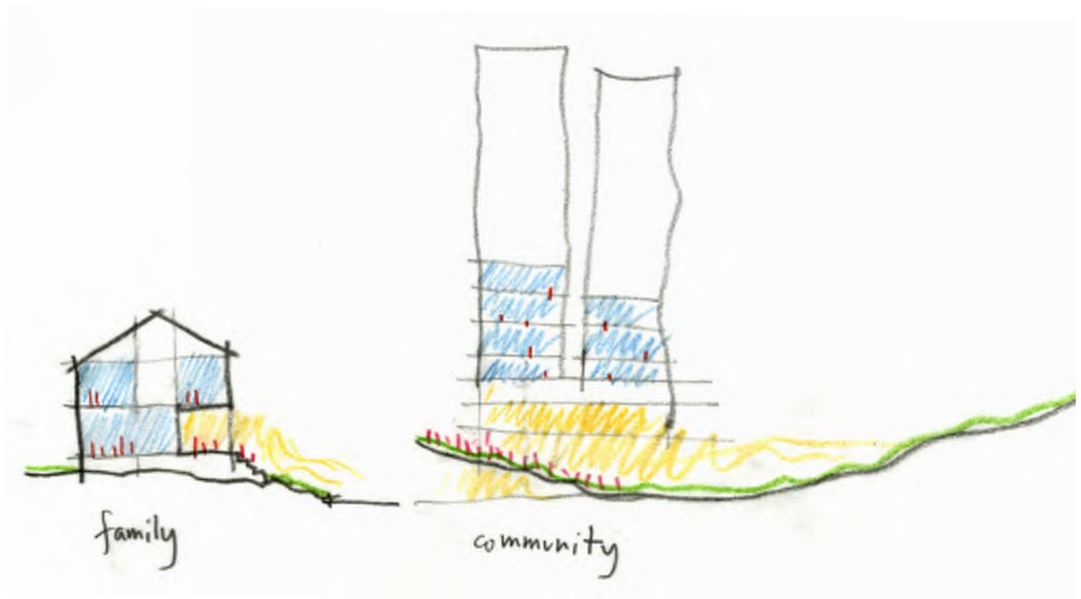
B. General requirements.

1. All dwelling units shall have access to a common amenity area or private amenity area.

2. 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.

Site Plan Concept

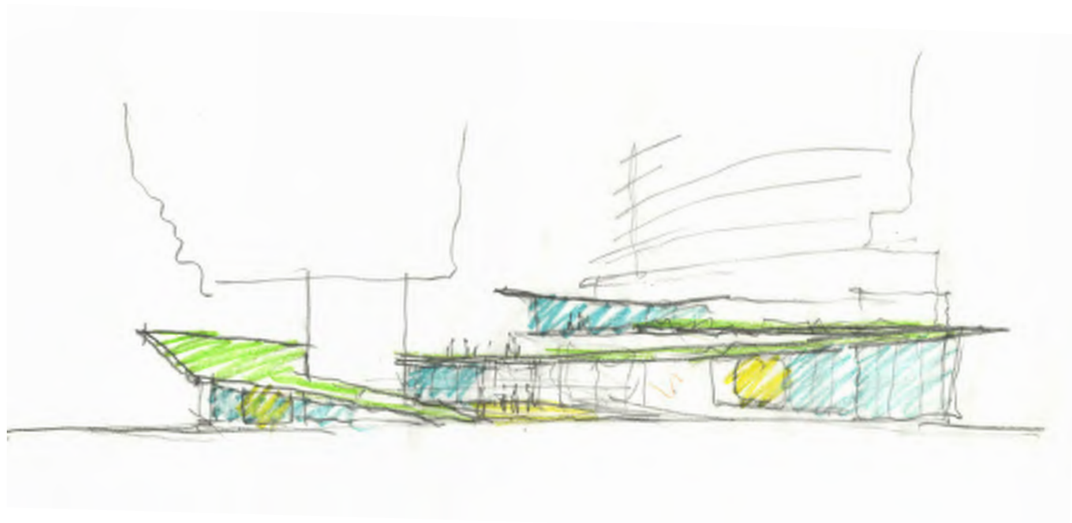


Front Porch Concept Sketch

community FRONT PORCH
a connective space

SHARING:

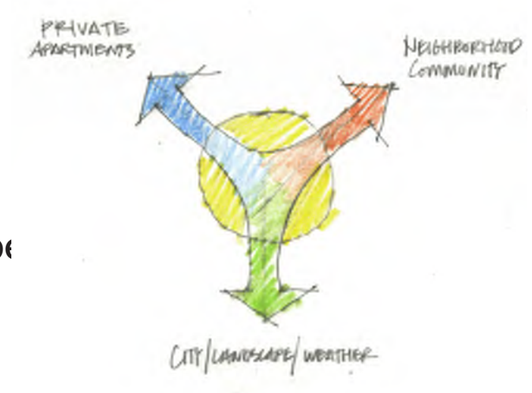
- views of the city and landscape
- experience of the phenomenons of nature
- amenities



Podium Concept Sketch

CONNECTIONS:

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



EDG RESPONSE

ITEM	SUMMARY OF EDG COMMENT	RESPONSE
1. General	a. The Board was very pleased with the design evolution and response to the previous Board guidance, as well as the integration of public comment. (DC2 Architectural Concept, Yesler Terrace DC2)	Supported at EDG
	b. The Board greatly appreciated the efforts made to invest in the expansion of the site to accommodate the relocation of the driveway off S Washington Street. (DC1-B Vehicular Access and Circulation)	Supported at EDG
	c. The Board appreciated the responsive and well detailed and packet, graphics and information provided at this meeting. (DC2 Architectural Concept, Yesler Terrace DC2)	Supported at EDG
2. Massing Options and Architectural Concept	a. The Board was very pleased with the clear diagrams and narrative graphics of the massing concept and its evolution. Through the studies provided, the Board felt they had a clear understanding of the overall design concept and intent. (Yesler Terrace CS1-C Topography, CS2-A-1. Sense of Place, Yesler Terrace CS2 Gateways, CS2-B-1. Site Characteristics, Yesler Terrace CS2 High-rises)	Supported at EDG
	b. The Board commended the design team on the exemplary level of thorough analysis and subsequent modifications to the design responding to the guidance provided at the first EDG meeting. Specifically, the Board noted the introduction of balconies and creating a common language between the two towers. (DC2 Architectural Concept, Yesler Terrace DC2)	Supported at EDG
	c. Regarding the balconies (see page 23 of the packet), the Board felt that the uppermost balconies on the south tower detracted from the elegance of the tower massing as viewed from the park. The Board recommended that these uppermost balconies be refined and brought into plane with the tower to be less distracting from the tower form and shape and better relate to the Phase I (north) tower. (DC2 Architectural Concept, Yesler Terrace DC2)	**See Response - Balconies**
	d. The Board agreed that the erosion proposed at the lower levels was successful in breaking down the scale and relating to the open space concept. (Yesler Terrace DC3-A Building-Open Space Relationship)	Supported at EDG
3. Views	a. The Board found the graphics on page 18-19 of the packet very helpful and inspired and commended the design team for its creative thinking and approach. Specifically, the Board appreciated the bold and radical concept of an airy base that responds so directly to the location, topography and preservation of views. (CS1-C Topography, PL1-C Outdoor Uses and Activities)	Supported at EDG
	b. The Board also appreciated the datum of the podium responding to the tree-line and downtown skyline beyond. (DC2 Architectural Concept, Yesler Terrace DC2Yesler Terrace CS2 High-rises, Yesler Terrace DC2 City Scale)	Supported at EDG
	c. The Board noted that the views from I5 of phase II revealed that the soffit treatment of the podium will need to be thoughtfully considered as it is highly visible. (Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2.Visual Impacts, Yesler Terrace DC4 Preferred Exterior Materials)	**See Response - Soffits**
	d. The Board discussed the vines proposed to screen the garage levels and suggested that the vegetation come from above rather than below so that the effect of the screening is more readily apparent. (Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts)	**See Response - Parking Garage**
	e. The Board recommend further study of the parking garage so that the design either reads as very porous and transparent or heavy and grounded into the slope. Whichever approach is taken, the design should read clearly from I5 and integrate well into the strong landscape design plan. (DC1-B Vehicular Access and Circulation Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts)	**See Response - Parking Garage**
4. Tower Forms	a. The Board agreed that the presentation and explanation of the tower forms, shapes and angles responded to the questions raised at the previous meeting. (DC2 Architectural Concept, Yesler Terrace DC2)	Supported at EDG
	b. For the Phase I (north) tower (page 20), the Board found the tower form to have a dynamic shape that is both cohesive and iconic and successfully breaks down in scale on the Yesler Way frontage. (CS2-A-2. Architectural Presence, Yesler Terrace CS2 Gateways, DC2 Architectural Concept, Yesler Terrace DC2)	Supported at EDG

ITEM	SUMMARY OF EDG COMMENT	RESPONSE
4. Tower Forms (continued)	**c. For the Phase II (south) tower, the Board noted some concerns with the soffit design and uppermost balconies (see earlier guidance) but were very pleased with the podium treatment. (Yesler Terrace DC4 Preferred Exterior Materials)**	**See Response - Balconies and Soffits**
	d. The Board expressed concern that the Phase I tower alone lacks continuity with the public realm and landscape plan and that further work at the base is needed to ensure that this phase is successful on its own. The Board specifically noted that the staircase should offer a grander gesture and better relate to the sidewalk to convey the public accessibility as is expressed by the Phase II ramp design. (DC3-A-1. Interior/ Exterior Fit, DC3-B-3.Connections to Other Open Space, DC2 Architectural Concept)	**See Response - Phase 1**
	e. The Board stressed that the Phase I tower should have the design strength to stand on its own in terms of design concept, public access, water features, landscaping, folly concept, entry points, etc. (DC2 Architectural Concept, Yesler Terrace DC2Yesler)	**See Response - Phase 1**
5. Podium	a. The Board appreciated the study of the podium slab thickness (page 32) and found the narrower, thin profile convincing. (DC2-C Secondary Architectural Features)	Supported at EDG
	b. The Board recommended further exploration of the materiality of the building below the slab and the use of heavier, weighty materials for those solid portions of the building below, creating a strong contrast to the airy, open, glassy and transparent areas below the slab. (DC4-D Trees, Landscape, and Hardscape Materials)	**See Response - Materials**
	c. The Board supported the stepped back portions of the building face below the slab and balustrade above, along with the thin column profiles, that further emphasize the drama of the slab concept. (DC2-C Secondary Architectural Features)	Supported at EDG
	d. The Board agreed that the Yesler Terrace design guidelines provide considerable direction on materiality. (Yesler Terrace DC4 Preferred Exterior Materials)	**See Response - Materials**
6. Vehicular Access	a. The Board was very supportive of the resolution of the relocated parking garage entry further south along S Washington St as part of Phase II (no longer at the focal point of the podium). (DC1-B Vehicular Access and Circulation and Yesler Terrace Supplemental)	Supported at EDG
	b. The Board encouraged further exploration of the design of this shared access drive as a primarily pedestrian focused zone with vehicular use secondary. The Board suggested the use of removable bollards as one method for achieving the primacy of the pedestrian in this space while also allowing for food trucks, car share loading, etc. (PL1-B-1. Pedestrian Infrastructure) **i. The Board noted that the appearance of the service entry on Yesler Way will be critical at this highly visible location. The Board stressed that this is a gateway location that the tower successfully establishes, but this same level of drama, coherence and interest needs to be carried down to the base at this location. The Board noted the following elements should be considered and addressed at the next meeting (DC1-B Vehicular Access and Circulation and Yesler Terrace Supplemental, Yesler Terrace CS1-E Water, Yesler Terrace CS2 Wayfinding Kiosks, PL1-B-1. Pedestrian Infrastructure):** **ii. Creation of a welcoming space along the street level;** **iii. Thoughtful and interesting design of the screen wall and garage doors/gates;** **iv. Alleviating the pinch point of the prominent building corner against the site corner;** **v. Promotion a safe and secure space** **vi. Integration of exterior lighting to highlight the podium and this programmatic function;** **vii. Use of high-quality materiality;** **viii. Examine the potential for porosity through this space to the landscaping and views beyond; and** **ix. Explore use of landscaping and/or art to achieve the guidance above.**	**See Response - West Colonnade**
	c. At the next meeting, the Board requested perspectives taken from the pedestrian level on the same side of the street (Yesler) as the subject site to really understand the space, views and sight lines. (DC1-B Vehicular Access and Circulation and Yesler Terrace Supplemental)	**See Response - West Colonnade**

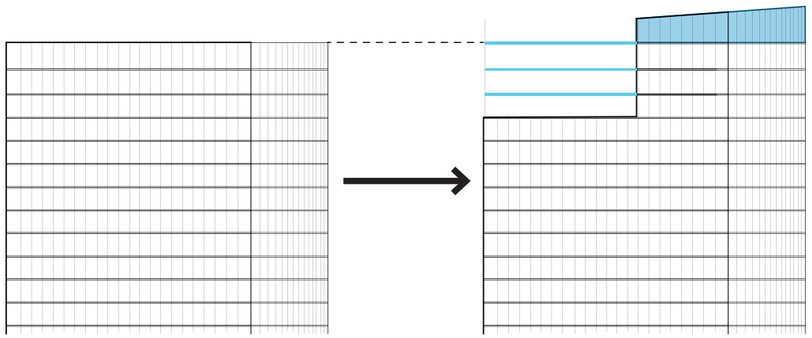
ITEM	SUMMARY OF EDG COMMENT	RESPONSE
7. Landscaping	**a. The Board agreed that the details of the folly concept within the landscape plan were exciting and should be further explored and details at the next meeting. Specific information about the curation and themes will be critical. The opportunity for these elements to integrate cultural history of the neighborhood, as well as introduce playfulness and learning should be harnessed. The Board echoed public comment and noted that the cultural references expressed in the landscape design and folly elements should strive to reflect both the past communities of the neighborhood, as well as the present and future. (Yesler Terrace CS1-E Water, Yesler Terrace CS2 Wayfinding Kiosks)**	**See Response - Follies**
	b. The Board supported the early concepts of a highly programmed open space at the podium ramp and ground level, including community elements, incorporating art, and other activating elements. (CS1-C Topography, PL1-C Outdoor Uses and Activities, PL1-C Outdoor Uses and Activities, PL1-B-3. Pedestrian Amenities)	Supported at EDG
	c. The Board supported the location of the landscaping at the edge of the podium slab and ramp to accent this drama of this folding plane. (DC2 Architectural Concept, Yesler Terrace DC2Yesler, DC3-A-1. Interior/Exterior Fit)	Supported at EDG
	d. The Board strongly encouraged the integration of stormwater runoff into the landscape design. The Board noted that these features should also be prominent as part of the Phase I development. (Yesler Terrace DC4 Hardscape Materials)	**See Response - Stormwater**
	e. The Board was very pleased with the overall landscape concept and plant palette that celebrates the natural elements and weather, tilting the podium ramp towards the park to the east, integration of follies, artwork and water features. (Yesler Terrace DC4, CS3-B Local History and Culture)	Supported at EDG
	f. The Board suggested that further consideration of integrating the proposed landscape design with the right-of-way plan will help tie the proposed open space to the park to the east. (Yesler Terrace DC3-A Building-Open Space Relationship)	**See Response - Right of Way**

Balconies

2.C: Regarding the balconies (see page 23 of the packet), the Board felt that the uppermost balconies on the south tower detracted from the elegance of the tower massing as viewed from the park. The Board recommended that these uppermost balconies be refined and brought into plane with the tower to be less distracting from the tower form and shape and better relate to the Phase I (north) tower. (DC2 Architectural Concept, Yesler Terrace DC2)

Response

The highly visible tower forms respond to distant views within Yesler Terrace, on I-5 and throughout the city. The termination at the upper levels in an opportunity to introduce details and sculpture gestures which reinforce the formal concepts, while creating a human scale understood from a distance (DC2). The combination of sloping mechanical screens to emphasize prows-like edges and contrasting balconies create a balanced composition. Upper level balconies have been added to the north tower to unify the towers.



Extruded Form

With Balconies
and Rooftop Screen

Without Balconies
View From I-5 Northbound

With Balconies (Preferred)
View From I-5 Northbound

Without Balconies
View From Yesler Park

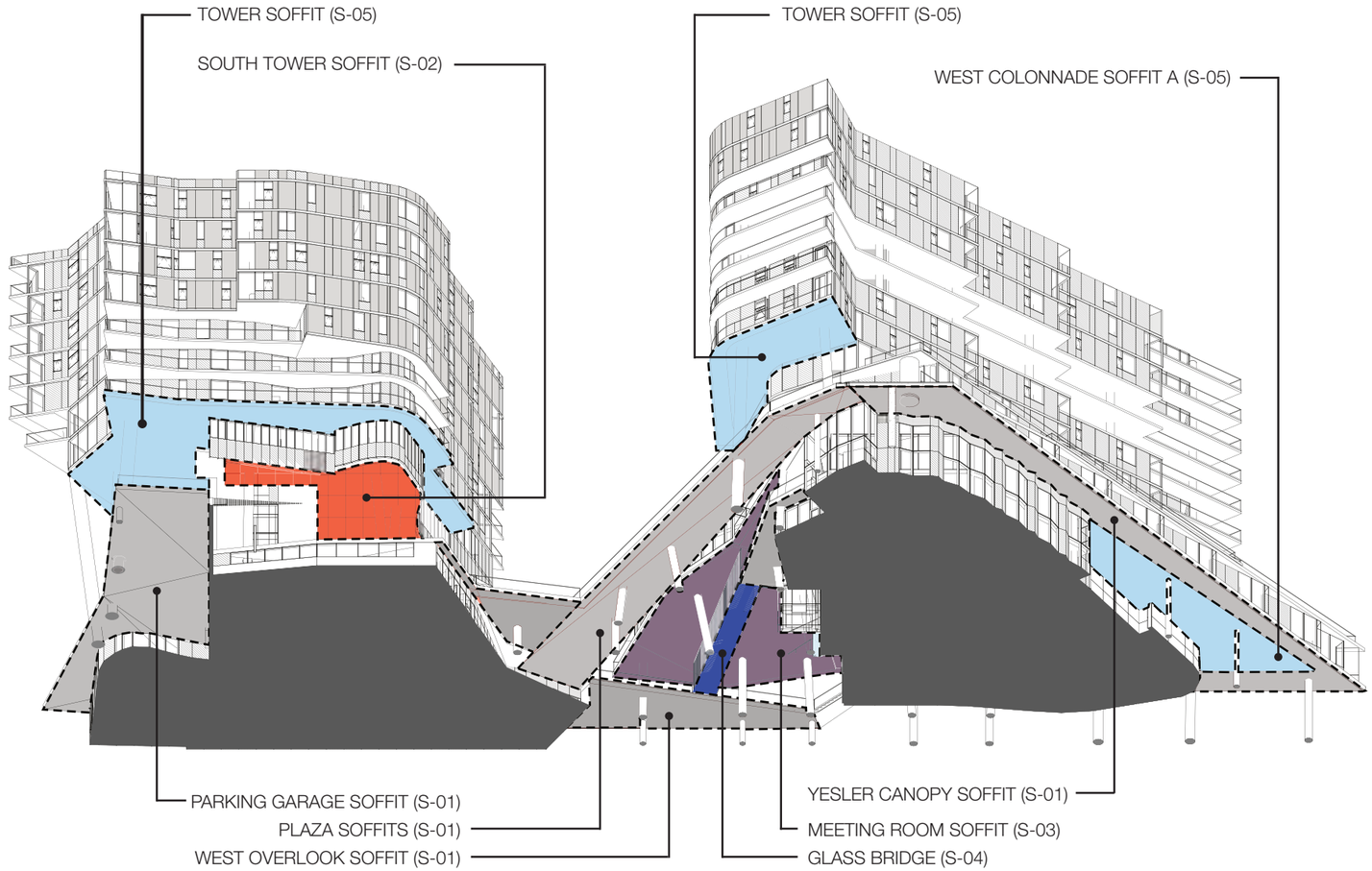
With Balconies (Preferred)
View From Yesler Park

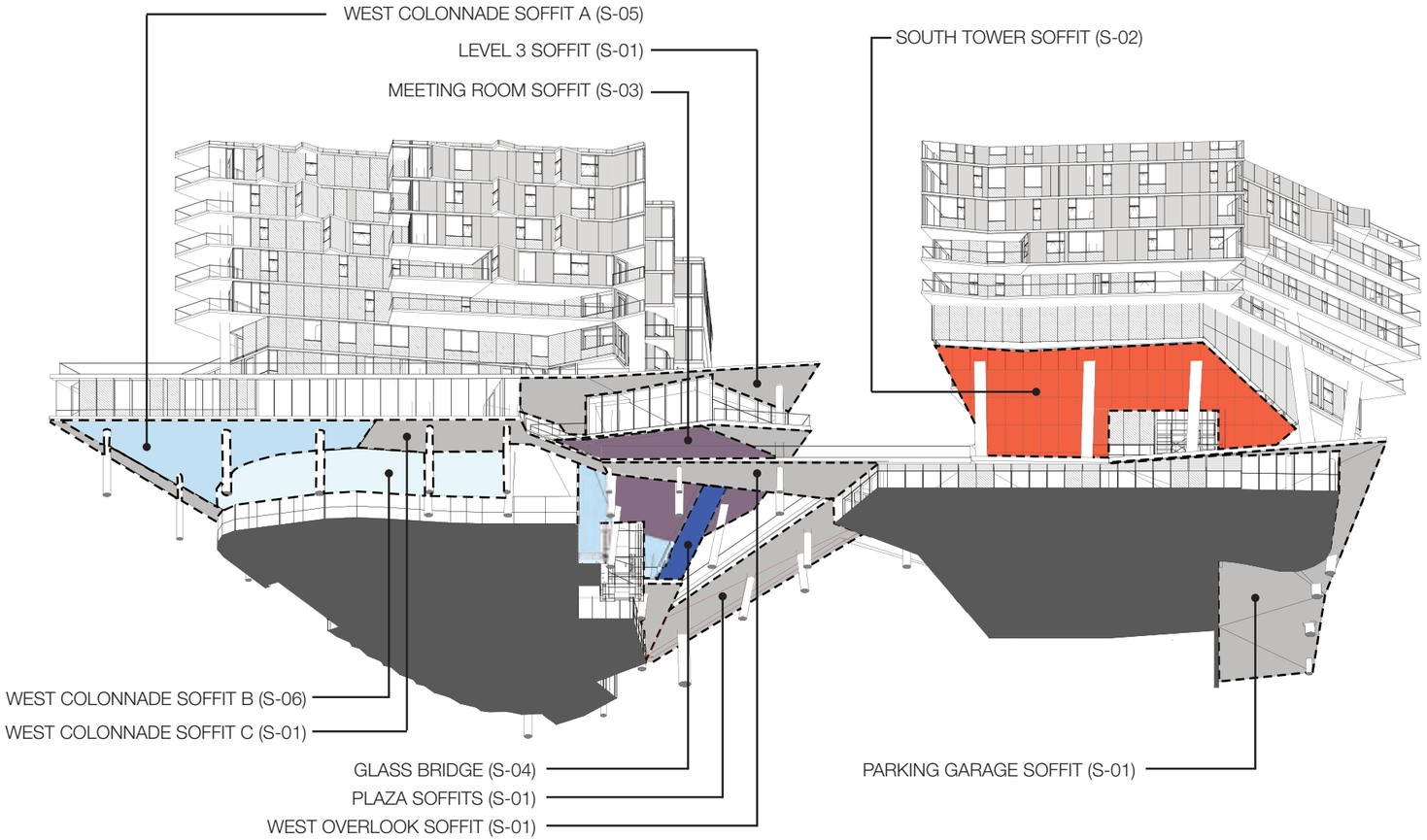
Soffits

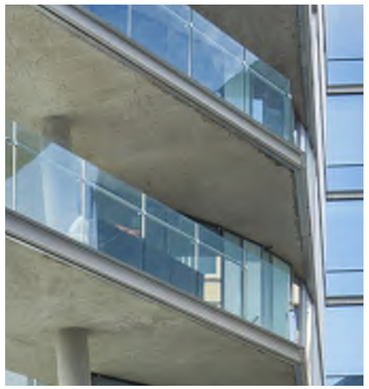
3A. Soffits: The Board noted that the views from I5 of phase II revealed that the soffit treatment of the podium will need to be thoughtfully considered as it is highly visible. (Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts, Yesler Terrace DC4 Preferred Exterior Materials)

Response

The Applicant acknowledges that the soffits will be visible from I-5 creating an opportunity for strong graphic elements that are legible day and night. The Applicant proposes the soffits include high quality finishes creating a variety of experiences. Materials considered for the soffits are primarily gray-toned to not overwhelm the eye or distract from the glassy towers. In some areas, color highlights are being studied to create “jewel-box” effects. Materials proposed are intended to be durable. The currently proposed material is Gypsum Wall Board as the base-case. Tensile Fabric is preferred for the color highlighted areas. The Applicant is also studying application of Glass, or Metal Panel in lieu of Tensile Fabric to make sure the material will be durable and perform well over time. We are requesting support for all of these material choices at the Recommendation stage so that we can continue development of the materials as the MUP progresses to final approval.



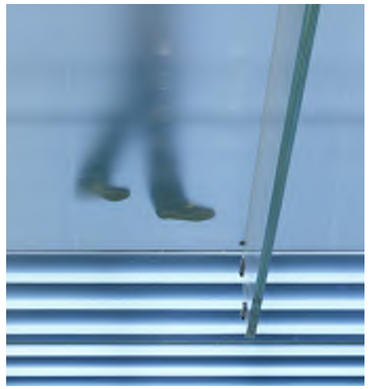




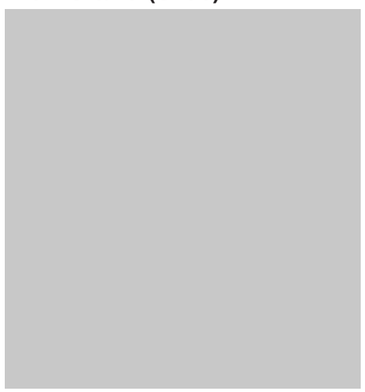
Concrete (S-01)

Red Tensile Fabric Membrane (S-02)

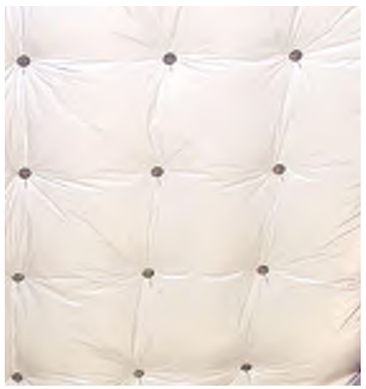
Light Gray Tensile Fabric Membrane (S-03)



Glass (S-04)



Light Gray Painted Gypsum Wall Board (S-05)



White Facing Stick Pin Insulation (S-06)

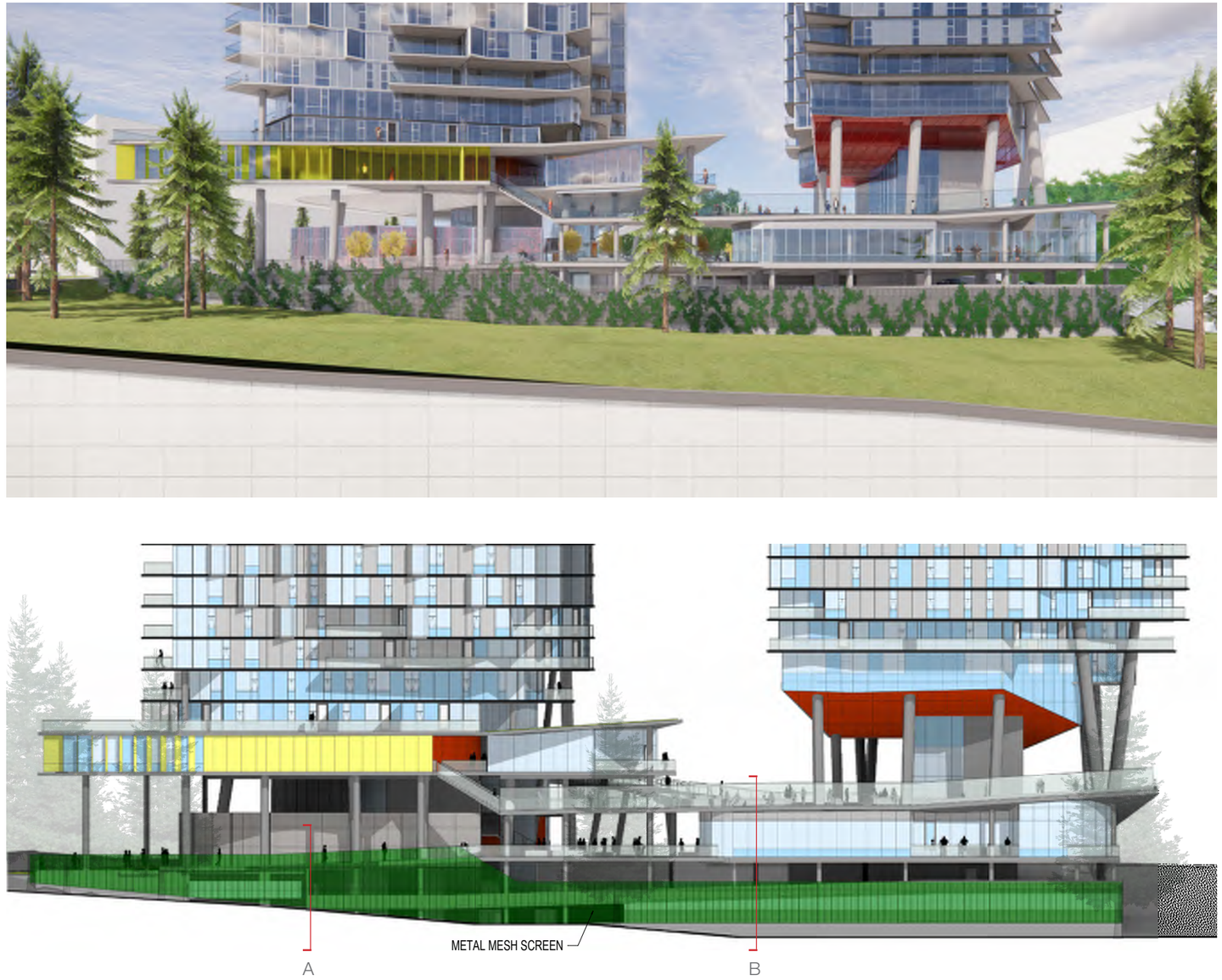
Parking Garage

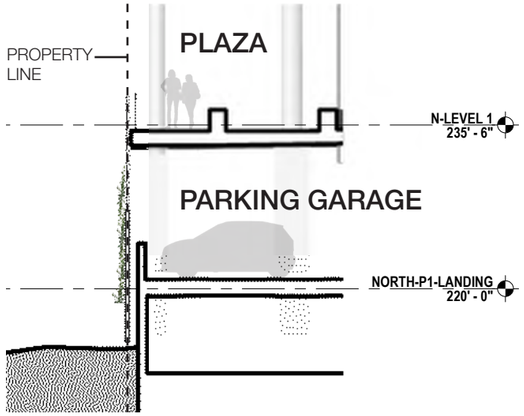
3B. Planting at Garage Screen: The Board discussed the vines proposed to screen the garage levels and suggested that the vegetation come from above rather than below so that the effect of the screening is more readily apparent. (Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts)

3C. Parking Garage: The Board recommend further study of the parking garage so that the design either reads as very porous and transparent or heavy and grounded into the slope. Whichever approach is taken, the design should read clearly from I5 and integrate well into the strong landscape design plan. (DC1-B Vehicular Access and Circulation Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts)

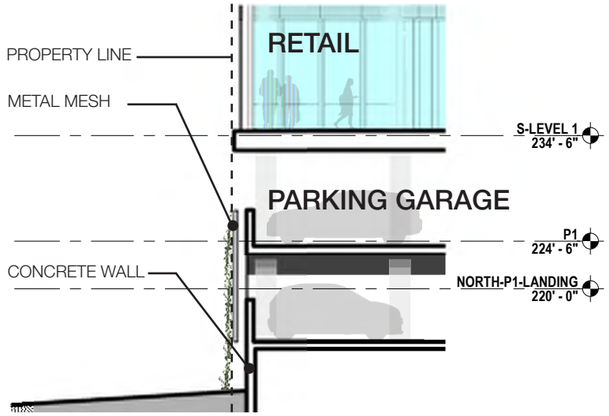
Response

A metal mesh partially covers the open parking garage providing both a security screen, and armature for vines to grow on. Visually the mesh creates a transition from the heavy concrete base to the lightweight expression of the podium. Vines rising from the ground reinforces this transition. Options for vines hanging from above were studied and determined to be less effective with respect to plant establishment and long-term vitality. Limitation to soil volume on the raised deck/garage roof restricts plant success. The intent to open views from the plaza to the west is also restricted if vines cover the 42” tall guardrail along the edge of the plaza and further compress the view out from the plaza, and the light that is allowed to enter the space beneath the terrace canopies. Vines planted in the (ground) soil on grade along the west facade will thrive with long term access to good soil volume and drainage.





Garage Section A



Garage Section B

View of Garage Vine Wall from I-5 ROW

Welded Wire Mesh Screen and Guardail

Precedent Vine Walls

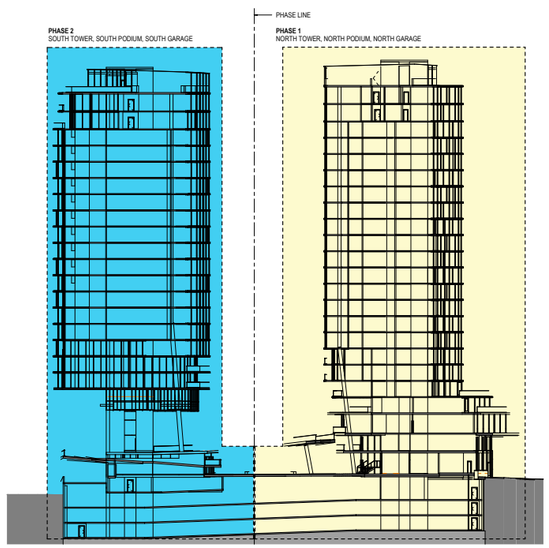
Phase 1

4B. Phase 1 Continuity: The Board expressed concern that the Phase I tower alone lacks continuity with the public realm and landscape plan and that further work at the base is needed to ensure that this phase is successful on its own. The Board specifically noted that the staircase should offer a grander gesture and better relate to the sidewalk to convey the public accessibility as is expressed by the Phase II ramp design. (DC3-A-1. Interior/Exterior Fit, DC3-B-3. Connections to Other Open Space, DC2 Architectural Concept)

4C. Phase 1 Tower: The Board stressed that the Phase I tower should have the design strength to stand on its own in terms of design concept, public access, water features, landscaping, folly concept, entry points, etc. (DC2 Architectural Concept, Yesler Terrace DC2Yesler)

Response

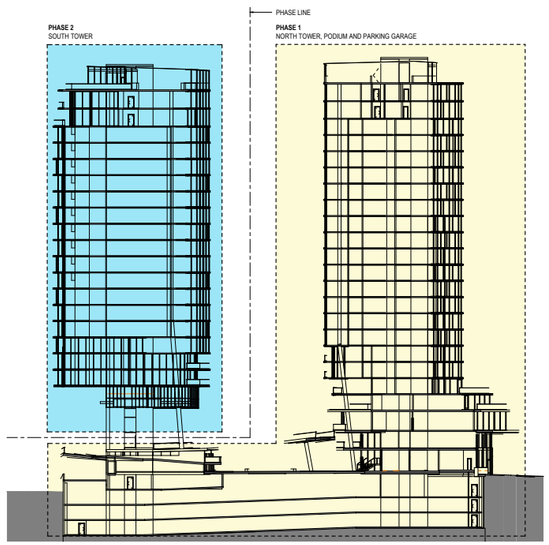
The phasing has been revised to include the full parking garage and podium in phase 1. This eliminates the need for a temporary parking garage entrance at the center of the site, and allows the full landscaped ramping roof to be achieved in phase 1. During construction of the south tower, the public stair/elevation will be the means of access to the upper levels. The design of this element is addressed in Section 03 of the packet.



Phasing at EDG-2

Phase 1 at EDG-2

Phase 1 Level 2 Plan



Current Phasing

Current Phase 1

Phase 1 - From Yesler Park

Phase 1 - From I-5 North

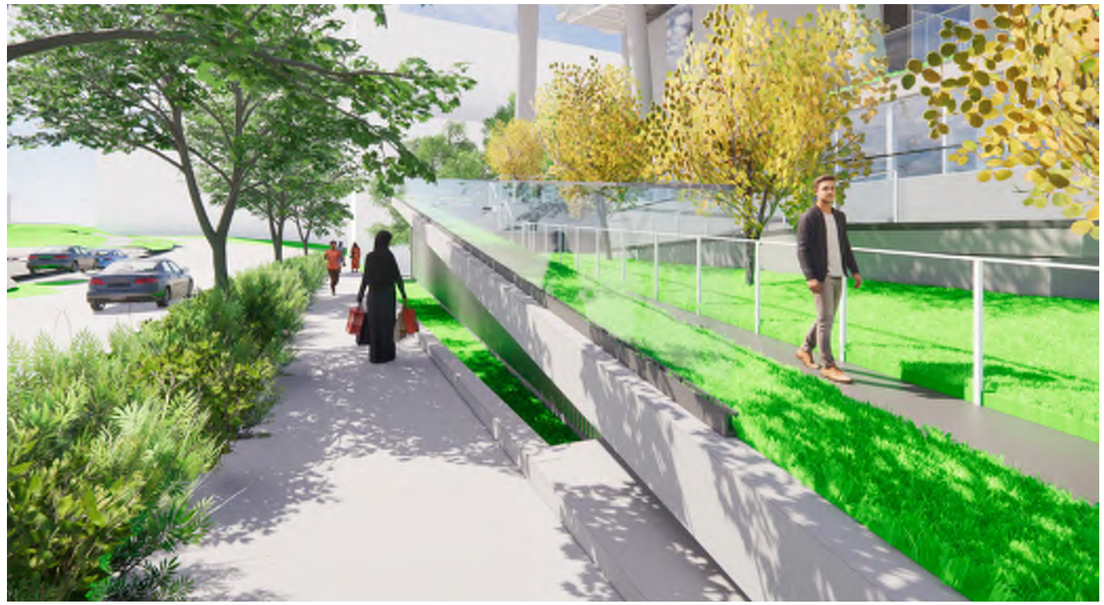
Materials

5.B. Podium Materiality: The Board recommended further exploration of the materiality of the building below the slab and the use of heavier, weighty materials for those solid portions of the building below, creating a strong contrast to the airy, open, glassy and transparent areas below the slab. (DC4-D Trees, Landscape, and Hardscape Materials)
Comment 5.b

Response

To emphasize the heavier podium consistent with Board feedback, the proposed concept for the Washington Street green ramp wall is to incorporate vertical, semi-reflective gray metal fins that would be attached to the concrete wall. The intent of the fins would be to create rhythmic visual interest and a sense of movement along the sidewalk. The fins are in ongoing technical review for feasibility. Final resolution of the fin design may lead to alternative materials, colors, or patterning that reinforce the qualities of the current design in terms of rhythm visual interest, and grounding of the podium.

Metal Fin Cladding



Views Along S Washington Street Sidewalk

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West Colonnade

A. Shared Access Drive: The Board encouraged further exploration of the design of this shared access drive as a primarily pedestrian focused zone with vehicular use secondary. The Board suggested the use of removable bollards as one method for achieving the primacy of the pedestrian in this space while also allowing for food trucks, car share loading, etc. (PL1-B-1. Pedestrian Infrastructure)

i. The Board noted that the appearance of the service entry on Yesler Way will be critical at this highly visible location.

The Board stressed that this is a gateway location that the tower successfully establishes, but this same level of drama, coherence and interest needs to be carried down to the base at this location. The Board noted the following elements should be considered and addressed at the next meeting (DC1-B Vehicular Access and Circulation and Yesler Terrace Supplemental, Yesler Terrace CS1-E Water, Yesler Terrace CS2 Wayfinding Kiosks, PL1-B-1. Pedestrian Infrastructure):

ii. Creation of a welcoming space along the street level;

iii. Thoughtful and interesting design of the screen wall and garage doors/ gates;

iv. Alleviating the pinch point of the prominent building corner against the site corner;

v. Promotion a safe and secure space;

vi. Integration of exterior lighting to highlight the podium and this programmatic function;

vii. Use of high-quality materiality;

viii. Examine the potential for porosity through this space to the landscaping and views beyond; and

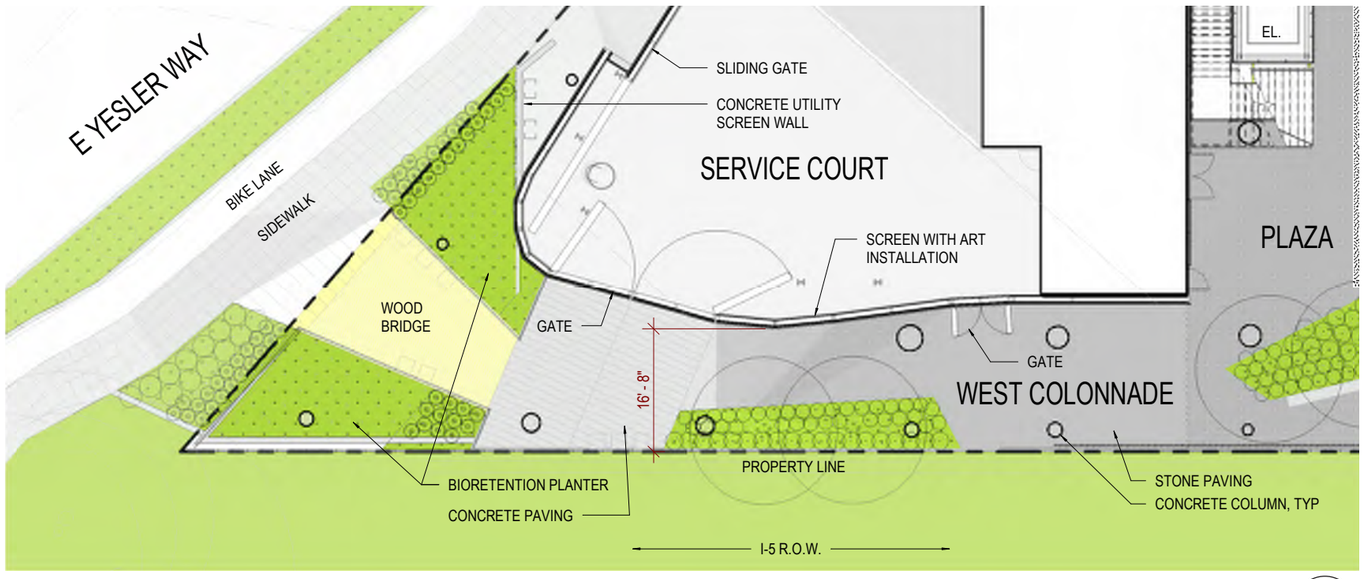
ix. Explore use of landscaping and/or art to achieve the guidance above.

B. Street Level Perspectives: At the next meeting, the Board requested perspectives taken from the pedestrian level on the same side of the street (Yesler) as the subject site to really understand the space, views and sight lines. (DC1-B Vehicular Access and Circulation and Yesler Terrace Supplemental)
Comment 6.c

Response

Refer to Section 03 for development of vehicle access plaza.

Pedestrians will access the west edge of the site from Yesler Way via the wide accessible bridge over the bio-retention planter that introduces the on-site stormwater strategy along the edge of the public sidewalk. The colonnade will be an open double height space, welcoming the public into the podium. A partial height art installation screens the service court from the pedestrian areas, and provides a visual connection from the ROW to the Central Plaza. In contrast to the articulated screen, a smooth light gray GWB soffit reflects light into the space reinforcing the open airy quality.



Level 1

100’

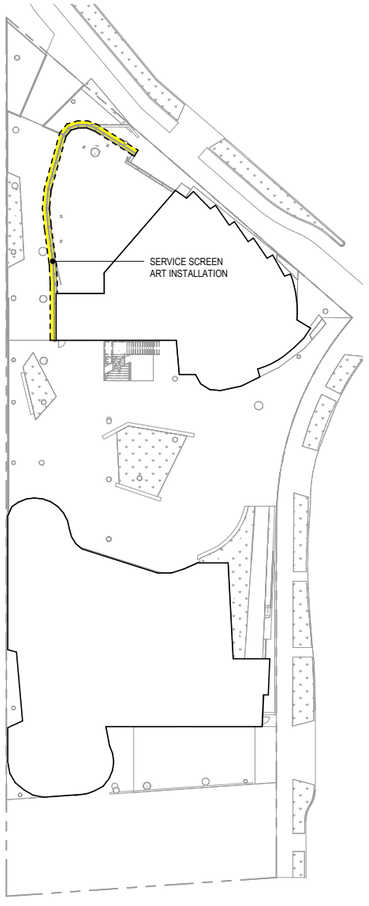
View of NW Corner from Yesler

Follies

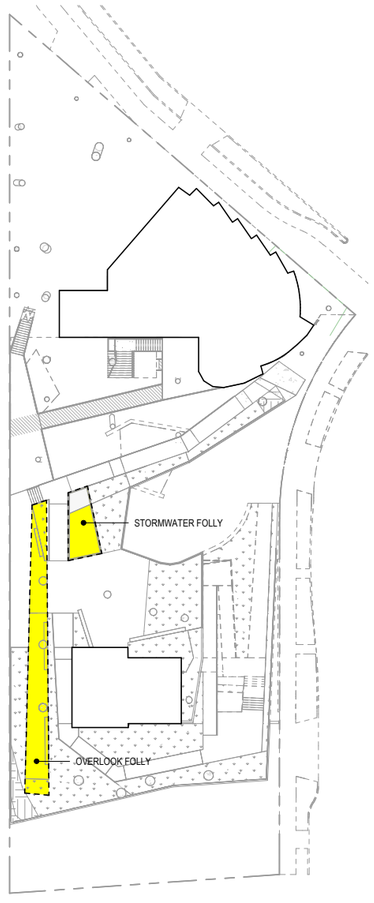
7A. Follies: The Board agreed that the details of the folly concept within the landscape plan were exciting and should be further explored and details at the next meeting. Specific information about the curation and themes will be critical. The opportunity for these elements to integrate cultural history of the neighborhood, as well as introduce playfulness and learning should be harnessed. The Board echoed public comment and noted that the cultural references expressed in the landscape design and folly elements should strive to reflect both the past communities of the neighborhood, as well as the present and future. (Yesler Terrace CS1-E Water, Yesler Terrace CS2 Wayfinding Kiosks)

Response

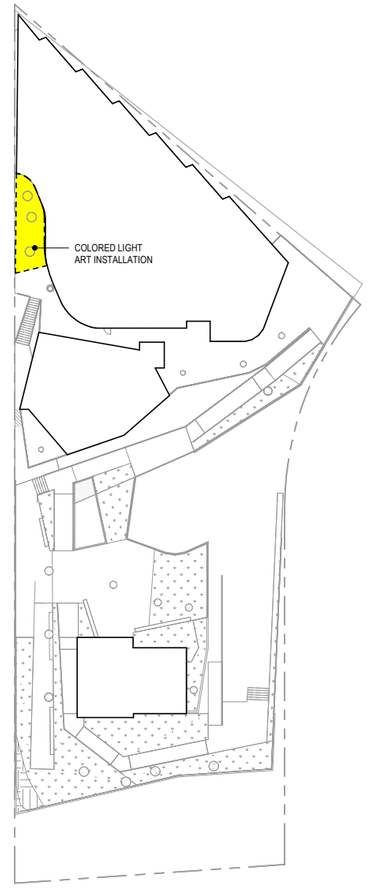
At significant moments within the podium, follies will be introduced to enrich peoples experience, creating opportunities to heighten or change perceptions of natural phenomena, of time and place, or of the history of the site. These follies will encourage residents and the public to engage the building and landscape with moments of mystery, humor, and delight, and with each visit, a new and more complete understanding of place can emerge.



Level 1



Level 2



Level 3

Follies

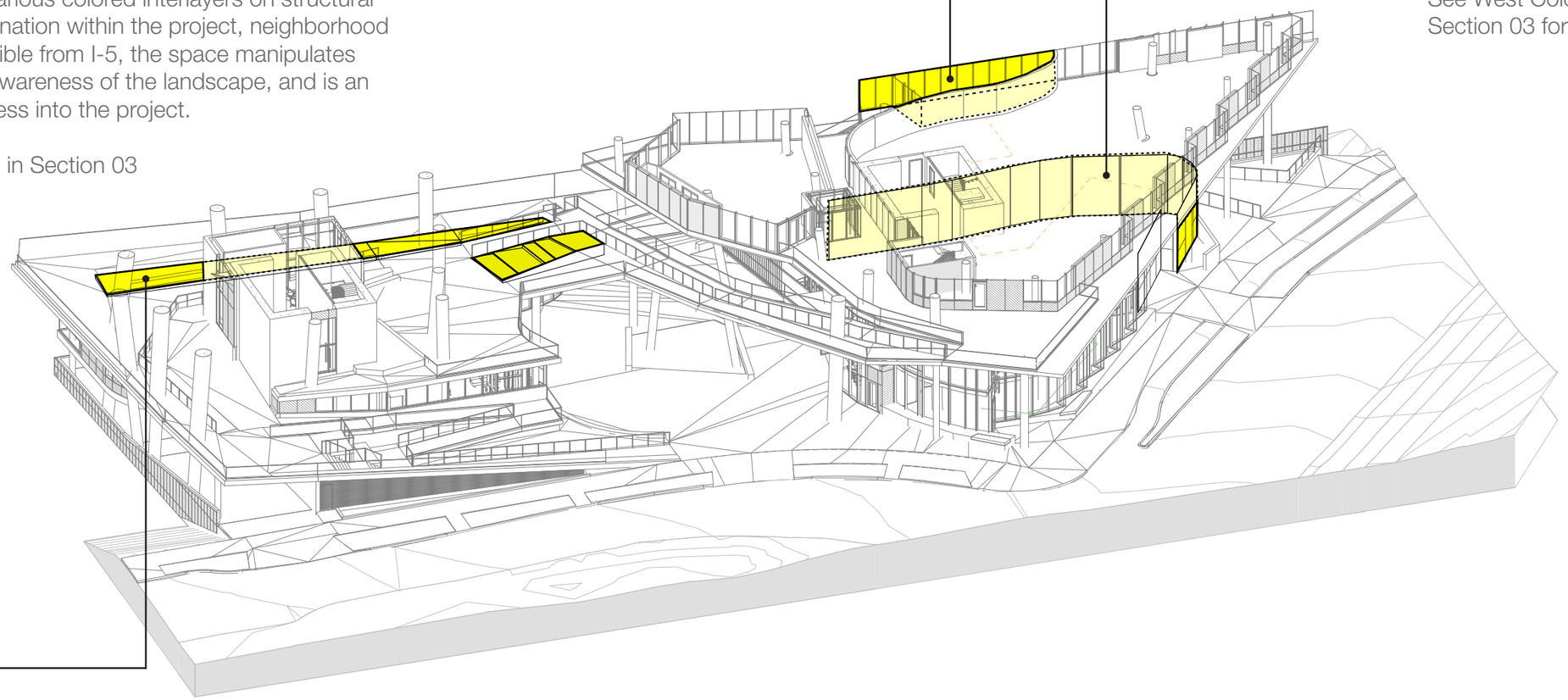
Colored Light Art Installation

The concept for the proposed colored light art installation is to create a laminated glass enclosure with various colored interlayers on structural glass mullions to become a destination within the project, neighborhood and city. As an outlook space visible from I-5, the space manipulates visual perceptions, heightening awareness of the landscape, and is an opportunity to introduce playfulness into the project.

See Level 3 Colored Light Space in Section 03 for more information.

Service Court Screen with Art Installation

See West Colonnade in Section 03 for description.



West Overlook Folly

The western edge of Level 2 provides an opportunity to heighten visitor's perception of the western view under various lighting and weather conditions. A place to enjoy the Olympic mountains and Puget Sound at sunset, or to watch rainstorms roll in, the folly will provide a unique setting shared with the community.

See Landscape in Section 03 for more information.

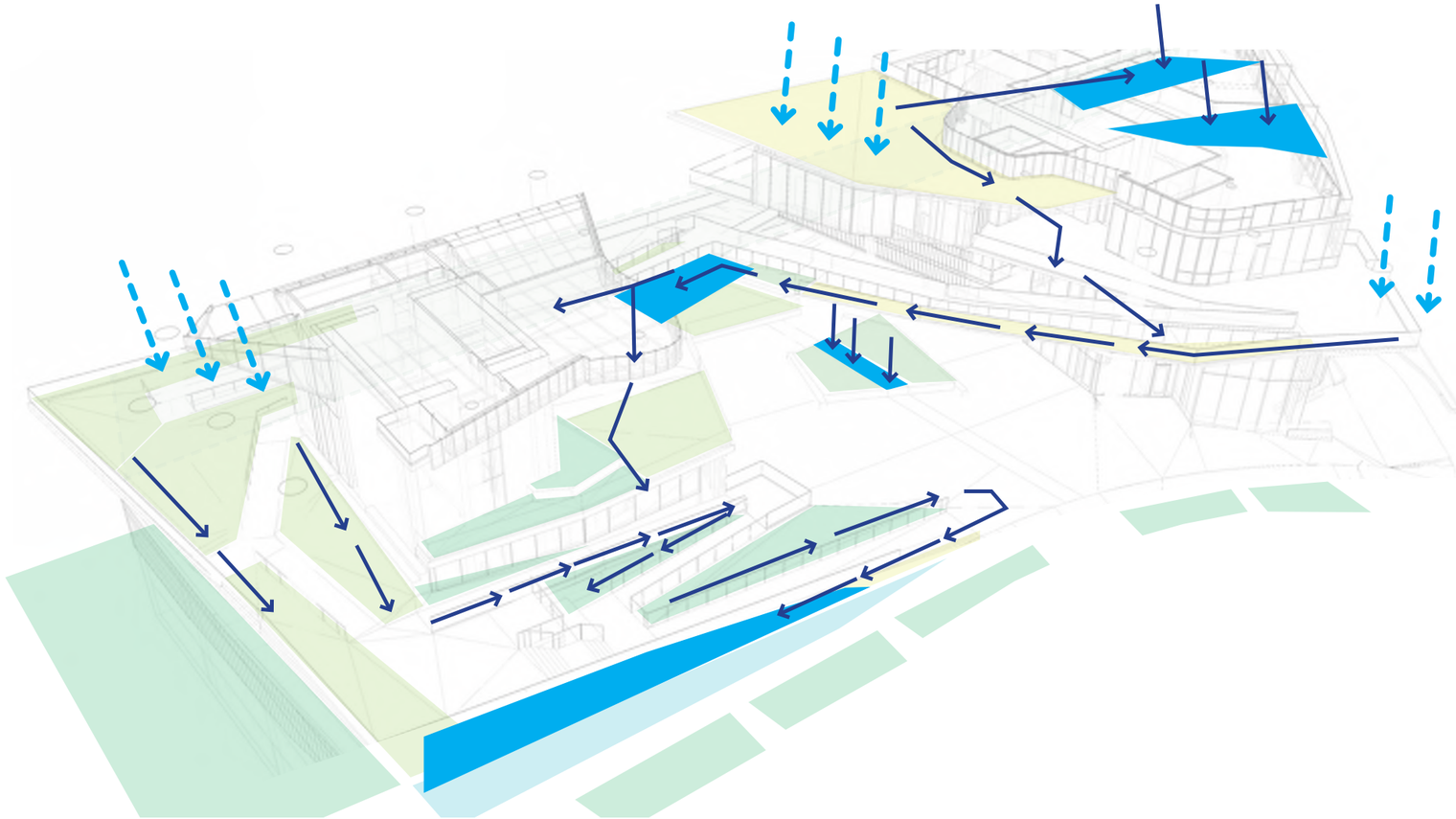
Stormwater

7B. Stormwater: The Board strongly encouraged the integration of stormwater runoff into the landscape design. The Board noted that these features should also be prominent as part of the Phase I development. (Yesler Terrace DC4 Hardscape Materials)

Response

Phase 1 Development: Pedestrians will access the west edge of the site from Yesler Way via the wide accessible bridge over the bio-retention planter that introduces the on-site stormwater strategy along the edge of the public sidewalk.

Phase 2 Development: A corresponding linear bio-retention planter along the east side of the site immediately adjacent to the public sidewalk will provide visible cues to the stormwater while providing a lush evergreen edge to the structure that rises to the elevated open spaces. The elevated open spaces incorporate rainwater runnels along the pedestrian ramps and walkways to allow rain events to be experienced as apart of the winding sequence that begins at Level 3 and meanders down to the plaza level and the on-grade site entrance. See diagram for site water elements.



Right of Way

7C. Right of Way Design: The Board suggested that further consideration of integrating the proposed landscape design with the right-of-way plan will help tie the proposed open space to the park to the east. (Yesler Terrace DC3-A Building-Open Space Relationship)

Response

The Right of Way design provides the maximum tree canopy along Washington Street that is feasible in accordance with SDOT recommendations in the SIP process. Tree size and species is approved by SDOT Urban Forestry. Pedestrian crossings and curb bulbs to reduce road widths are not permitted by SDOT in this location. The ROW on Yesler Way remains intact with only the new service driveway entrance changing the current (recent) SDOT improvements. One existing tree shall be relocated 11 feet to the west to provide enhanced sight lines adjacent to the new driveway in accordance with SDOT SIP guidance and approvals.

PODIUM, STREETSCAPE, AND LANDSCAPE

Materials


Concrete Columns


Tensile Fabric Soffit


Metal Grille


Colored Glass

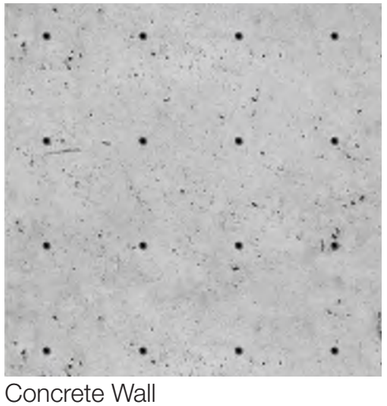

Metal Panels


Window Wall


Glass Elevator


Stone Paving

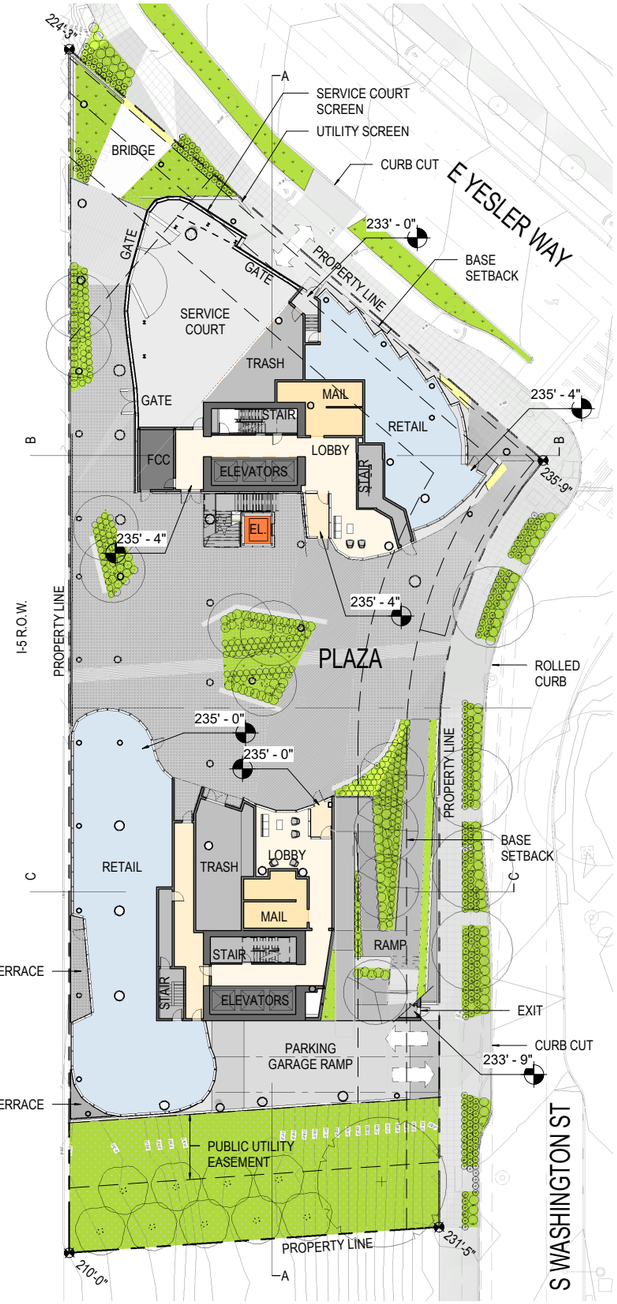

Glass Guardrail


Concrete Wall

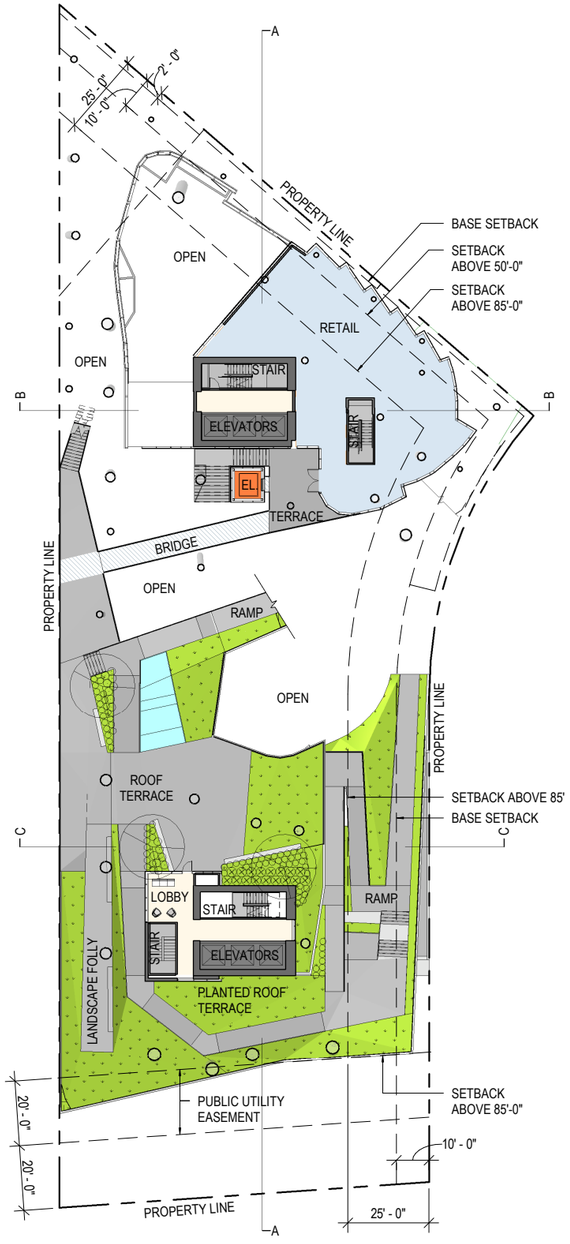
SECTION 03 / Podium, Streetscape and Landscape

Podium Programming - Perspective from Yesler Park

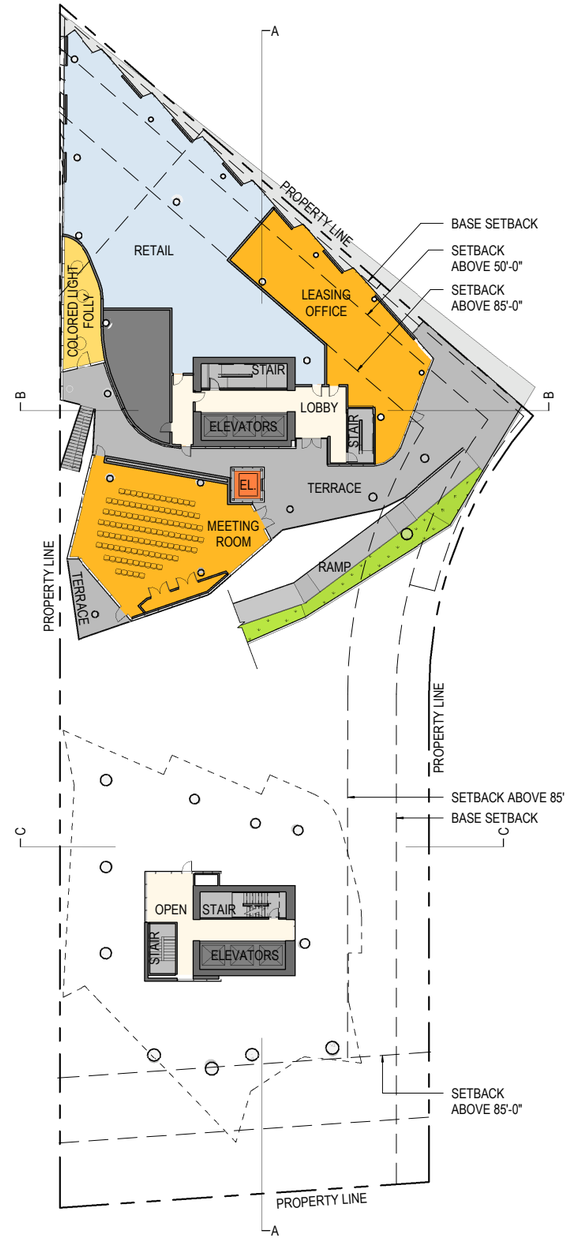
Podium Floor Plans



Level 1



Level 2

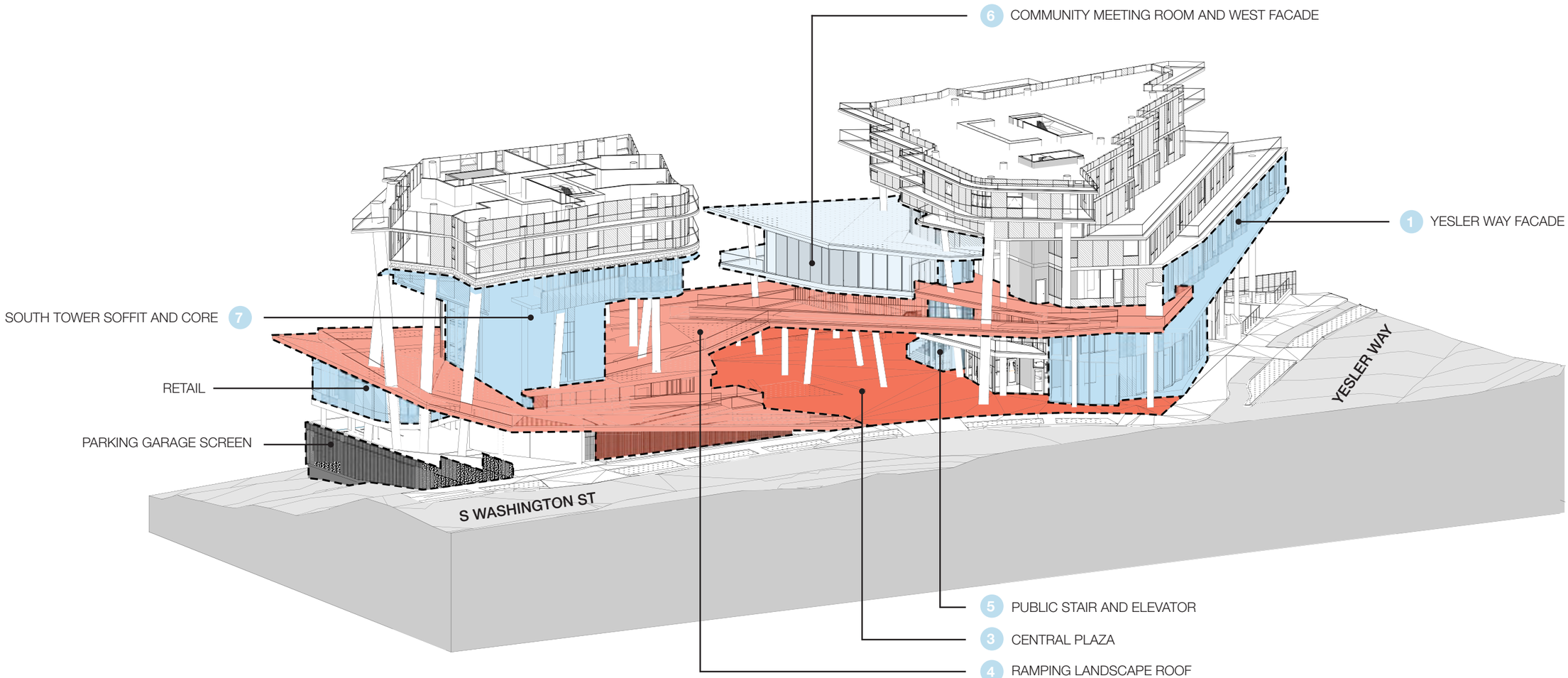


Level 3

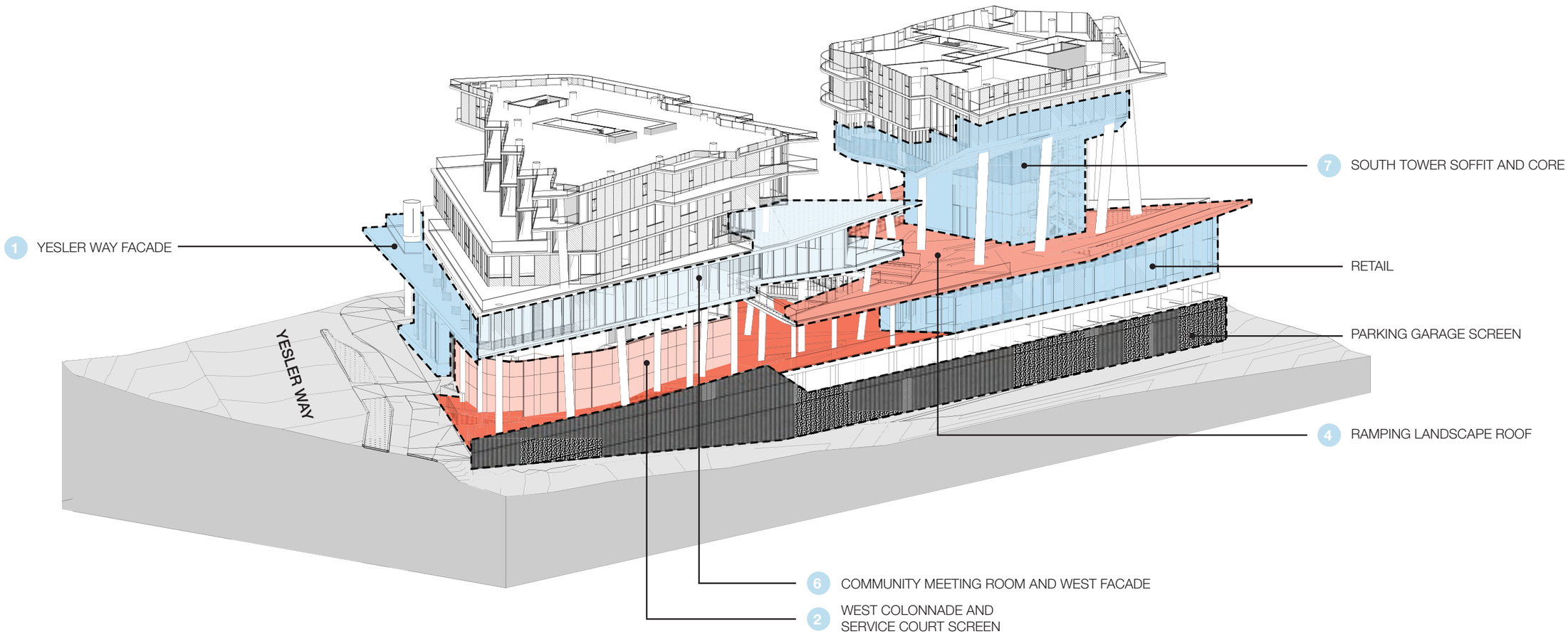
0' 10' 20' 50' 100'

SECTION 03 / Podium, Streetscape and Landscape

Podium Programming - Axonometric Drawing



Podium Programming - Axonometric Drawings

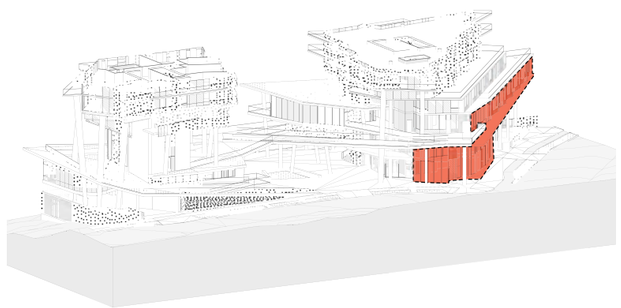


Yesler Way Facade

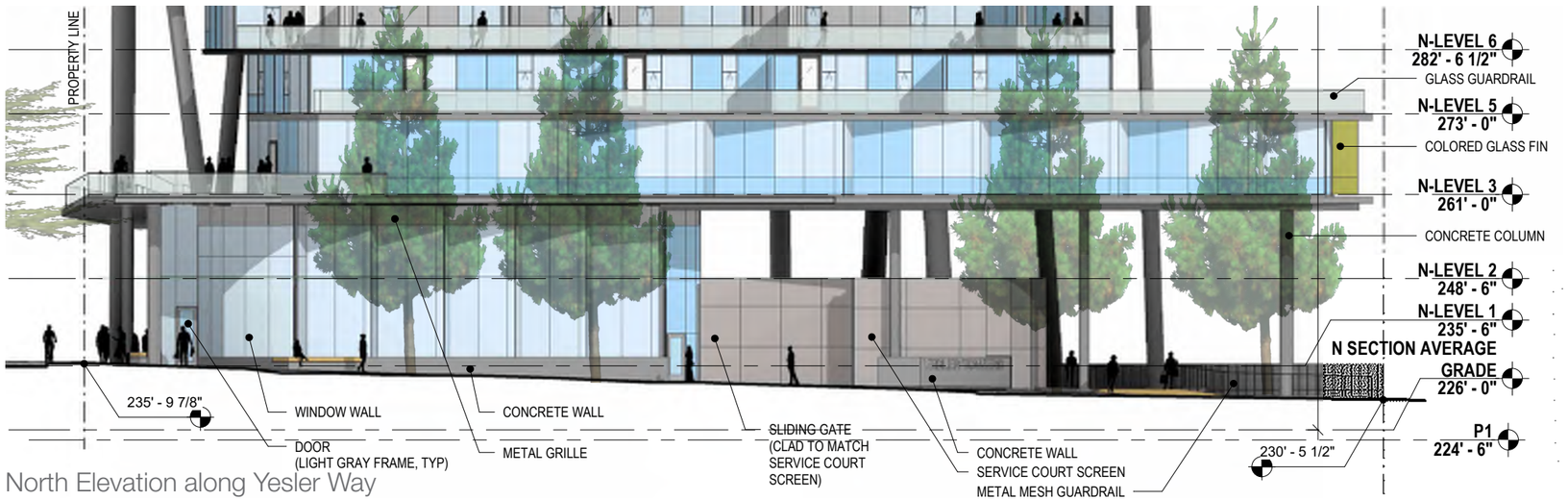
1 Yesler Way Facade

Facing Yesler Way, a major arterial, the north podium facade responds to a variety of modes of movement, vehicles, bicycles and pedestrians, and creates a transition from the busy noise of I-5 to the neighborhood park.

Along the east half of the facade, retail spaces occupy the lower two levels, unified by an undulating glass wall. Sitting on a concrete plinth, this wall animates the facade and creates a varied rhythm for pedestrians along the sidewalk. At the corner, the enclosure is pulled back from the street to define the retail entrance, and open up the view to Yesler Terrace Park. To the west of the retail, the service court is screened by a multi-layered art installation extending into the west colonnade. Capping the lower two levels, the bold saw-toothing window wall at level 3 creates a transition to the tower forms above, while a canopy extending over the sidewalk to provide weather protection, creates a clear joint between the floors.



View of Retail at Corner of Yesler and S Washington St

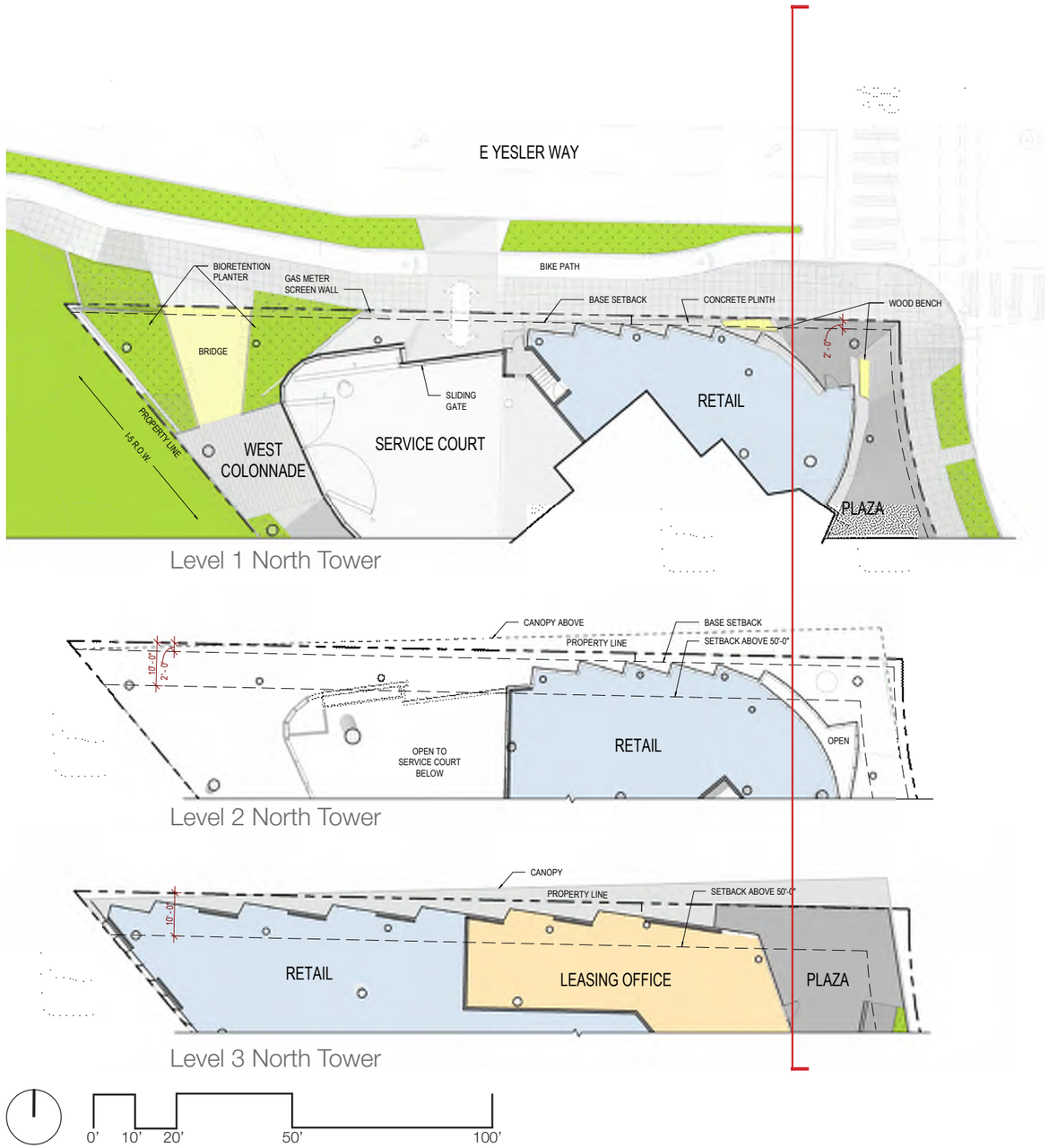


North Elevation along Yesler Way

Yesler Way Facade

View of Yesler Way Facade

Yesler Way Facade

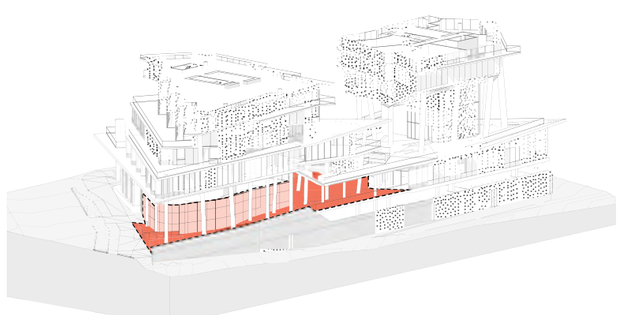


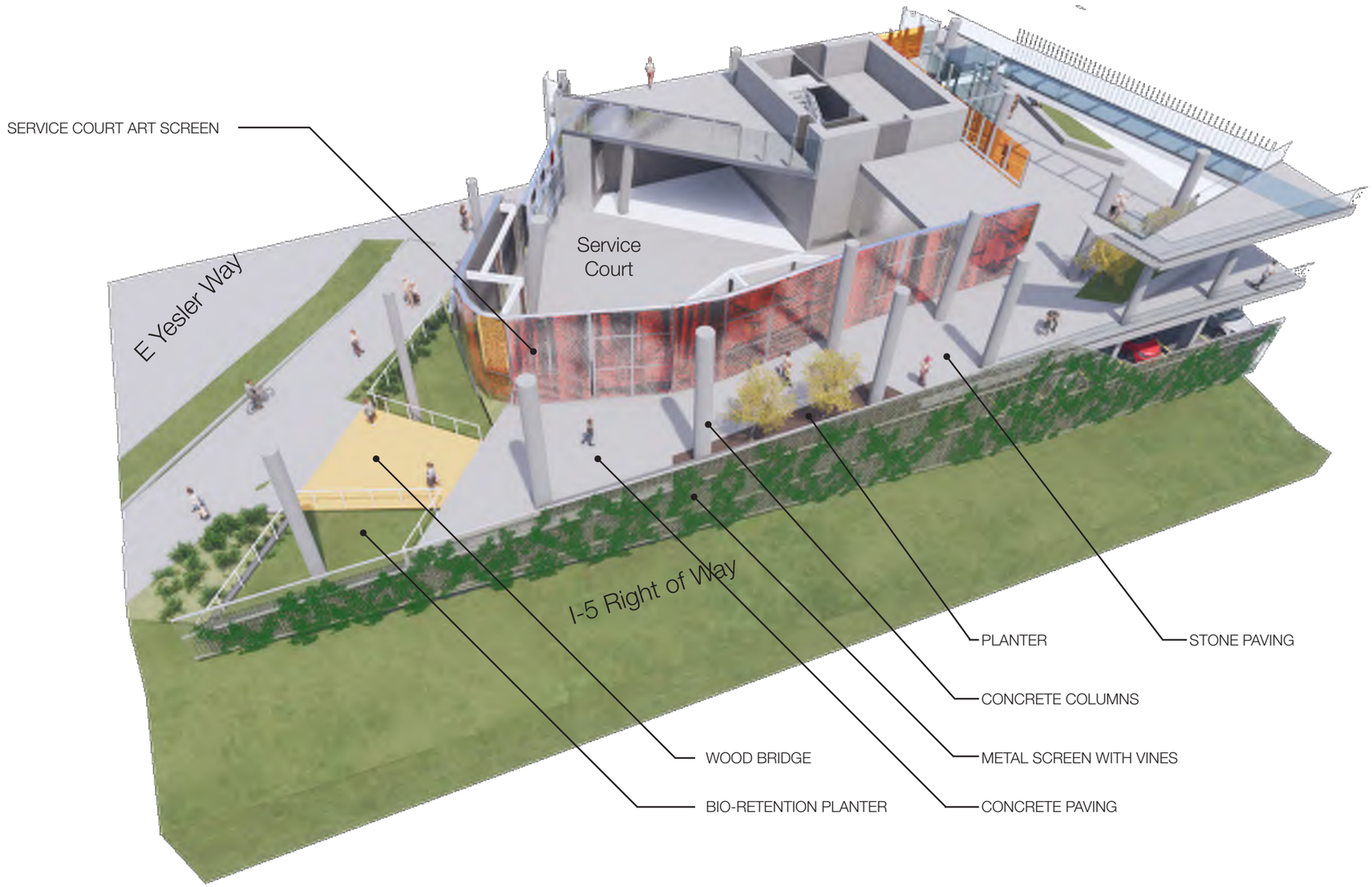
Yesler Way Facade

West Colonnade and Service Court

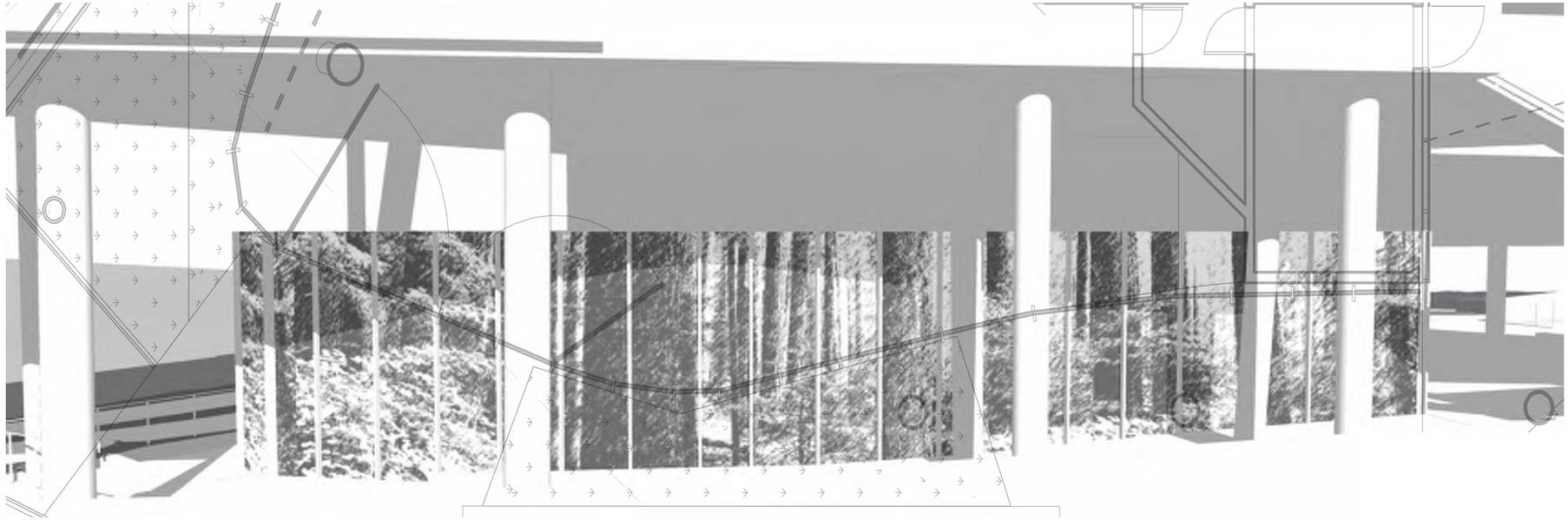
2 West Colonnade and Service Court

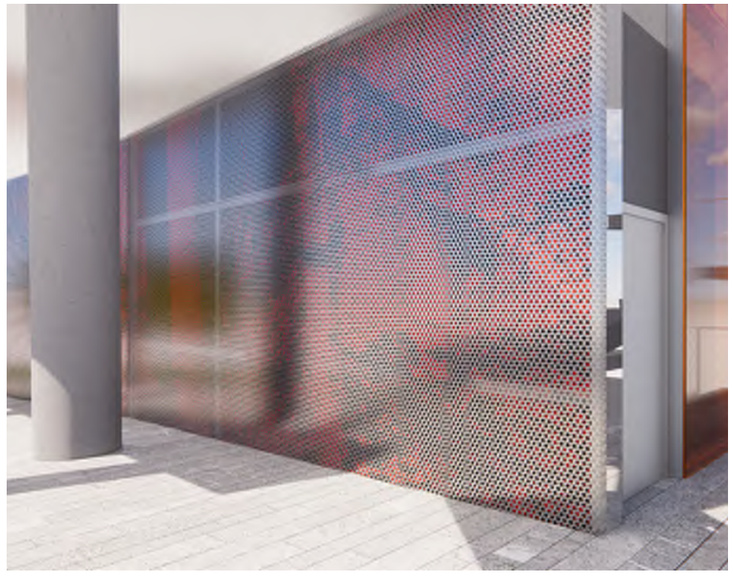
Providing a pedestrian connection from Yesler Way to the central plaza, the West Colonnade creates a welcoming gesture, beginning with a wood bridge and bio-retention planter, encouraging people to pass through and enjoy the site. Open on the west side to distant views, the space is defined by a 15-foot-tall undulating screen art installation which conceals the solid waste collection area within the service court. The concept for the screen is a large-scale graphic using semi-reflective metal panels with custom perforation pattern or multi-layered metal mesh, over a colored painted metal panel back-up wall. Highly engaging at the pedestrian level, landscape, historic or educational imagery will create a gateway into the project and the neighborhood.

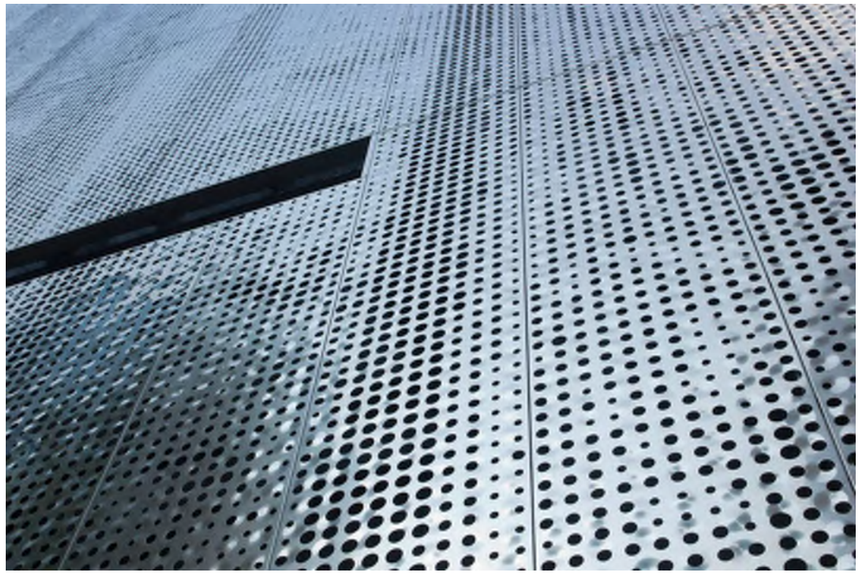




West Colonnade and Service Court

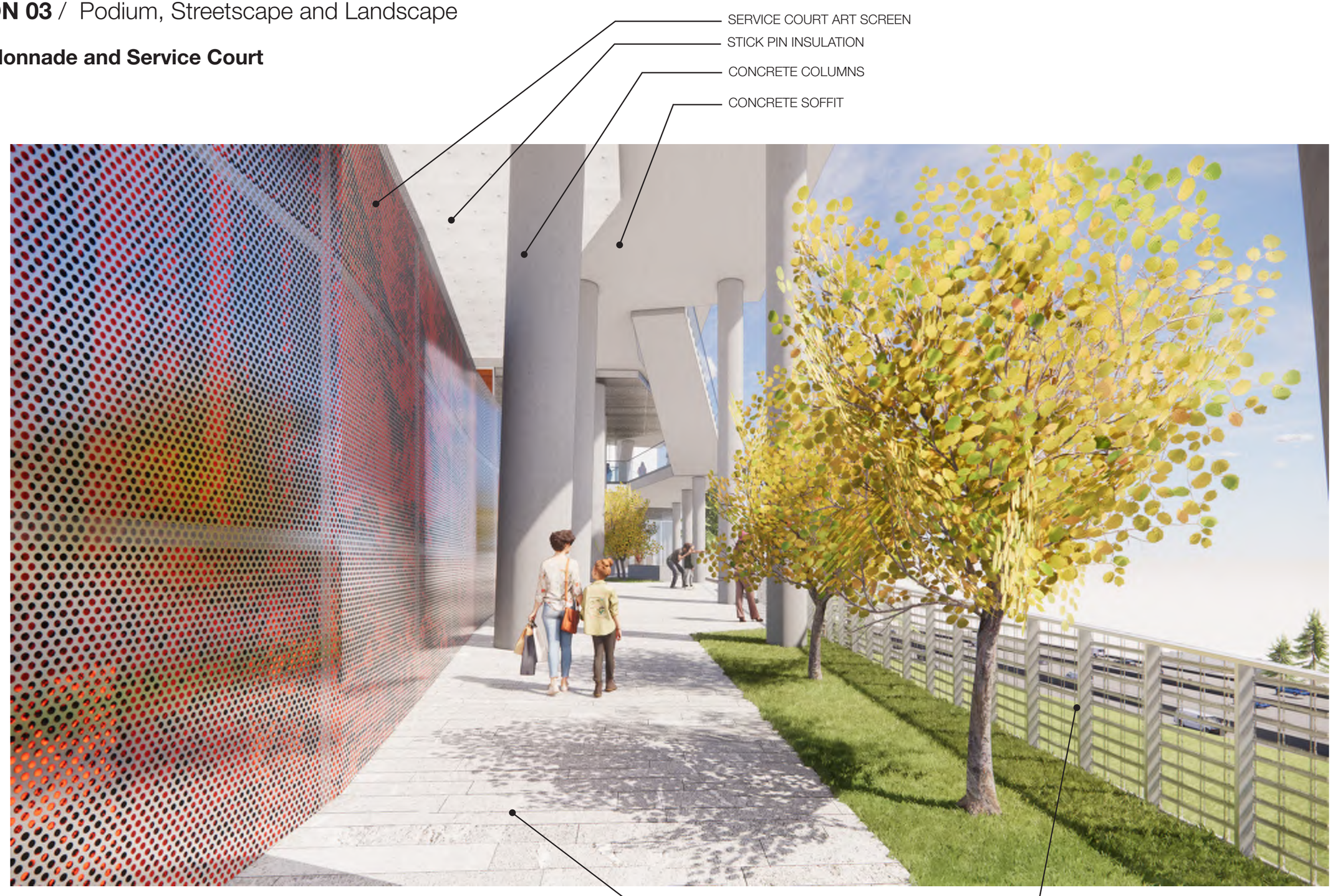




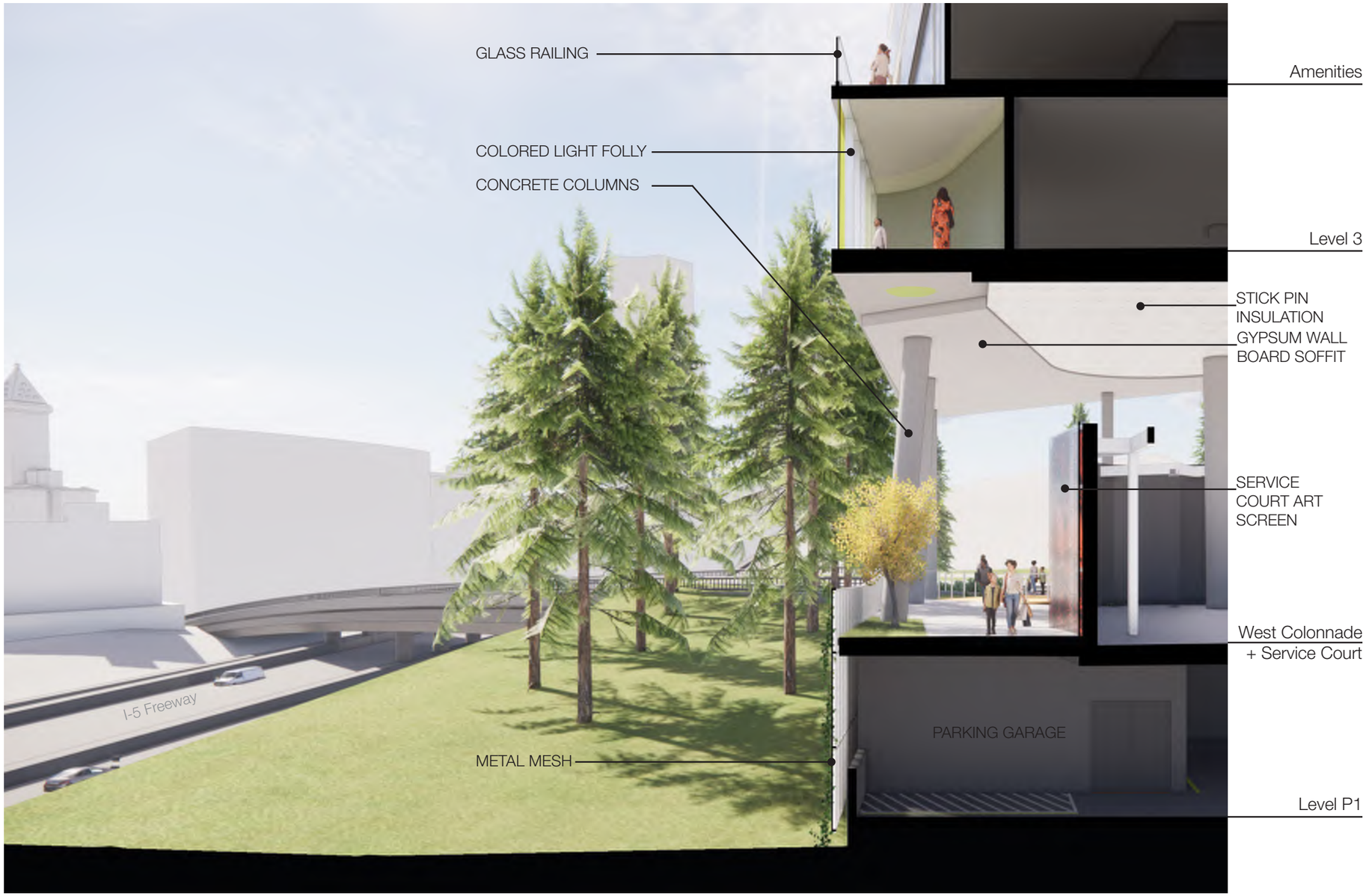


Service Court Art Screen Concept Imagery

West Colonnade and Service Court



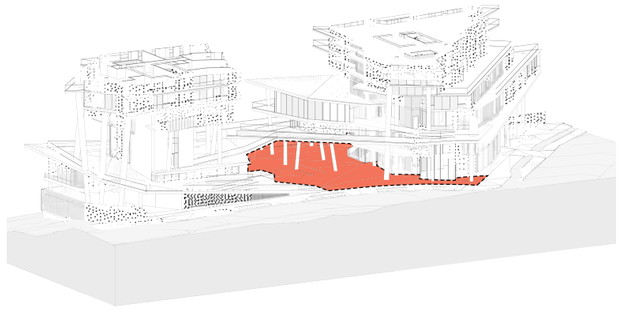
West Colonnade and Service Court



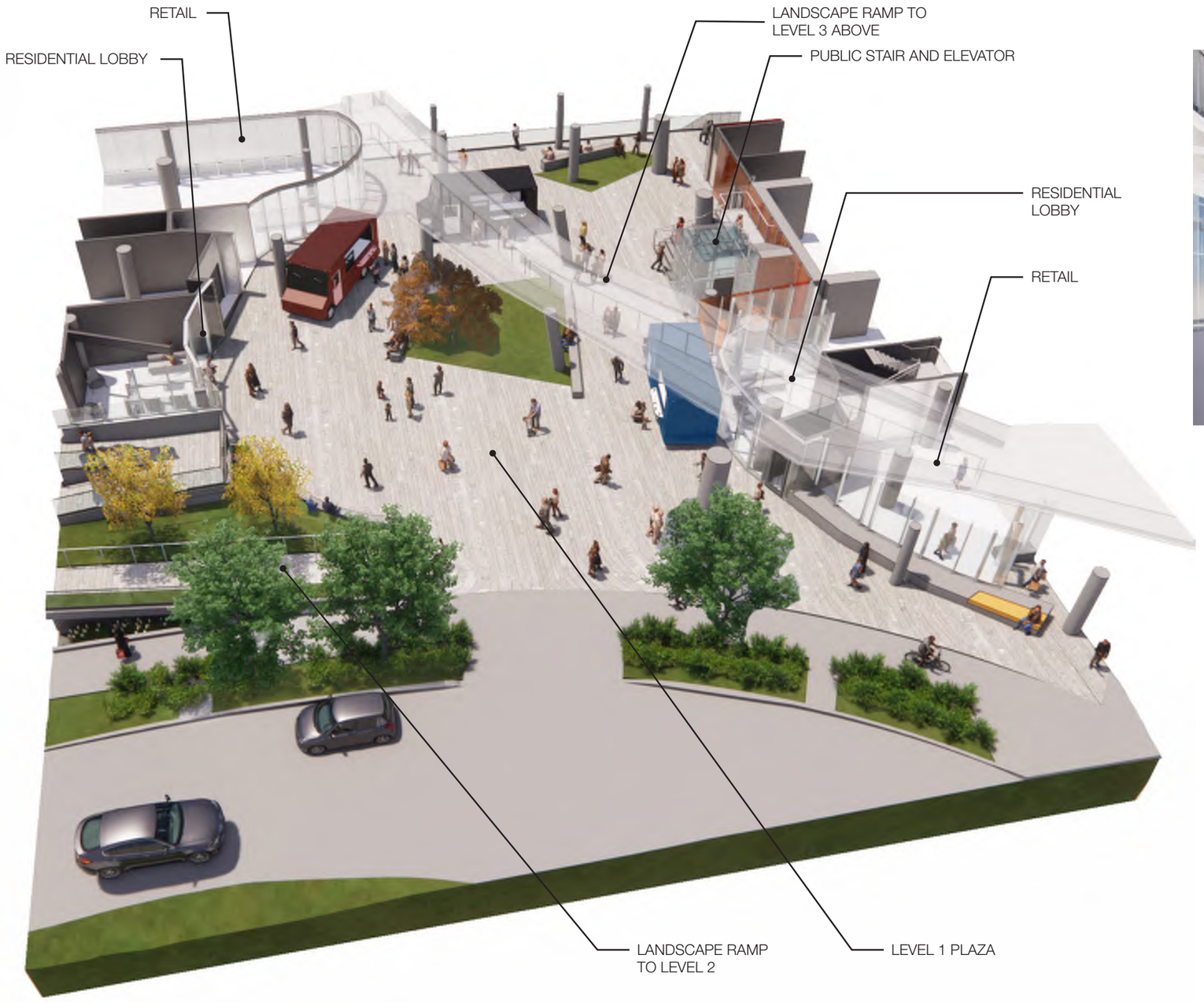
Plaza

3 Plaza

The central plaza creates a welcoming environment for all, open to the park with shared views to the west, it defines a publicly accessible private space that encourages interaction between the residents and larger community. Designed as a flexible multi-use environment, the plaza is available for small and large gatherings, extending the park activities to the edge overlooking the Puget Sound. A central rolled curb allows food trucks to access the plaza for community gatherings and celebrations. The tower lobbies face onto the plaza providing eyes on the space and increased activity, while a retail along the west edge will draw people deeper into the space. Conceived as a woonerf, the plaza is designed primarily as a pedestrian area with access provided for resident move-in/move-out, car sharing, and food trucks.



View into Plaza



Cut Away View of Plaza

Plaza

Plaza

Level 1

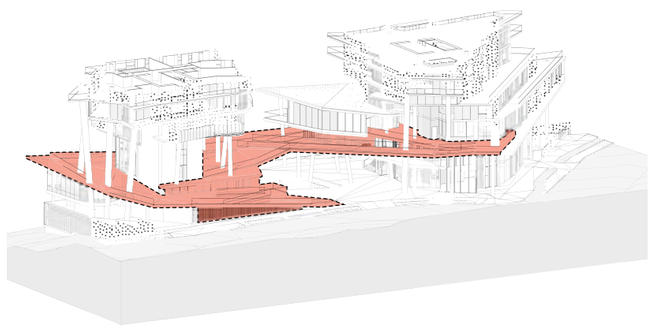
Plaza

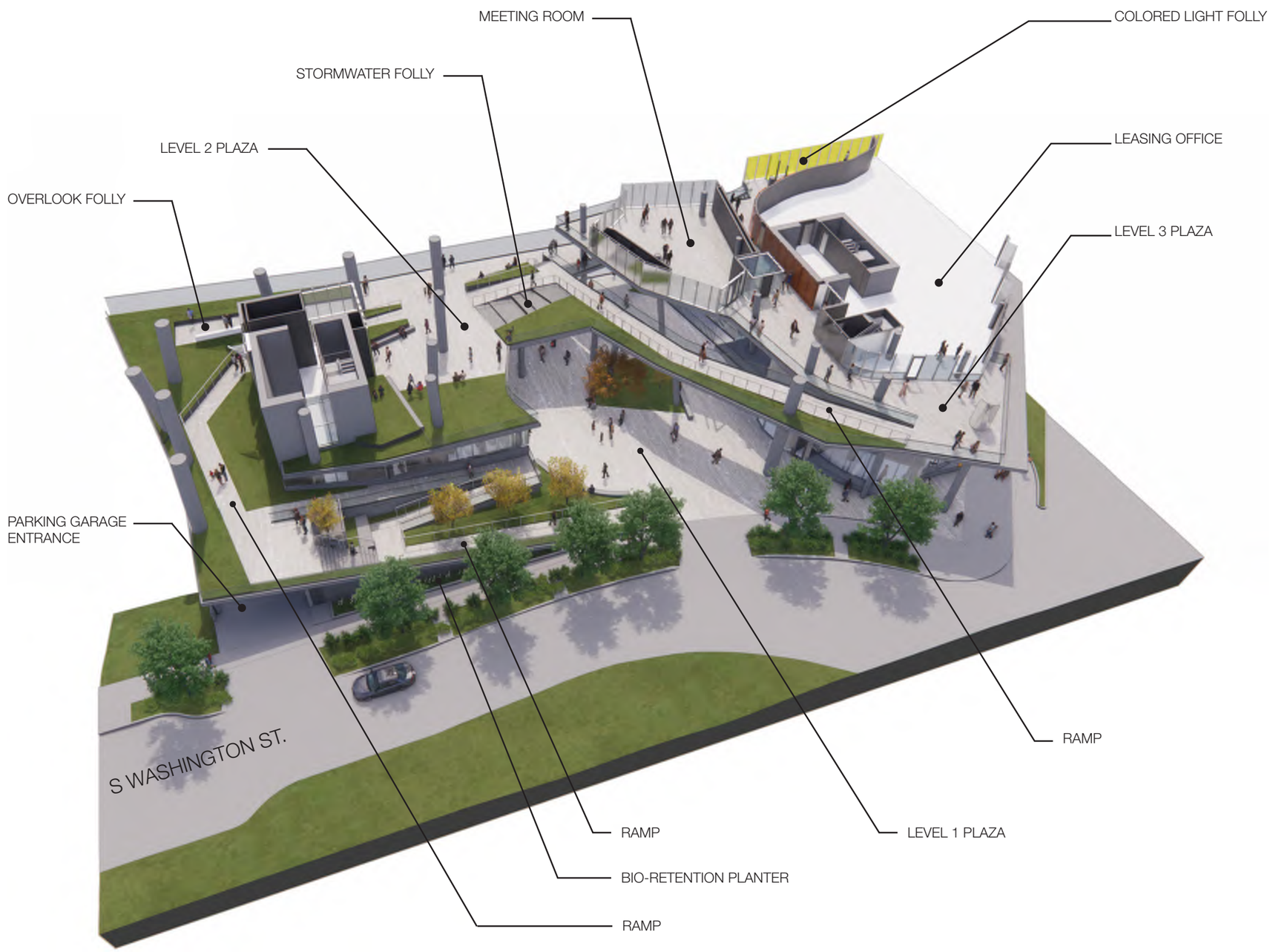

Landscape Ramp
Level 2 Plaza
Level 1 Plaza
Level P1
Level P2
Level P3

Ramping Landscape Roof

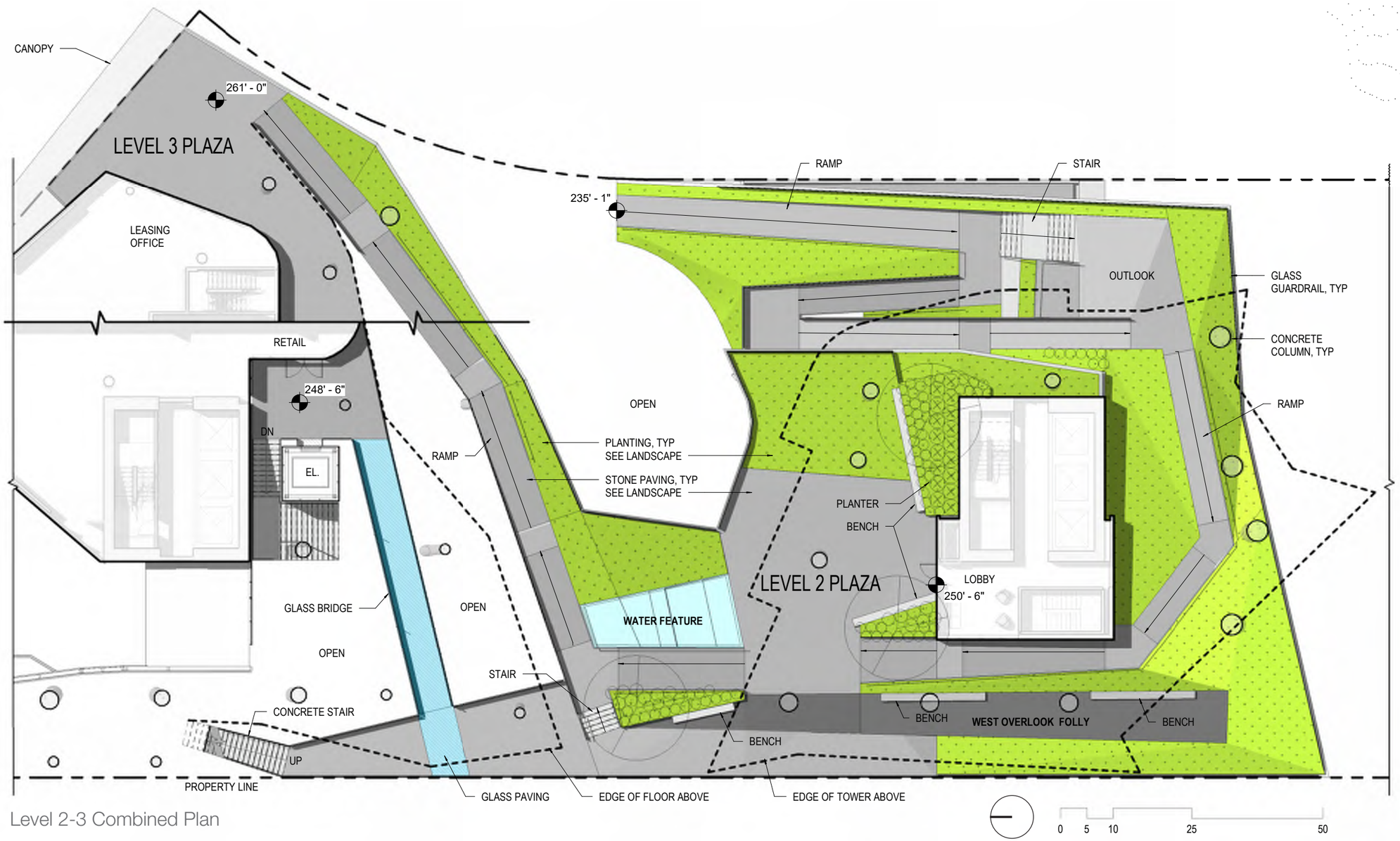
4 Ramping Landscape Roof

Defining the podium is a ramping landscaped roof which connects level 1 through 3 as a continuous publicly accessible open space. Welcoming ramps guide the visitor and resident from the central plaza around the south tower core to a second elevated plaza, and continue up to level 3 with an outlook at the northeast corner and colored light folly at the west edge. Seating, lawn areas and follies provide moments to stop along the path creating the opportunity for a variety of experiences of place, gathering, and natural phenomena.





Ramping Landscape Roof



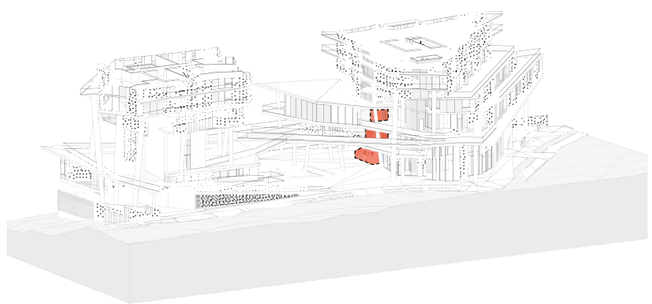
Level 2-3 Combined Plan

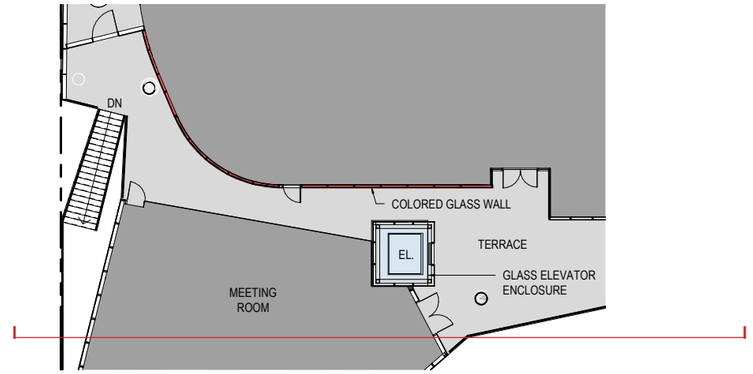
Public Stair, Elevator and Glass Bridge

5

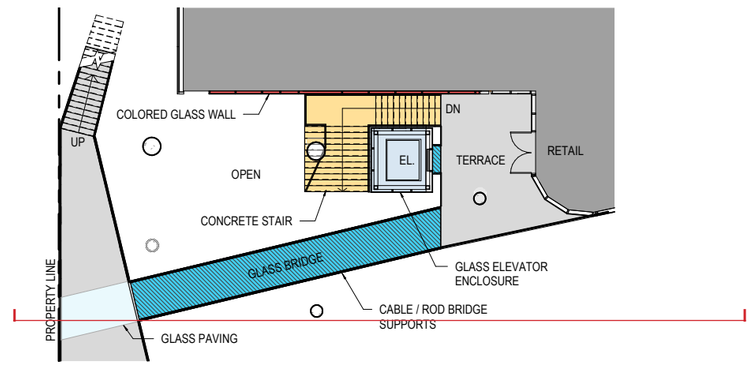
Public Stair, Elevator and Glass Bridge

Centrally located, a welcoming concrete stair, glass elevator and glass bridge create a vertical circulation core providing public access from the first level of parking up to levels 1-3. Unifying these elements and providing visual wayfinding is a colored glass wall lining the core which extends to the colored light space folly.

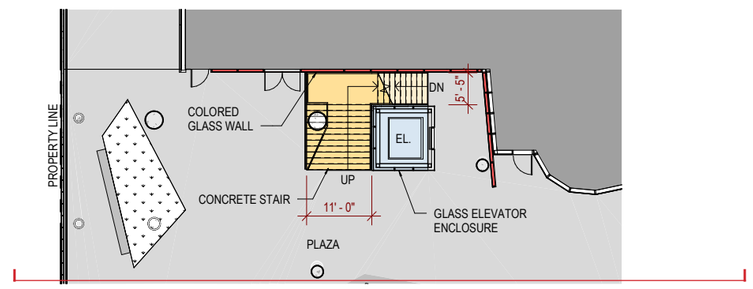




Level 3

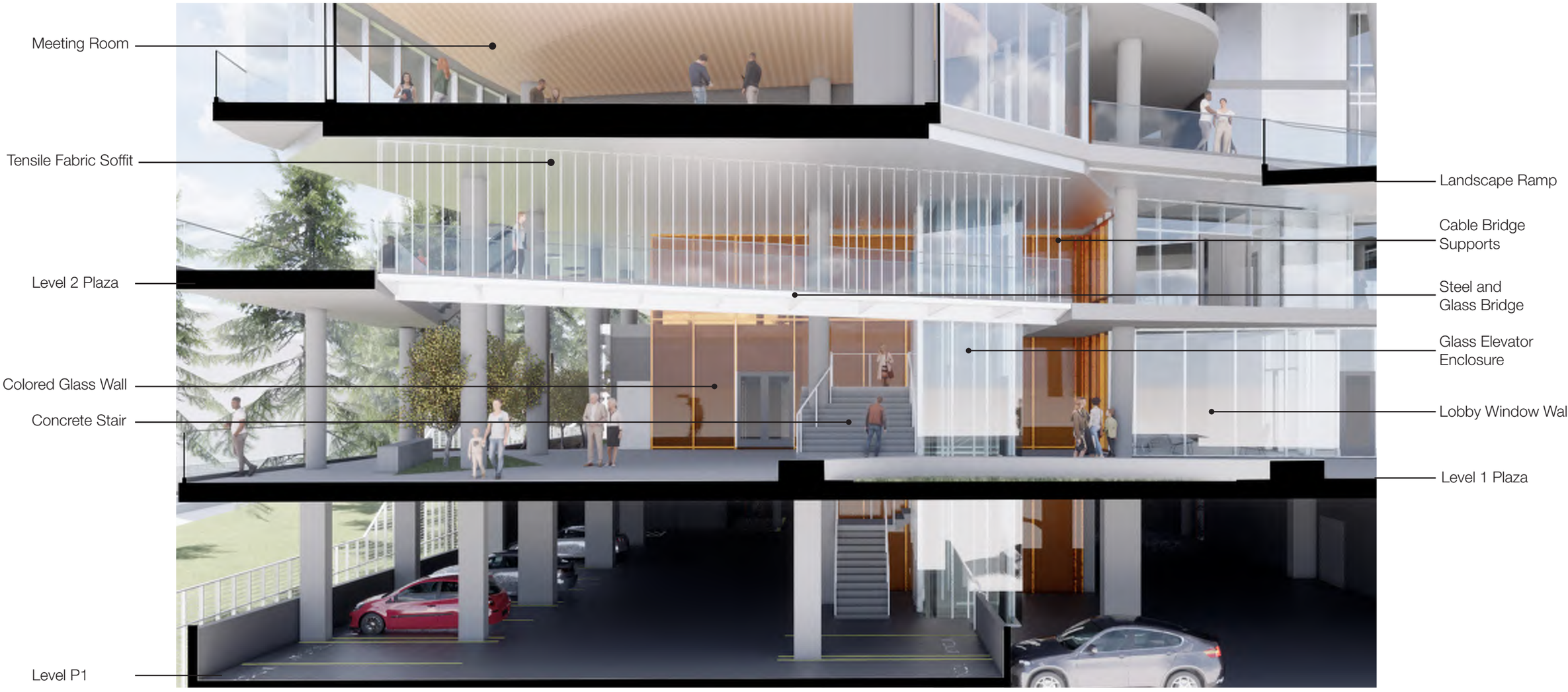


Level 2



Level 1

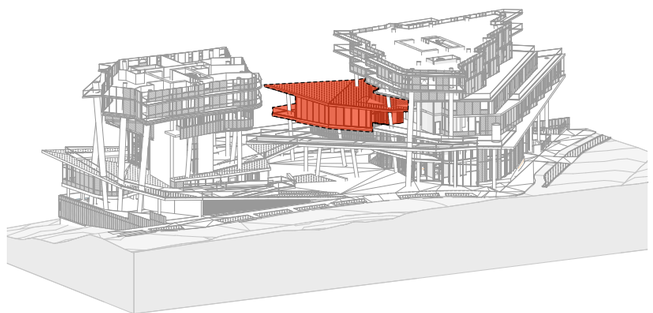
Public Stair, Elevator and Glass Bridge



Community Meeting Room and West Facade

6 Community Meeting Room

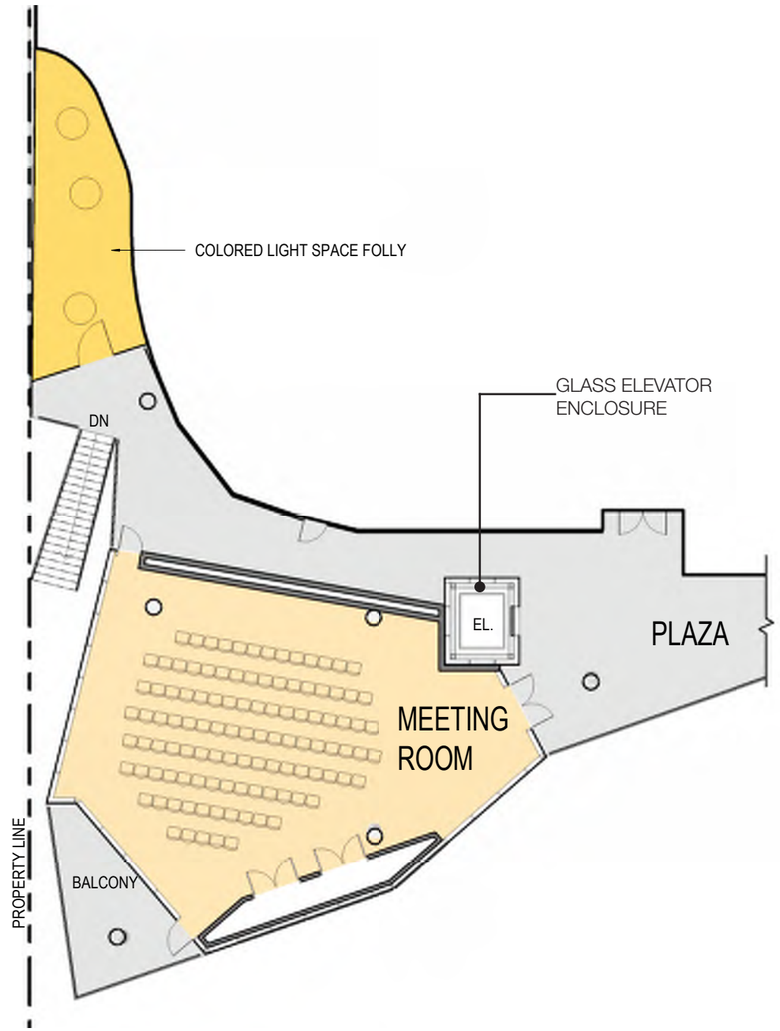
At the terminus of the ramping roof, the Meeting Room creates a sculptural focus at the center of the project. Visible from a distance, this flexible event space bookends the park along with the Yesler Community Center, with its commanding views, provides a new venue for both private and community events.



View from Level 2 Plaza

Community Meeting Room and West Facade

View of Meeting Room

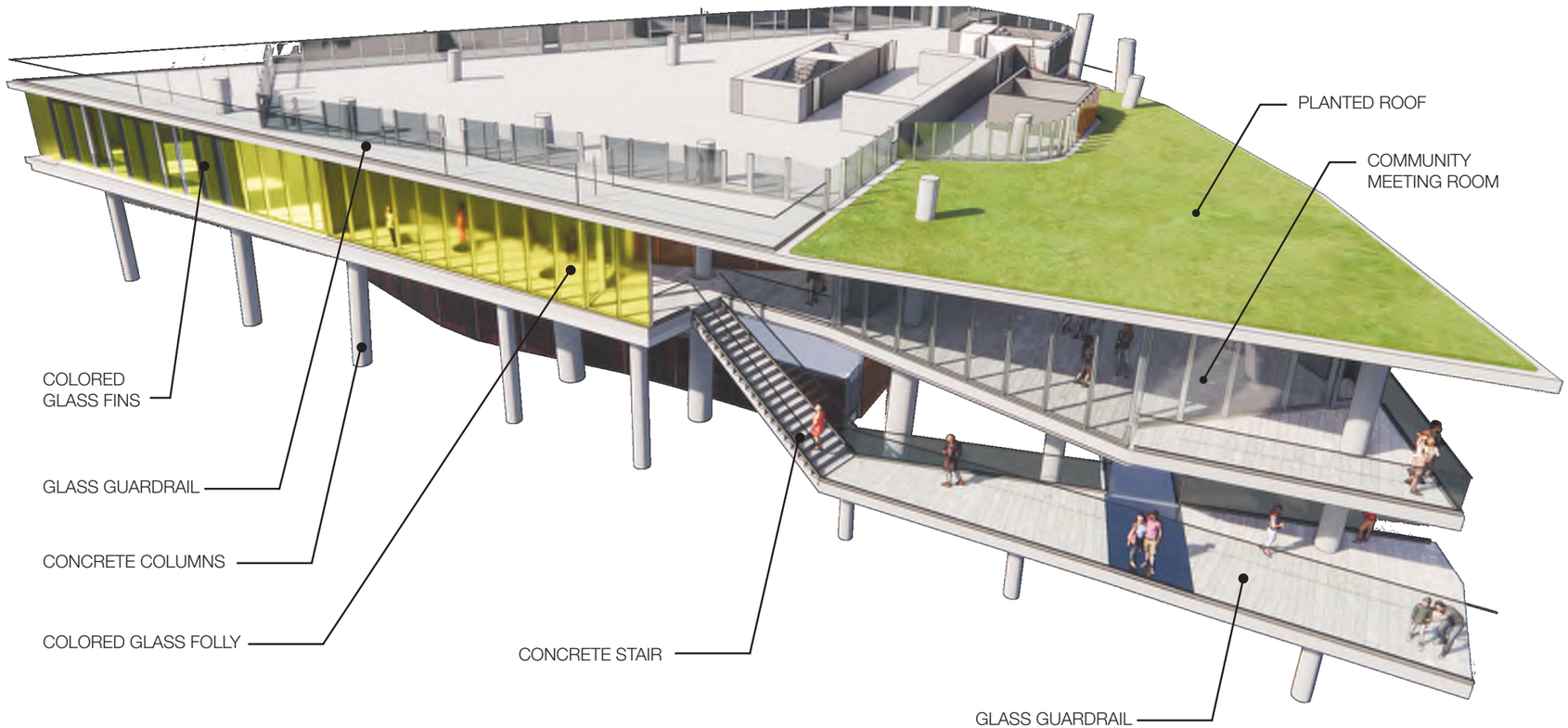


Level 3

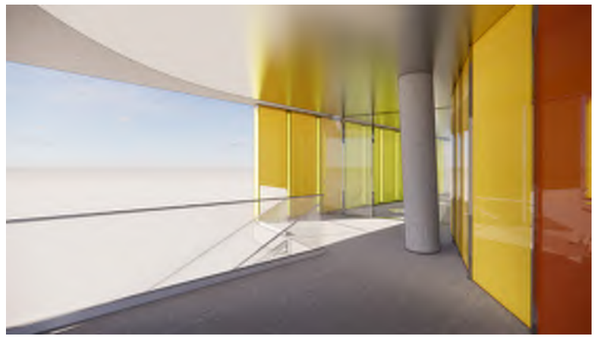
Community Meeting Room and West Facade

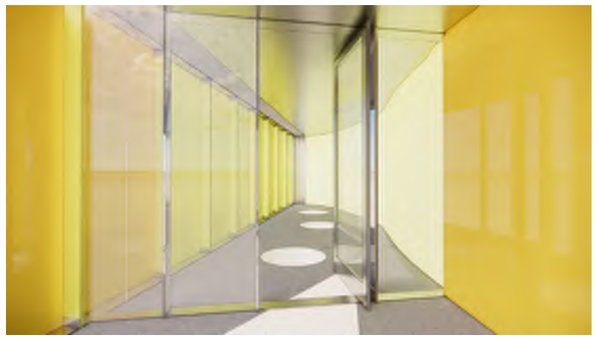
6 Level 3 Colored Light Folly

Facing west toward the view and the evening sun, an interior folly defined by colored glass walls provides a unique experience for visitors. As a terminus to the pedestrian ramp, this artistic colored light space becomes a destination within the neighborhood and city. Colored glass fins extend the visual expression the length of the facade, creating a bold gesture from I-5.



Community Meeting Room and West Facade





Colored Light Folly

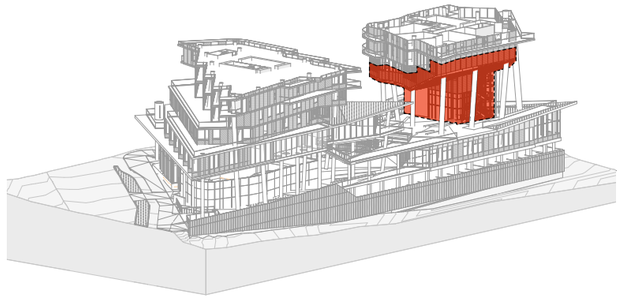
South Tower Soffit and Core

7 South Tower Soffit and Core

The south tower soffit tilts up to the west as a bold gesture highly visible from I-5. The lightweight soffit material, an orange/red tensile fabric membrane (ETFE), creates a translucent scrim hinting at the structure behind. Backlit at night, the fabric will become a lantern illuminating the landscaped roof terrace below, and visible from distant views.

The proposed soffit represents the design intent. Other options under consideration include painted metal panels with custom perforated pattern.

Toward the park the soffit flattens, transitioning to a curvilinear wall surrounding amenity spaces. Visually anchoring the tower, the core walls are exposed cast-in-place concrete with infill window walls at the lobbies.

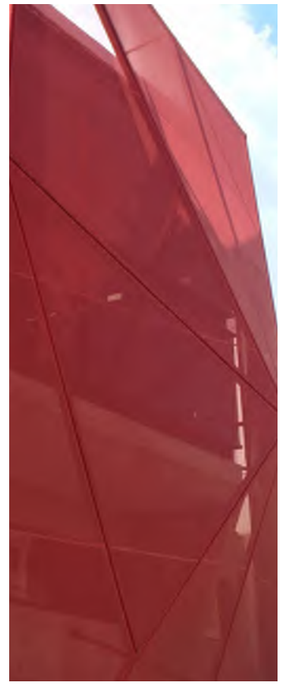


View From I-5

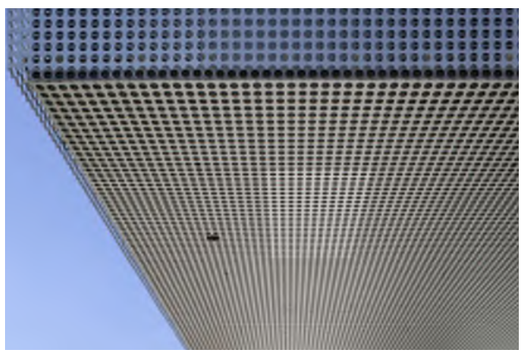
South Tower Soffit and Core

View from Level 2 Plaza Looking at South Tower Soffit - Rendered with Red Tensile Fabric Soffit

Soffit Material



BASIS OF DESIGN: Tensile Fabric Membrane Soffit

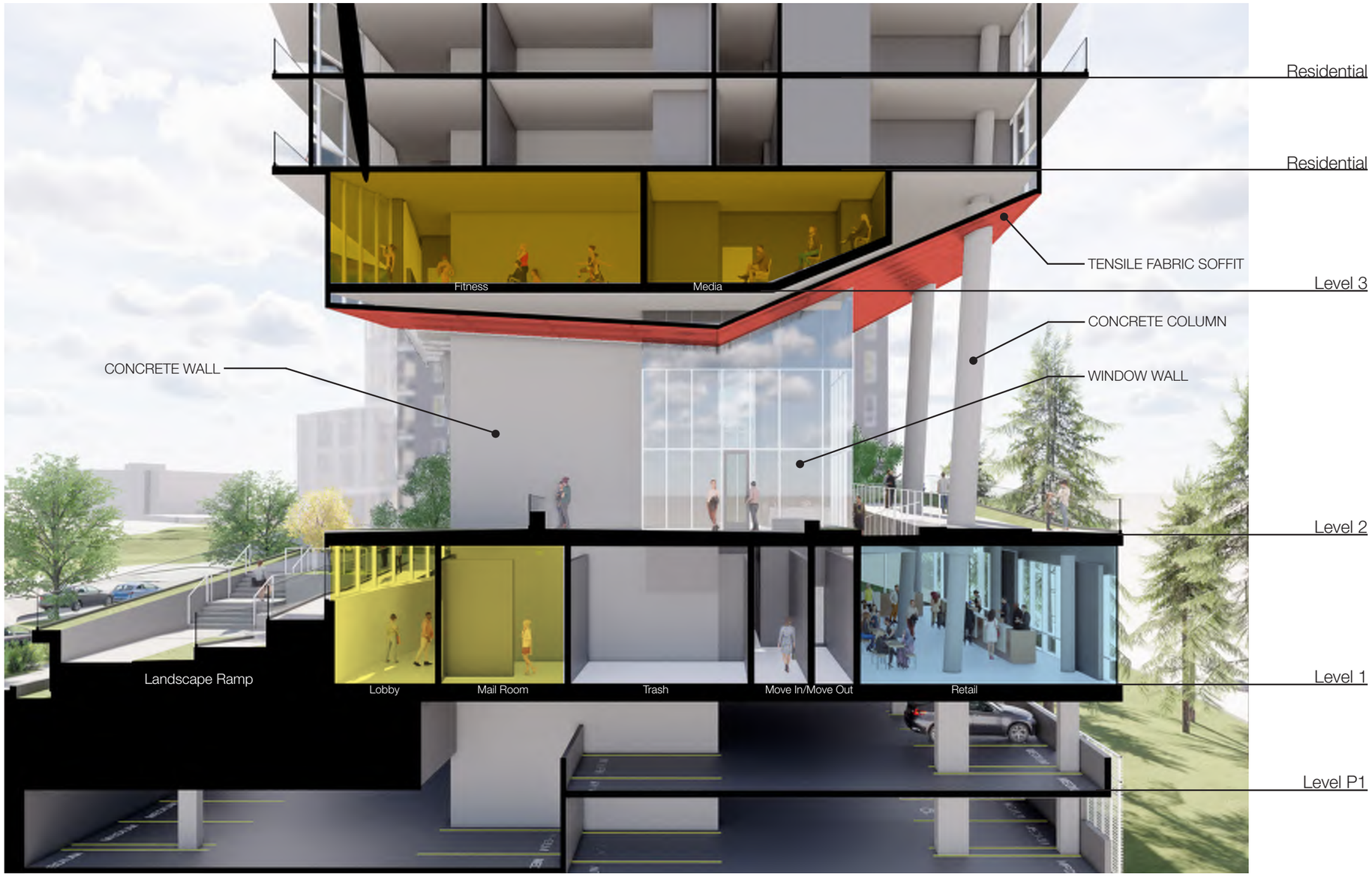


ALTERNATE: Custom Perforated Metal Panel Soffit

South Tower Soffit and Core

View From Yesler Park

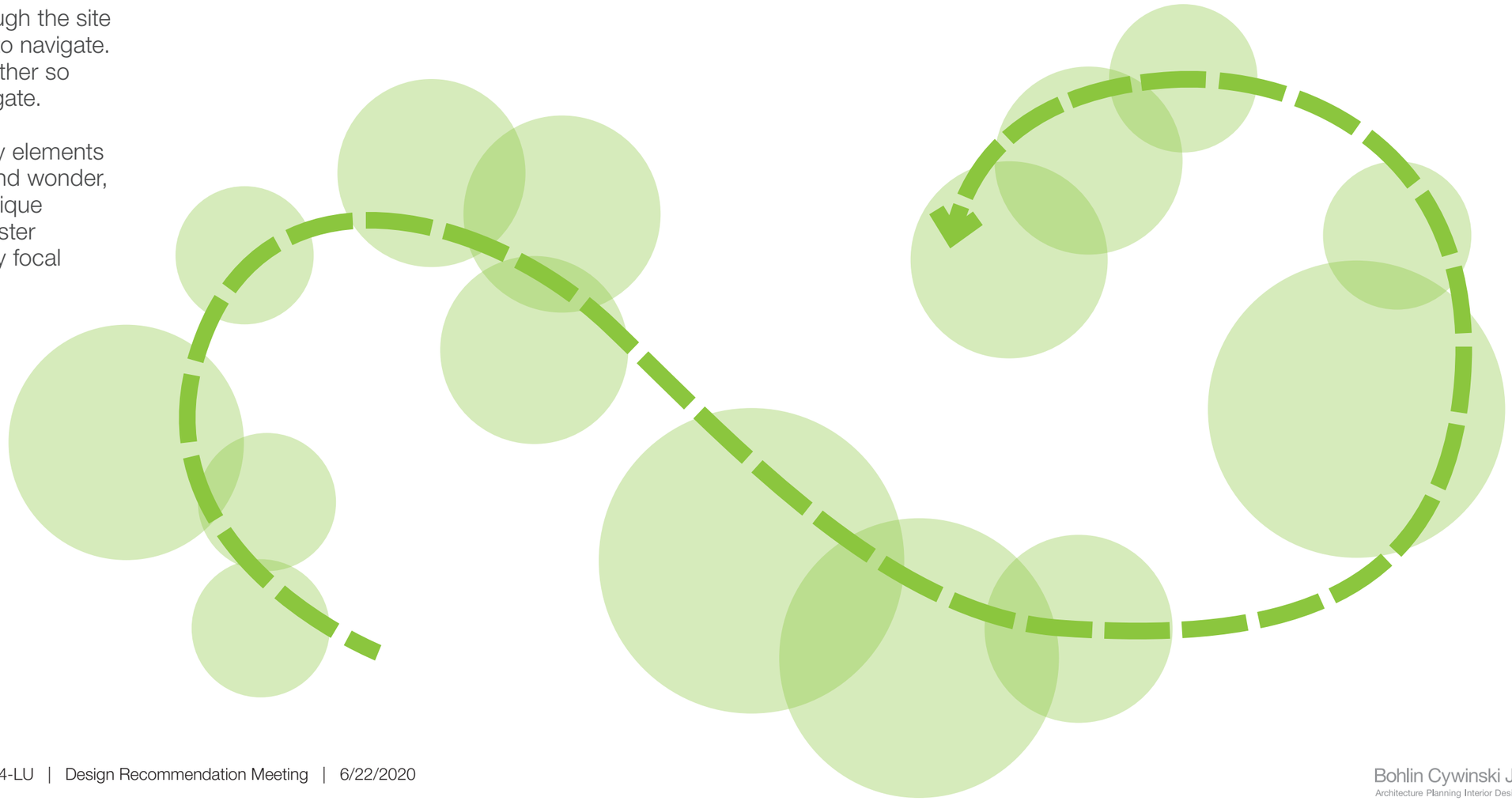
South Tower Soffit and Core



A CONTINUOUS THREAD

- This site is about people and connection.
- It is about gathering and activating spaces to create vibrant interactions between all users.
- As a broad spatial concept, the site design is about a clear and continuous pathway, with stopping points and shortcuts along its length.
- This ‘thread’ that runs through the site must be intuitive and easy to navigate. Each space must flow together so that people can easily navigate.
- The ‘thread’ will feature folly elements that will bring exploration and wonder, drawing people towards unique landscape elements that foster interaction and serve as key focal points in the landscape.

SITE DESIGN CONCEPTUAL FRAMEWORK



FLOW

EXPERIENCE THE ENVIRONMENT

SKY

DRAW UPON THE SITE'S INHERENT CHARACTERISTICS

EARTH

FINDING ZEN AND CALM

WATER

THE EPHEMERAL AND THE WILD

MOVEMENT

PEOPLE + PLACE

WATCH THE SEASONS CHANGE

PLAYFUL INTERACTION

PERCH

Landscape

PRECEDENT IMAGES

Landscape

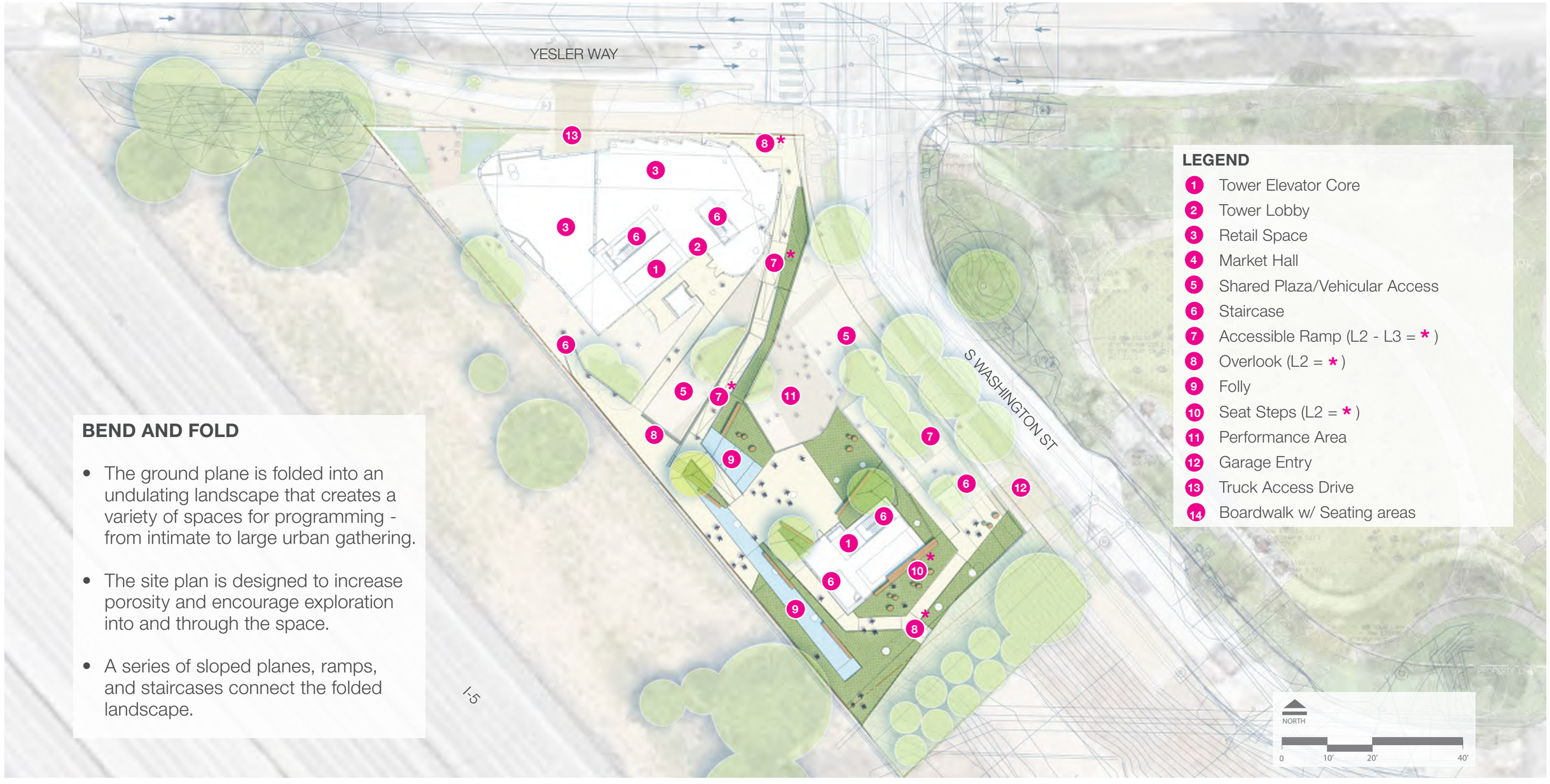
SITE PLAN - LEVEL 1

BEND AND FOLD

- The ground plane is folded into an undulating landscape that creates a variety of spaces for programming - from intimate to large urban gathering.
- The site plan is designed to increase porosity and encourage exploration into and through the space.
- A series of sloped planes, ramps, and staircases connect the folded landscape.

Landscape

SITE PLAN - LEVEL 2 + 3



BEND AND FOLD

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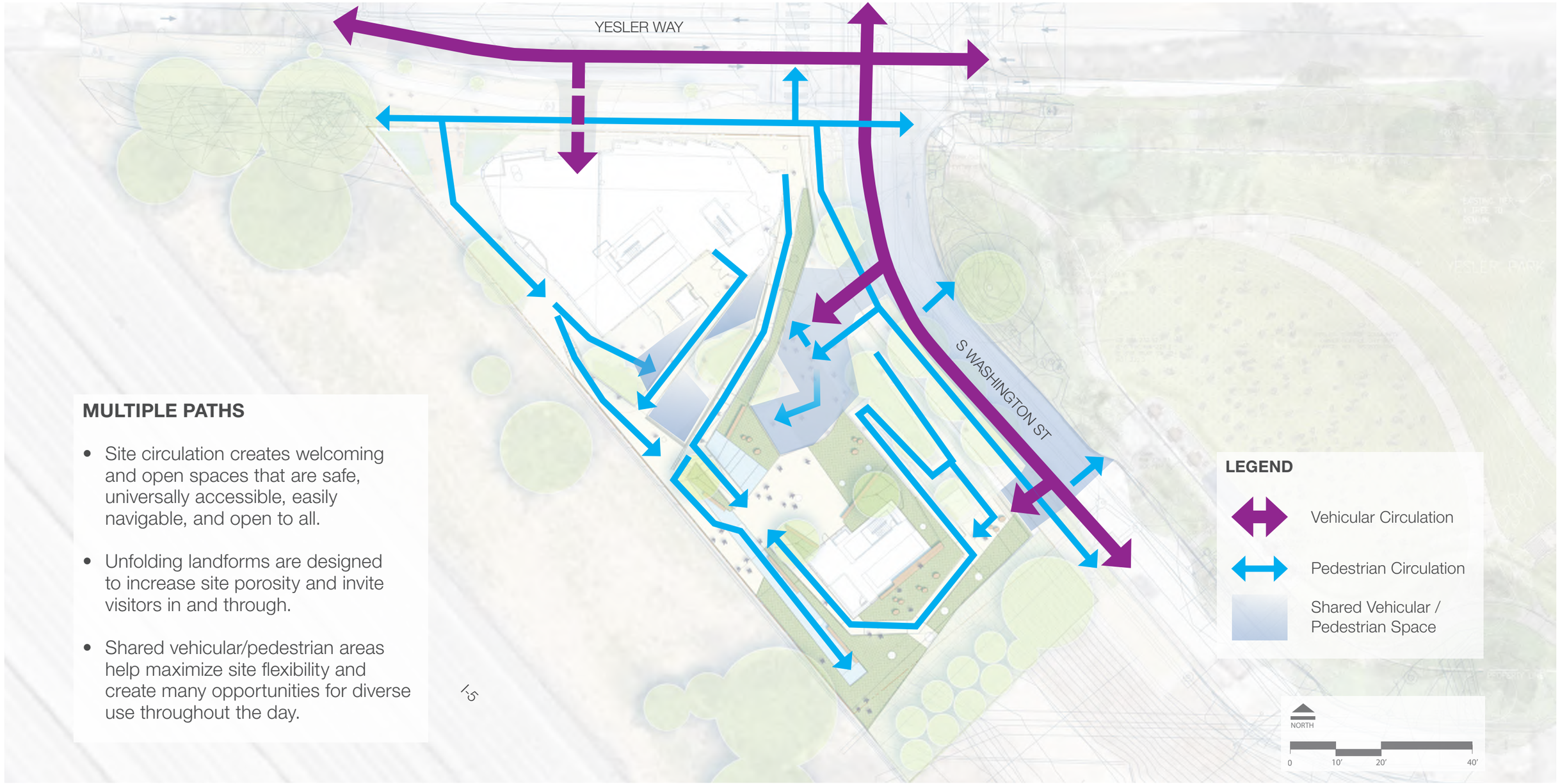
Landscape

SITE CIRCULATION

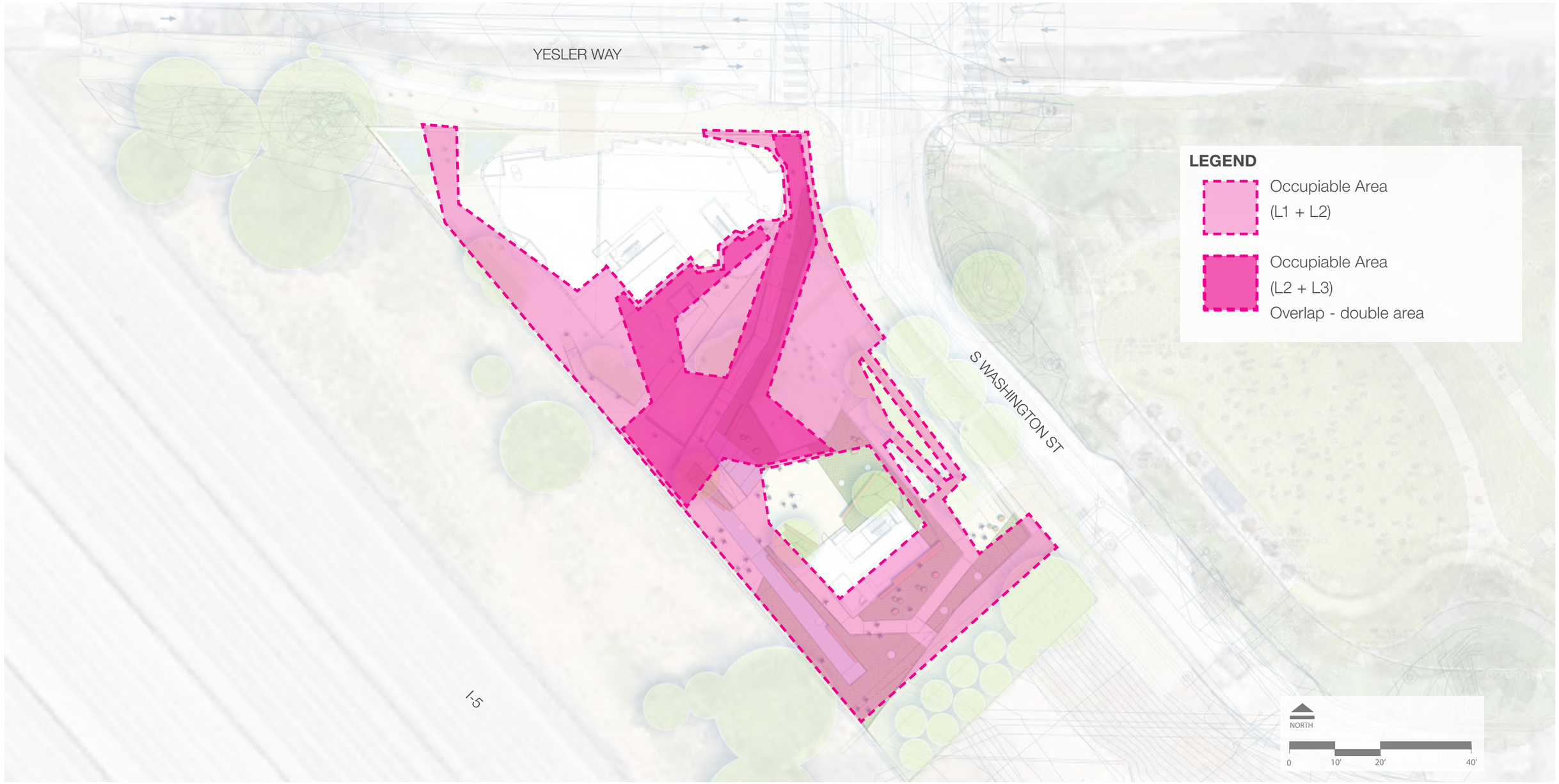


MULTIPLE PATHS

- Site circulation creates welcoming and open spaces that are safe, universally accessible, easily navigable, and open to all.
- Unfolding landforms are designed to increase site porosity and invite visitors in and through.
- Shared vehicular/pedestrian areas help maximize site flexibility and create many opportunities for diverse use throughout the day.

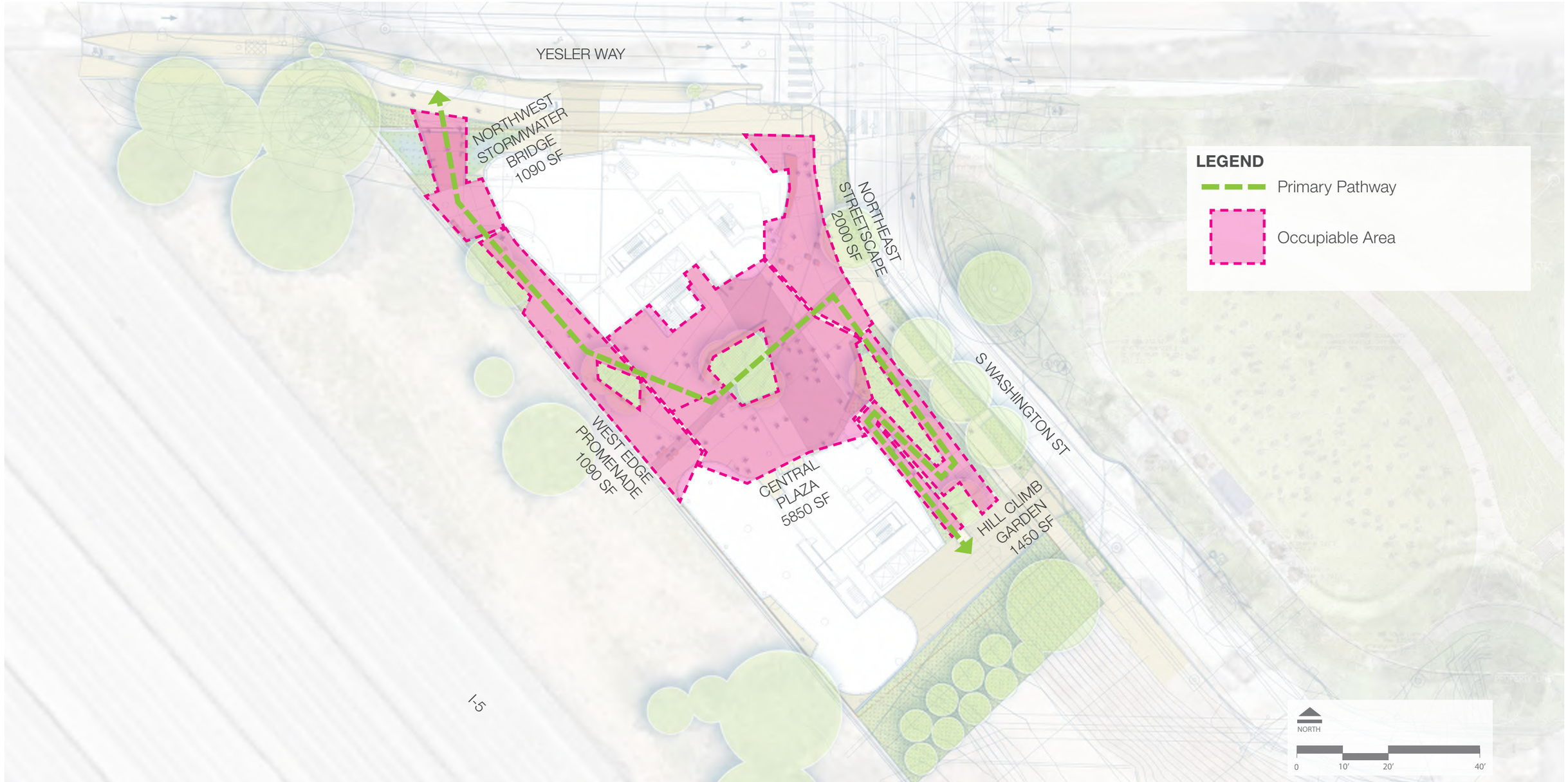
Landscape

OCCUPIABLE AREA - PHASE 1 + 2



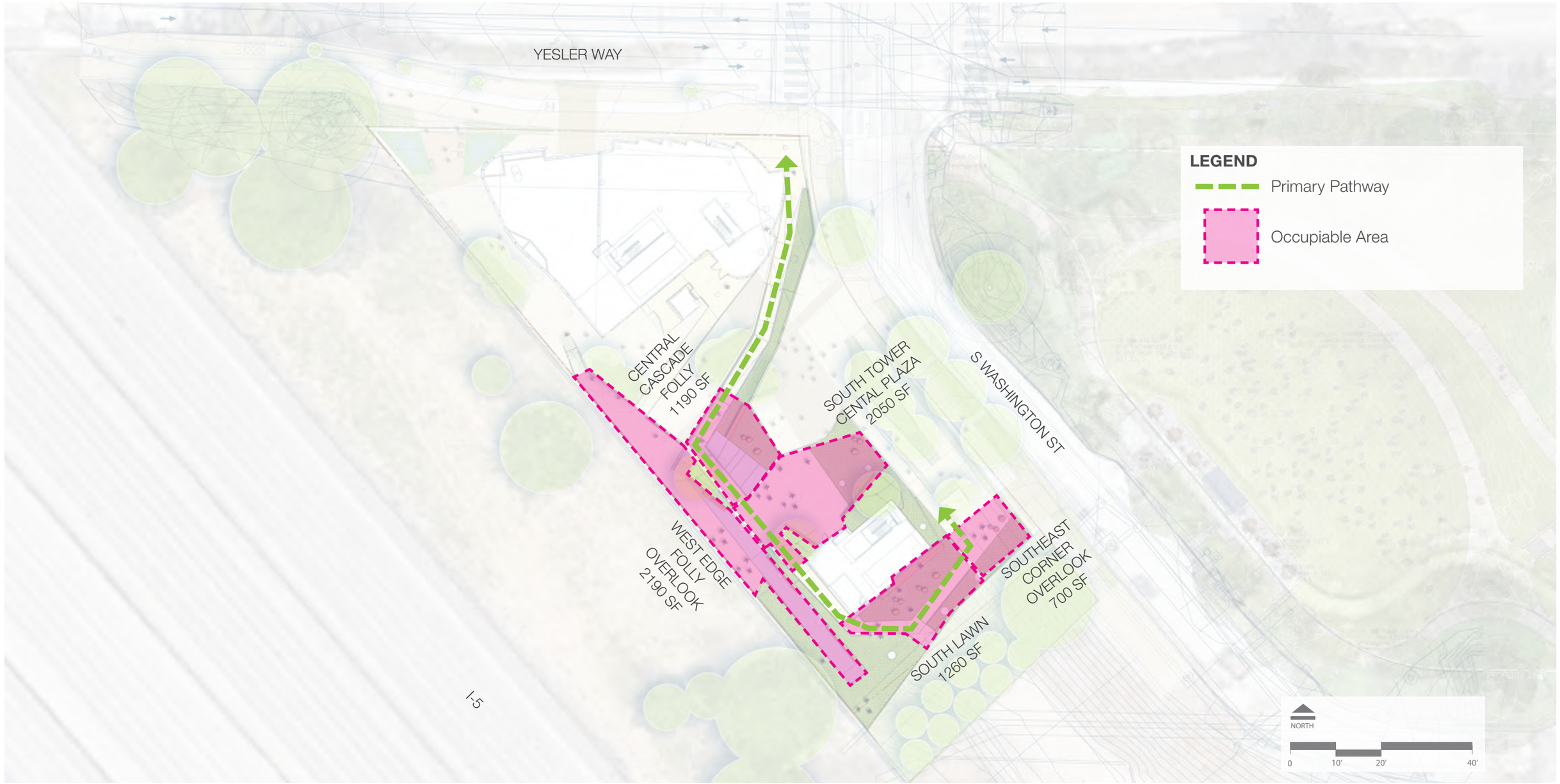
Landscape

PATHWAY AND OCCUPIABLE AREA - LEVEL 1



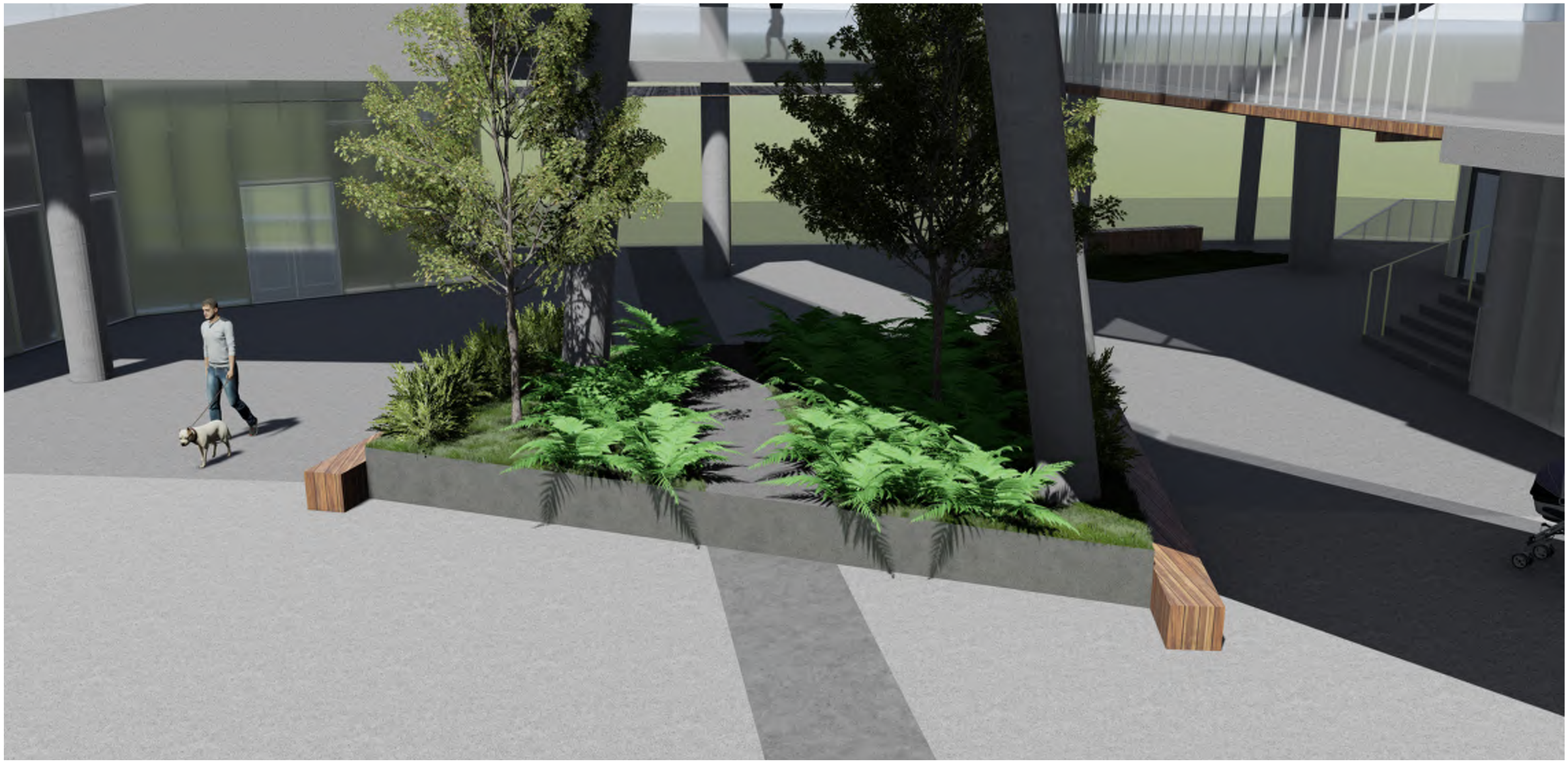
Landscape

PATHWAY AND OCCUPIABLE AREA - LEVELS 2+3

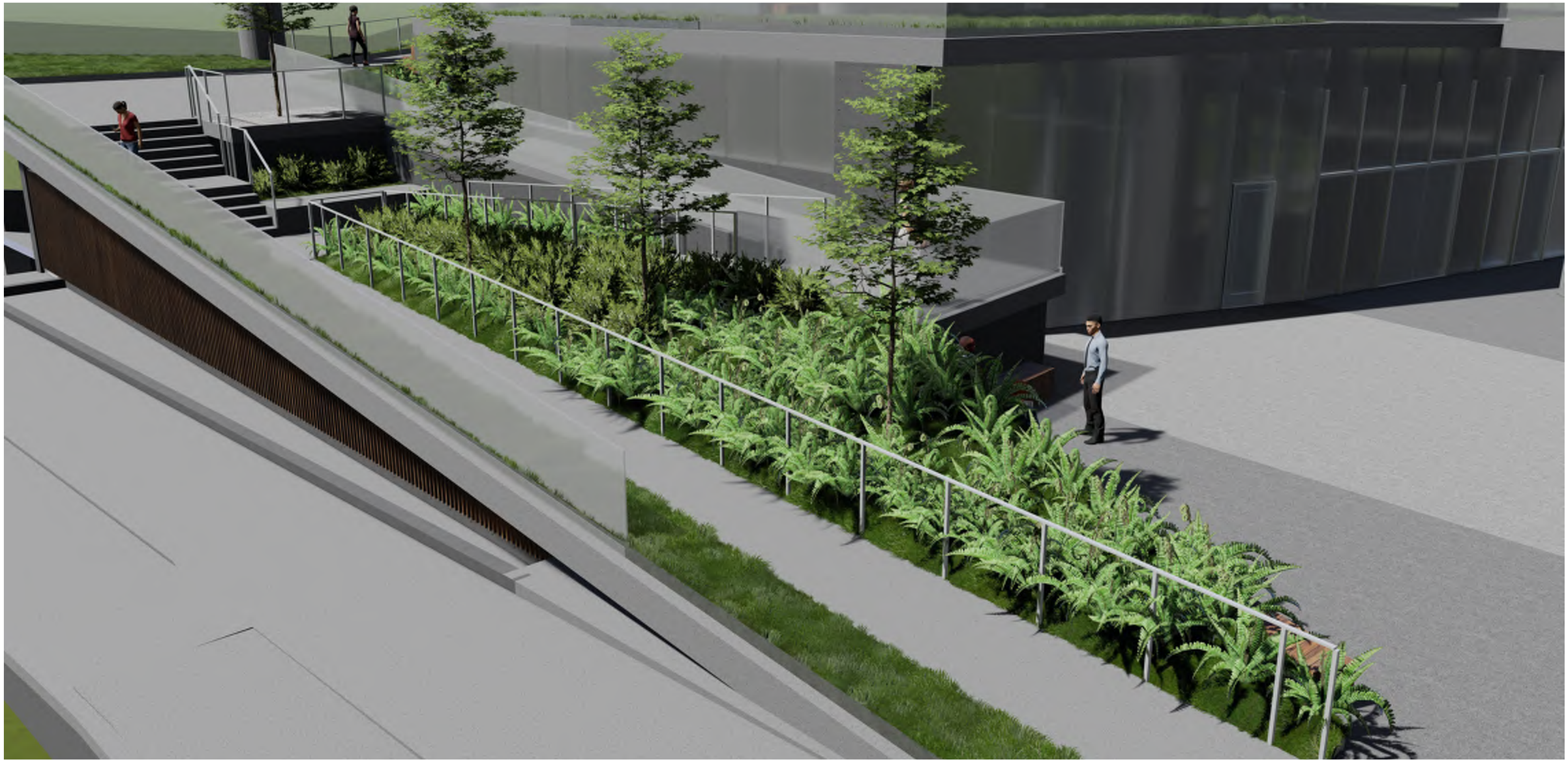


Landscape

SITE VIEWS



SITE VIEWS



Landscape

SITE VIEWS

SITE VIEWS

Landscape

SITE VIEWS

SITE VIEWS

Landscape

SITE VIEWS

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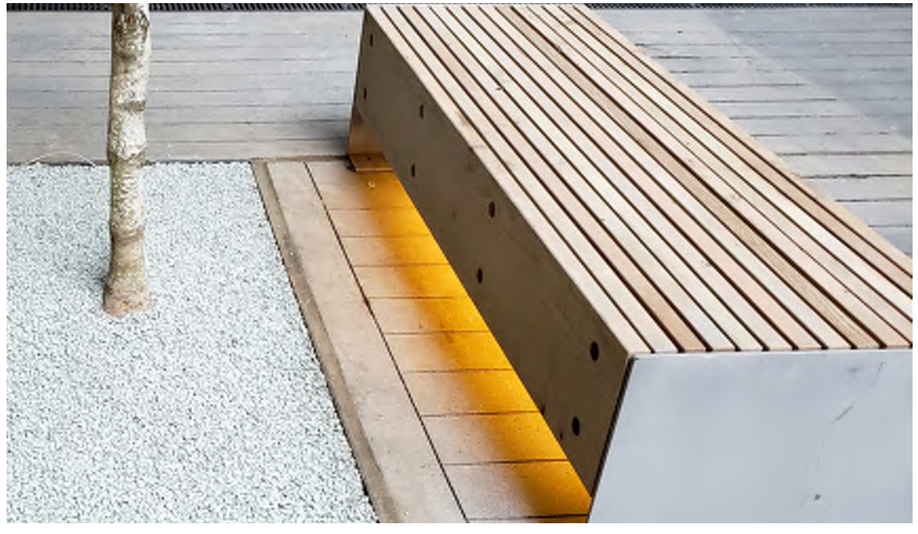
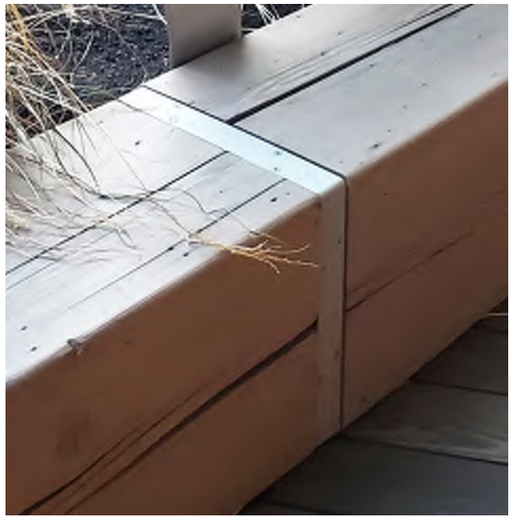
Landscape

SEATING

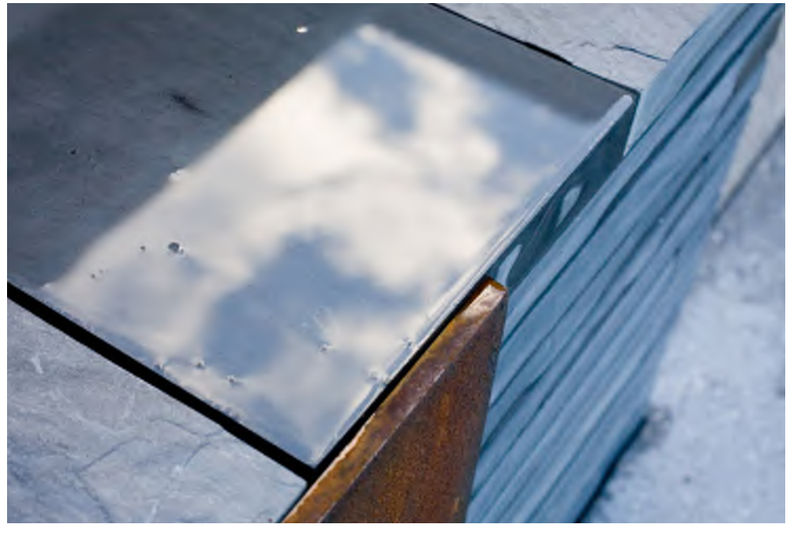




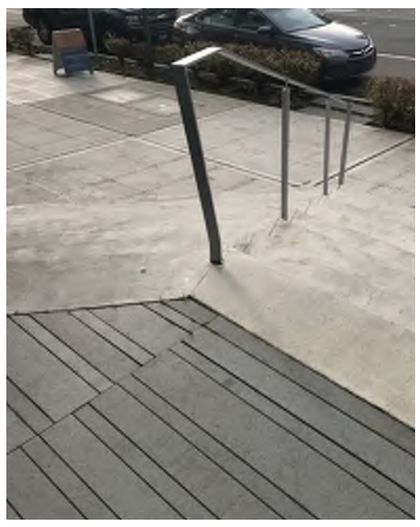
Landscape

STONE FOLLY MATERIAL



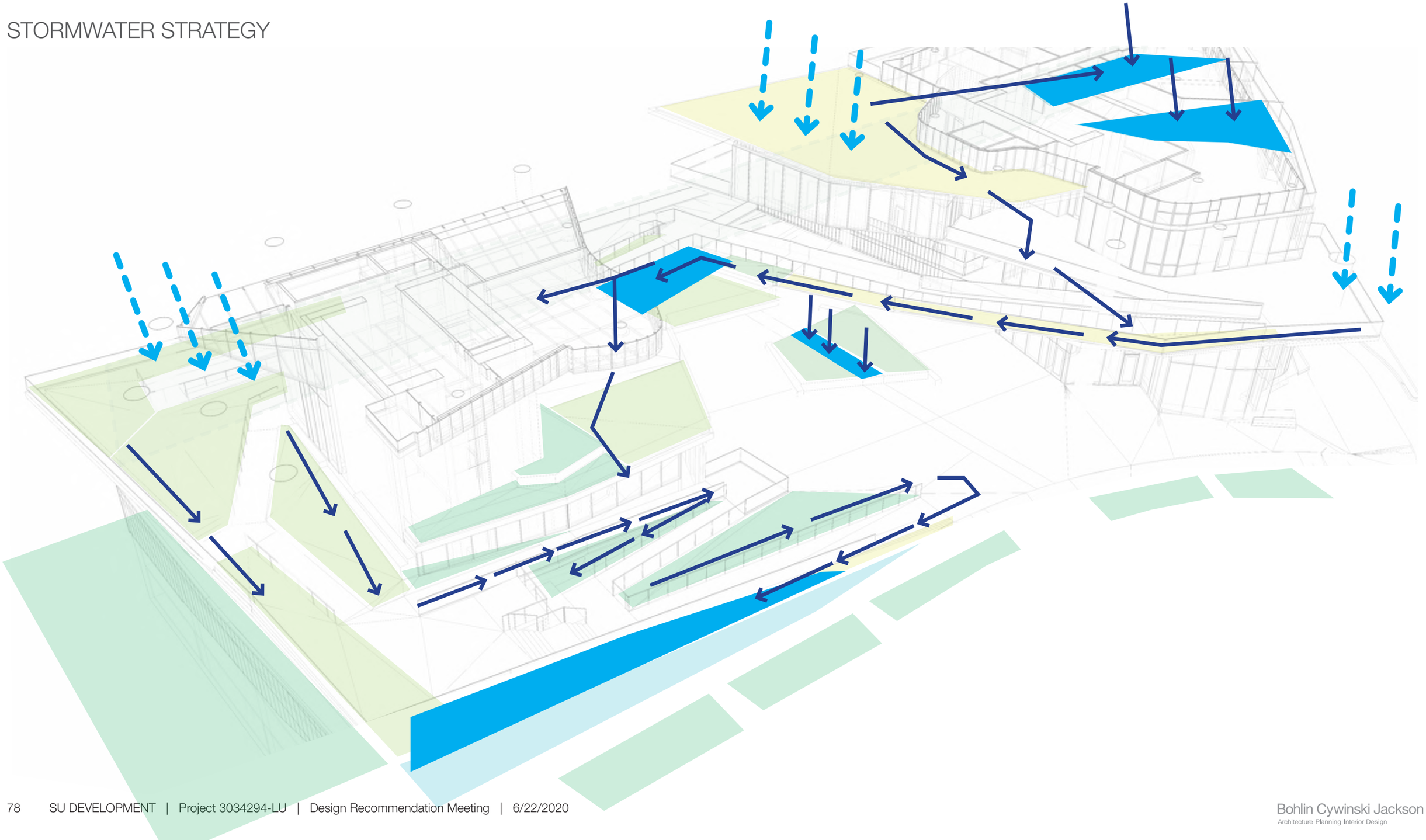




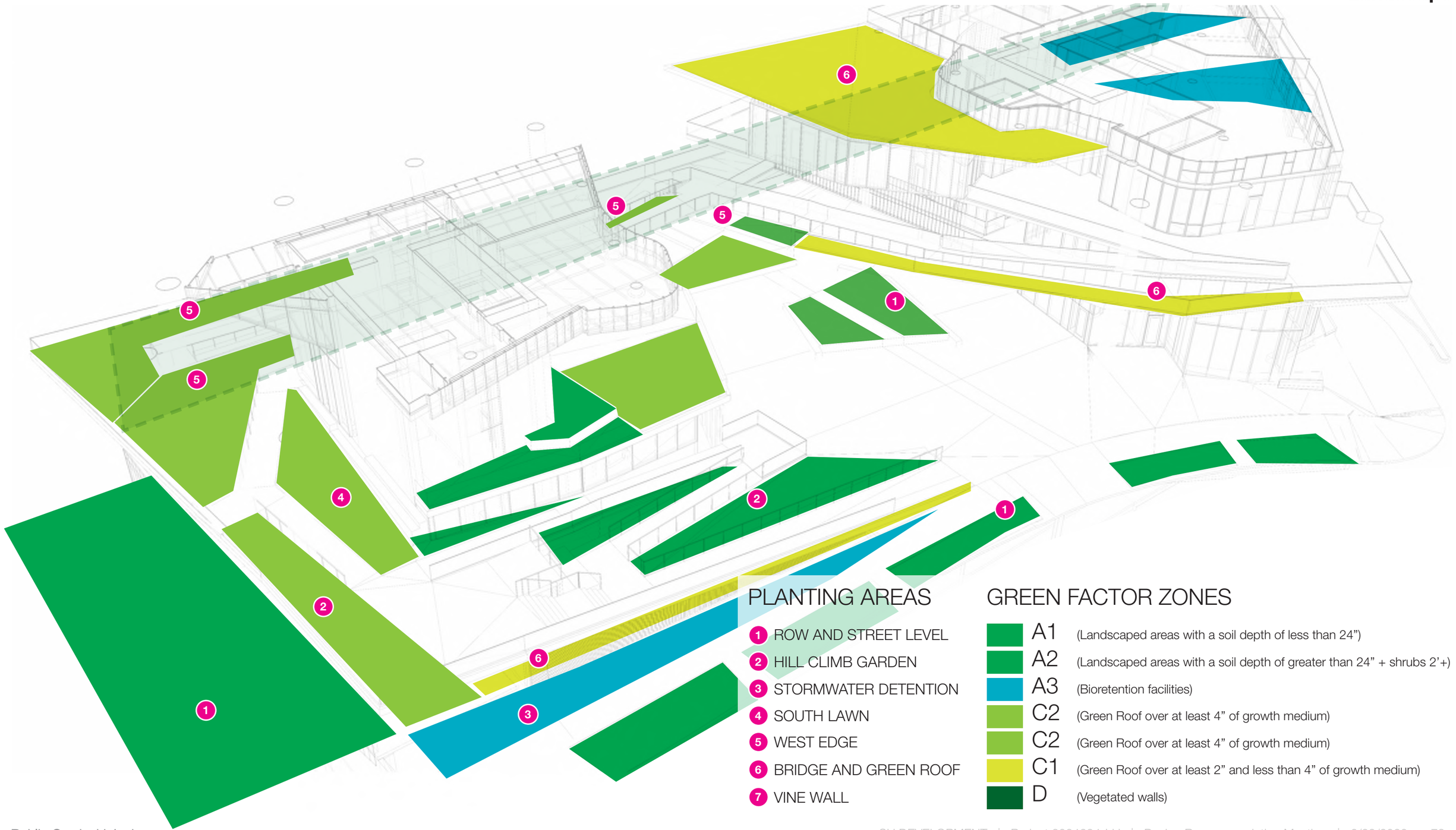



Landscape

STORMWATER STRATEGY



Landscape



PLANTING AREAS

1. ROW AND STREET LEVEL
2. HILL CLIMB GARDEN
3. STORMWATER DETENTION
4. SOUTH LAWN
5. WEST EDGE
6. BRIDGE AND GREEN ROOF
7. VINE WALL

GREEN FACTOR ZONES

A1	(Landscaped areas with a soil depth of less than 24”)
A2	(Landscaped areas with a soil depth of greater than 24” + shrubs 2’+)
A3	(Bioretention facilities)
C2	(Green Roof over at least 4” of growth medium)
C2	(Green Roof over at least 4” of growth medium)
C1	(Green Roof over at least 2” and less than 4” of growth medium)
D	(Vegetated walls)

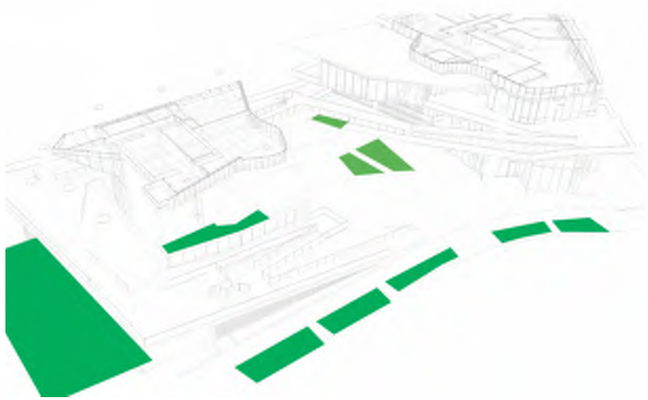
Landscape

1 ROW AND STREET LEVEL PLAZA


Accolade Elm


Accolade Elm


Boxleaf Eonymus

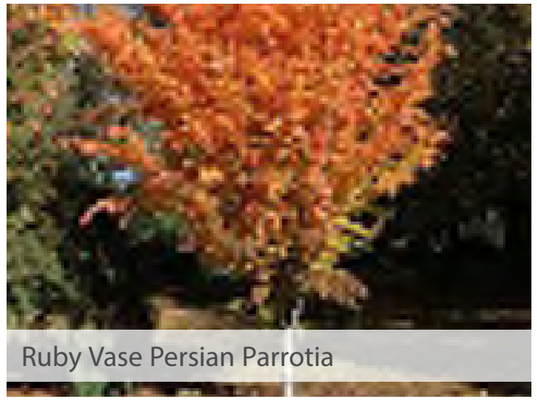



Privet Honeysuckle


Privet Honeysuckle


Mt Vernon Laurel

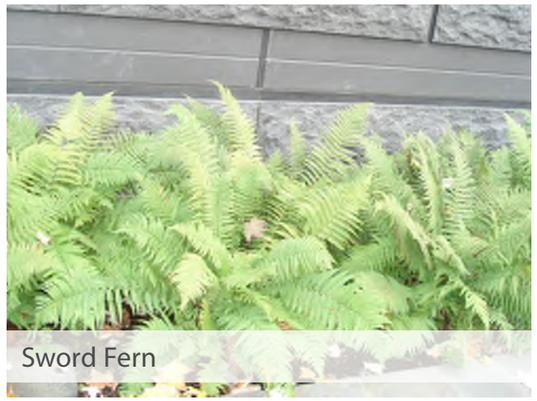

Rosemary


Ruby Vase Persian Parrotia

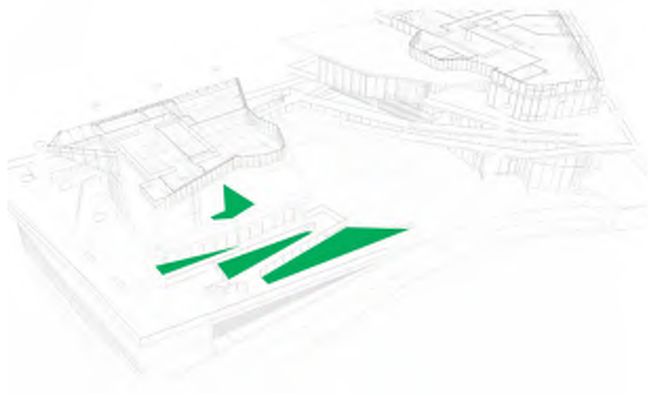

Ruby Vase Persian Parrotia

❷ HILL CLIMB GARDEN


Salal


Sword Fern


May Night Sage




Yellow Orange Witch Hazel


Sweet Box


Scarlet Ovation Evergreen Huckleberry


Asian Saber Fern


Japanese Tassel Fern


Maidenhair Fern

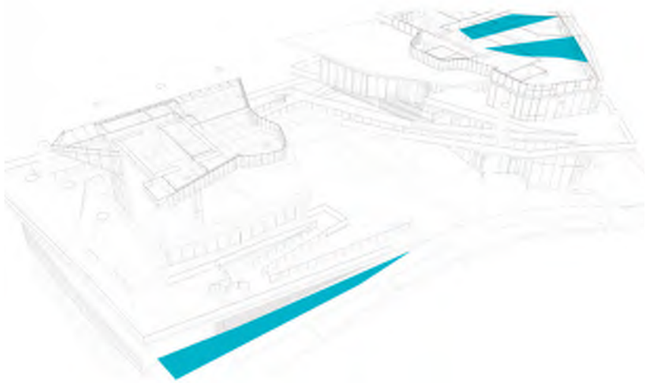
Landscape

❸ STORMWATER DETENTION

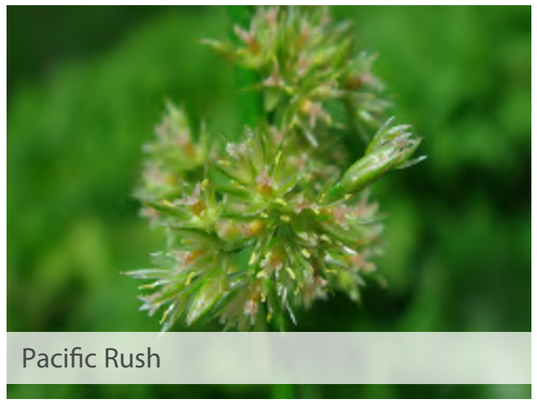

Swordleaf Rush


Swordleaf Rush


Giant Liriope




Pacific Rush


Pacific Rush


Small-fruited Bulrush

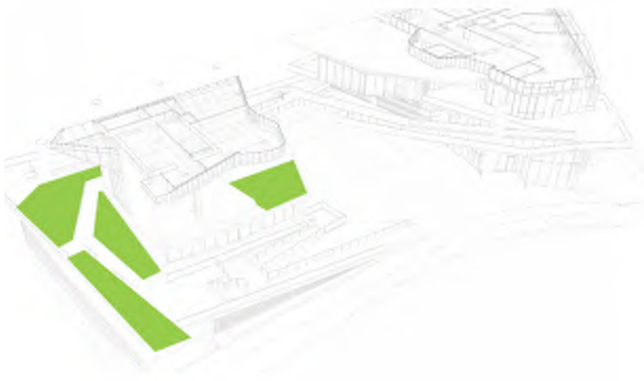

Small-fruited Bulrush

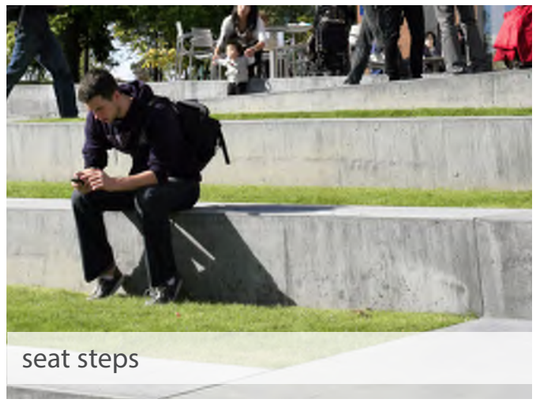
4 SOUTH LAWN

Yellow Orange Witch Hazel

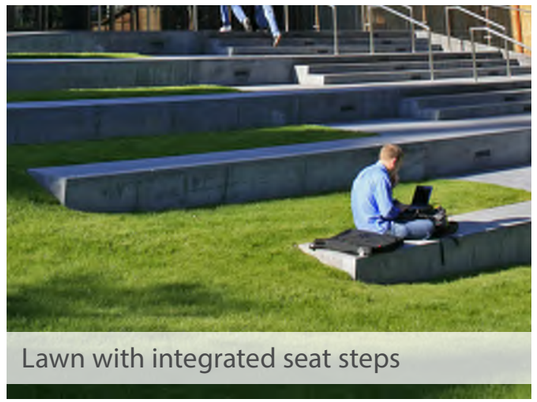
Yellow Orange Witch Hazel

Dwarf Northblue Highbush Blueberry





seat steps



Lawn with integrated seat steps

Lawn with integrated seat steps

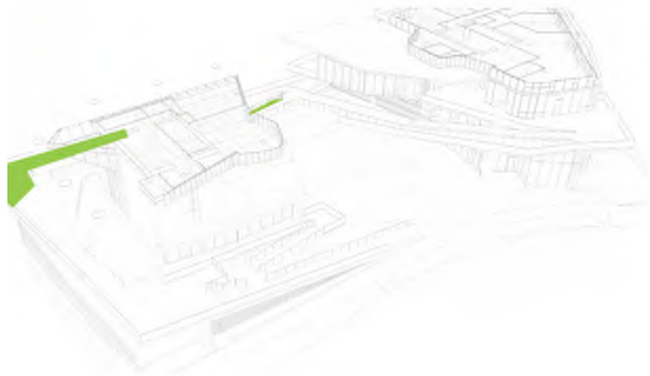
Landscape

5 WEST EDGE


Beach Strawberry


Beach Strawberry


Gold Tufted Hair Grass




Hameln Dwarf Fountain Grass


Autumn Moor Grass

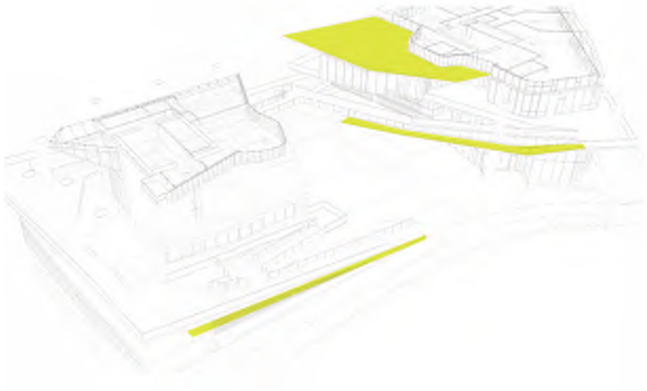

Autumn Moor Grass

6 BRIDGE AND GREEN ROOF


Sedum Color Max


Sedum Color Max


Sedum Color Max

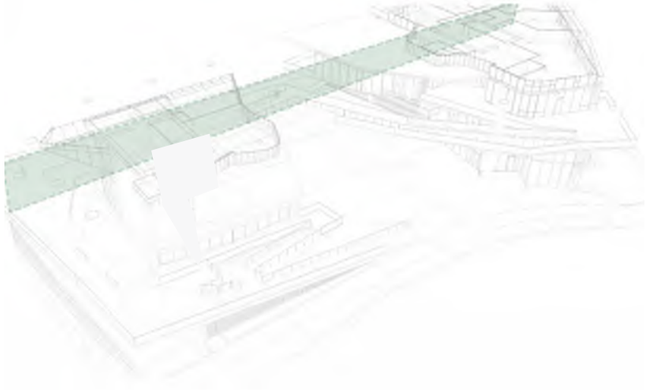


7 VINE WALL


Silvervein Creeper


Silvervein Creeper


Virginia Creeper




Virginia Creeper

TOWERS

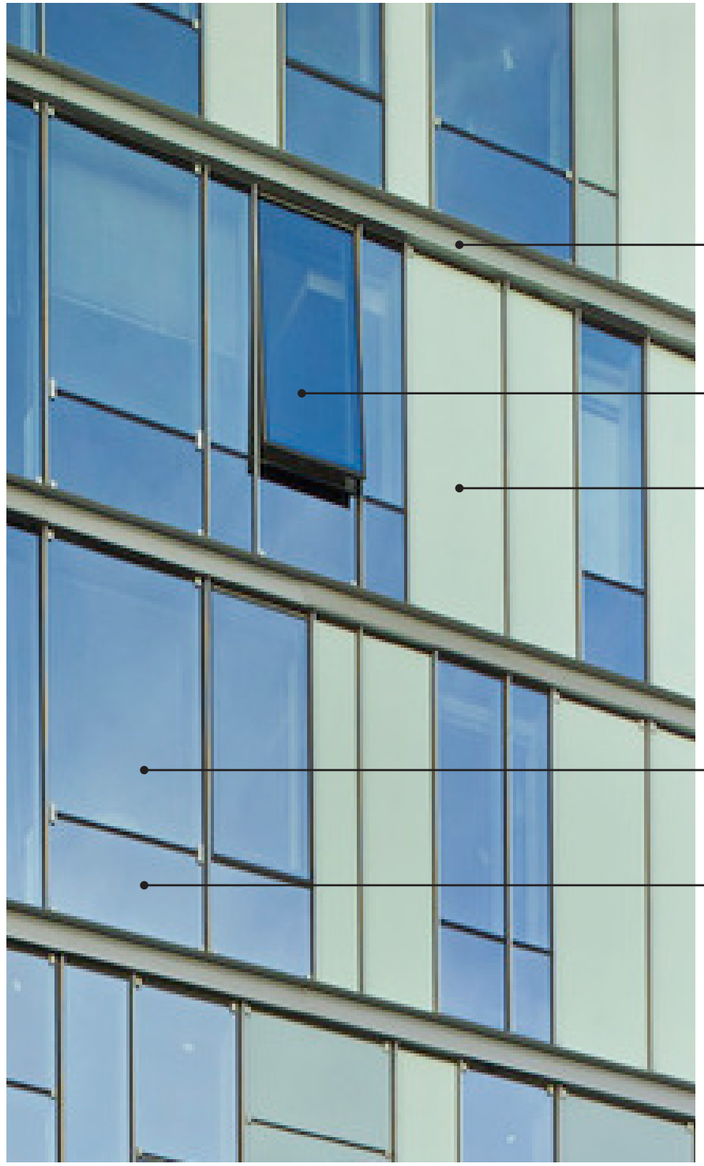
View from I-5 North

Towers

The sculptural tower forms have been generated by responding to views from the surrounding context, and through the layout of interior spaces maximizing access to daylight and views, creating a dynamic addition to the Seattle skyline. From I-5 and the west, the tower massing is divided into large simple planar elements which have a formal clarity from a distance and while traveling at high speed along the freeway. Small angular bay windows pick up light from the south and west animating these facades with dynamic patterns. The long north and south facades of the North Tower, and the north façade of the South Tower, are divided into full height saw-toothed bay windows reducing their scale. These give each apartment a view to the west and develop a directional grain to the tower forms. From the park the tower profiles curve into the central space creating a welcoming gesture to reinforce the open podium concept.

The tower facades utilize a repeating pattern three typical floors to create a highly varied residential expression. Thin floor slabs are clad with aluminum grilles collecting all exhaust vents into a simple tectonic expression. Between the slabs, window wall utilizes two basic types of visual modules: 1) full height vision glass and partial height vision glass with spandrel to match the appearance of the vision glass and 2) full height spandrel glass with a light gray frit color. By shifting these panels in the three-floor rhythm, a dynamic pattern of pixelated gradients which accentuate the tower forms is achieved.

The proposed tower facades represent the design intent. Other options under consideration include laminated vision glass, to reduce interior noise levels, at the south and west façade utilizing a colored interlayer and/or patterned frit within the full height spandrel panels. Each would add further variety to the façades.



Materials

FLOOR EDGE GRILLE
ALUMINUM, LIGHT GRAY

AWNING WINDOW

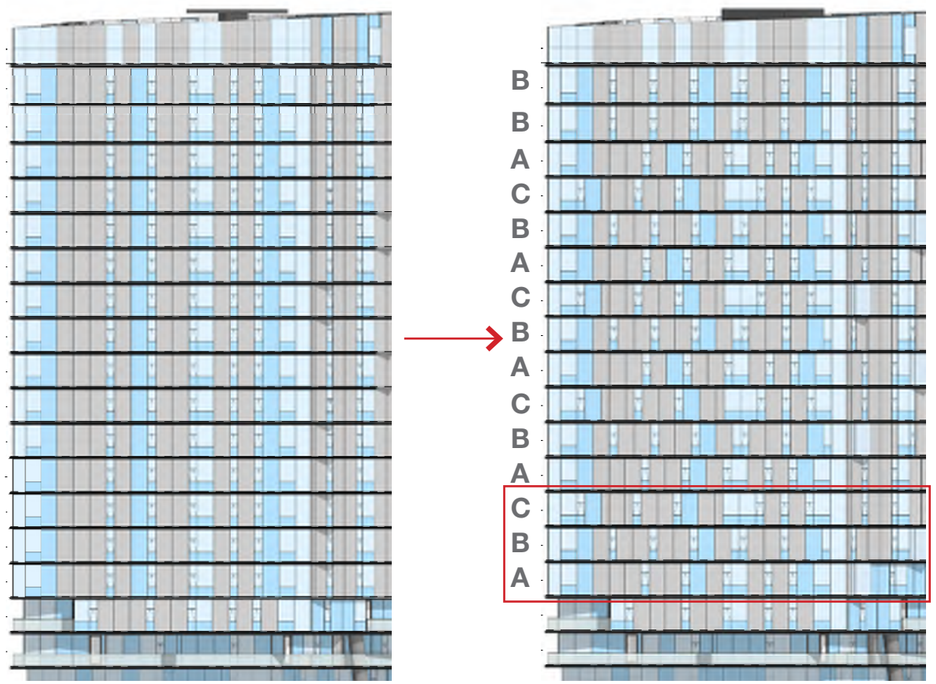
GL-3
FULL HEIGHT SPANDREL GLASS
FULLY FRITTED #3 SURFACE, LIGHT GRAY

GL-1
VISION GLASS, CLEAR

GL-2
SPANDREL GLASS BELOW VISION GLASS
FULLY FRITTED #3 SURFACE, DARK COLOR TO MATCH APPEARANCE OF VISION GLASS IN DAYLIGHT

View from Kobe Terrace

Window Wall Pattern Development



Stacked Window Pattern

Shifted Window Pattern
Three Floor Repetition

Massing Views

South Elevation - South Tower

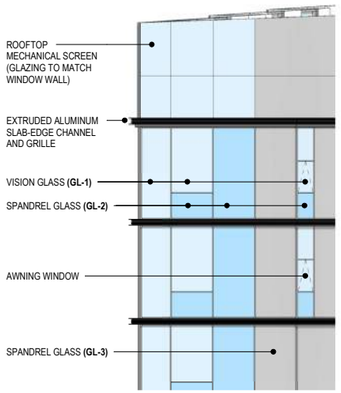
West Elevation

Massing Views

East Elevation

North Elevation - North Tower

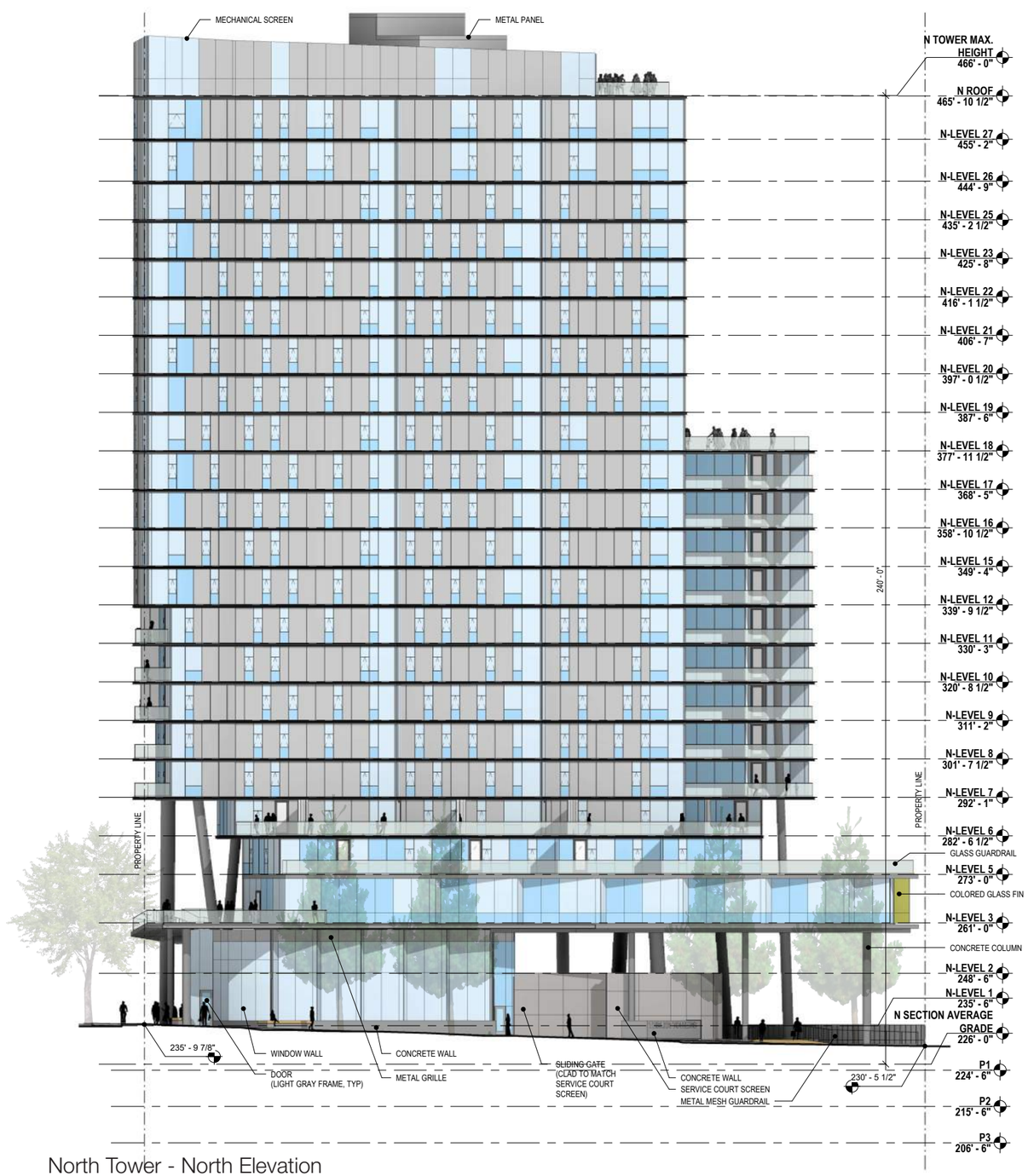
SECTION 04 / Towers



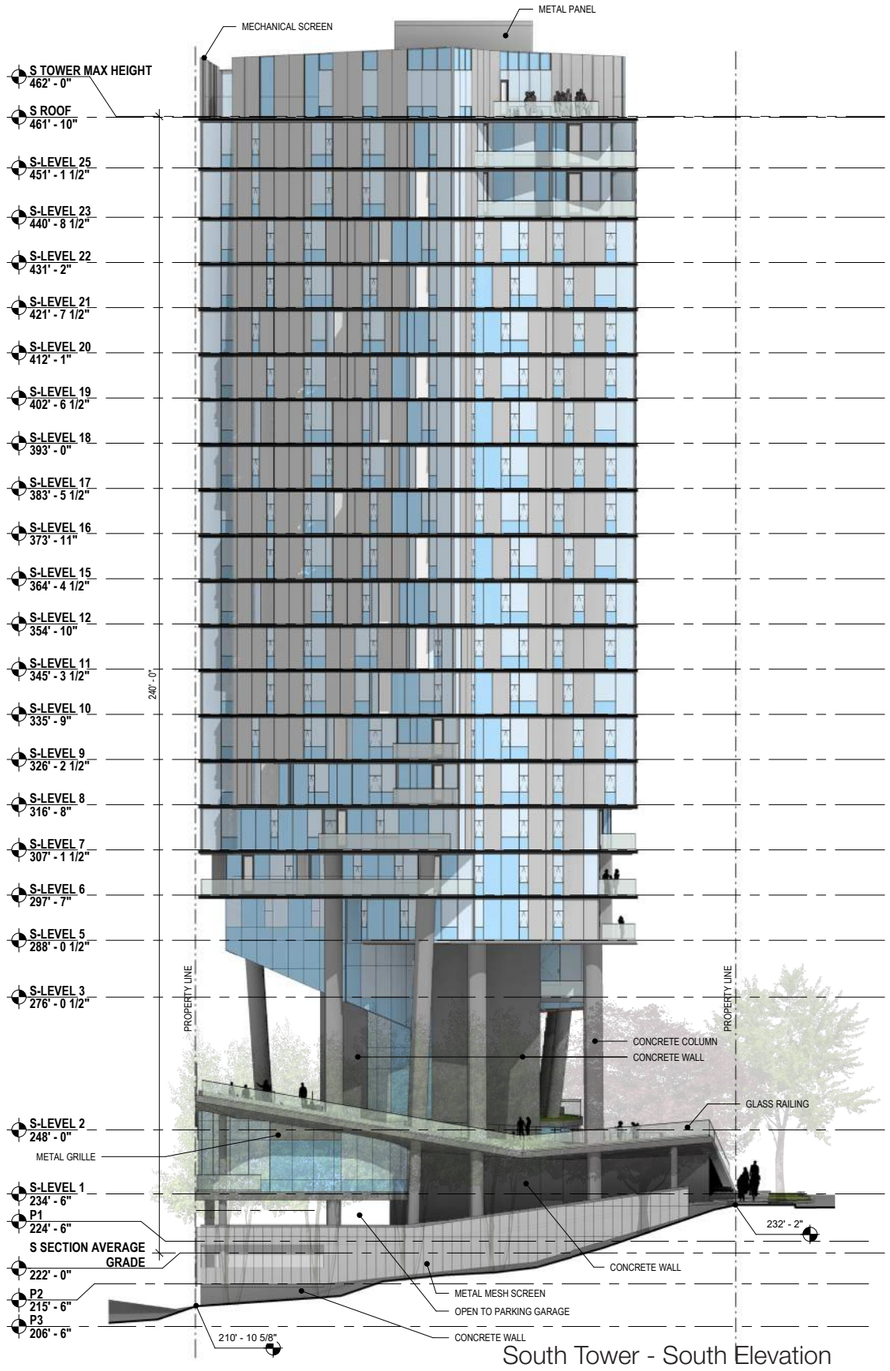
Typical Materials

West Elevation

North Tower - South Elevation



North Tower - North Elevation



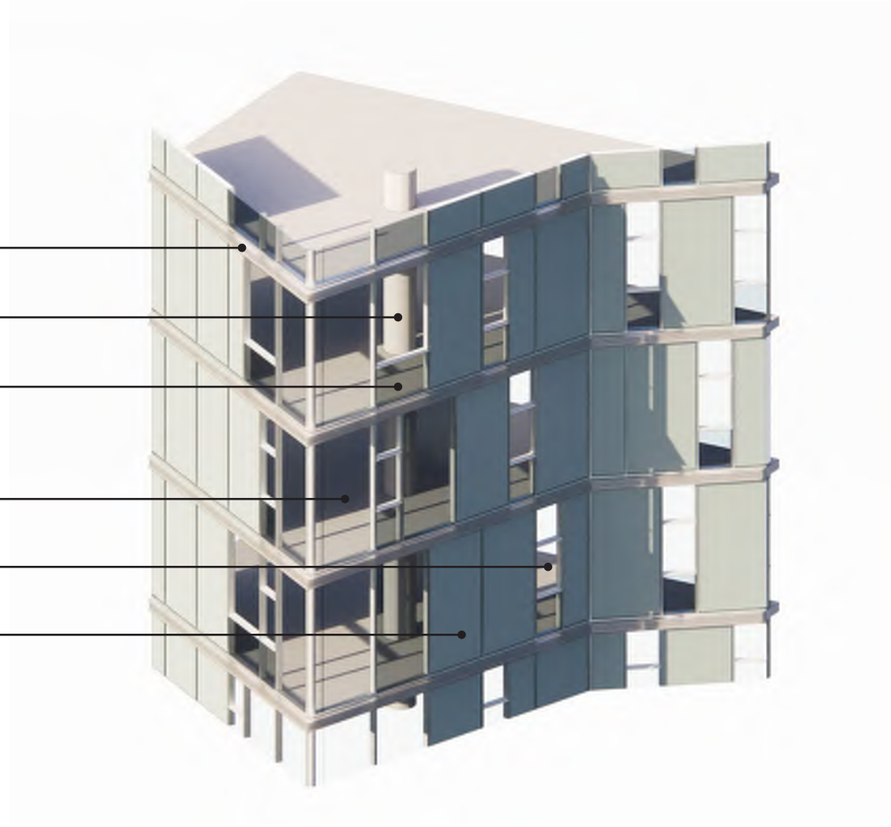
South Tower - South Elevation

South Tower - North Elevation

East Elevation

North Tower

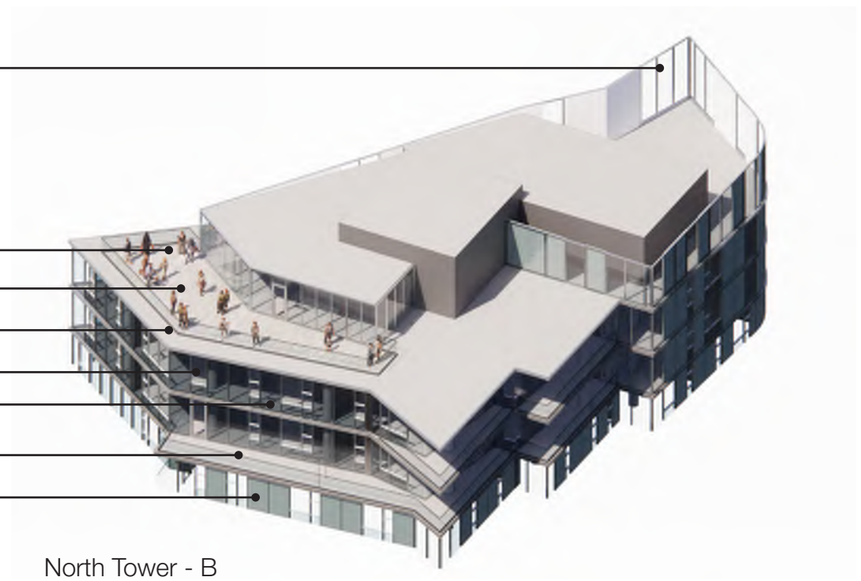
View from Northeast



North Tower - A

North Tower

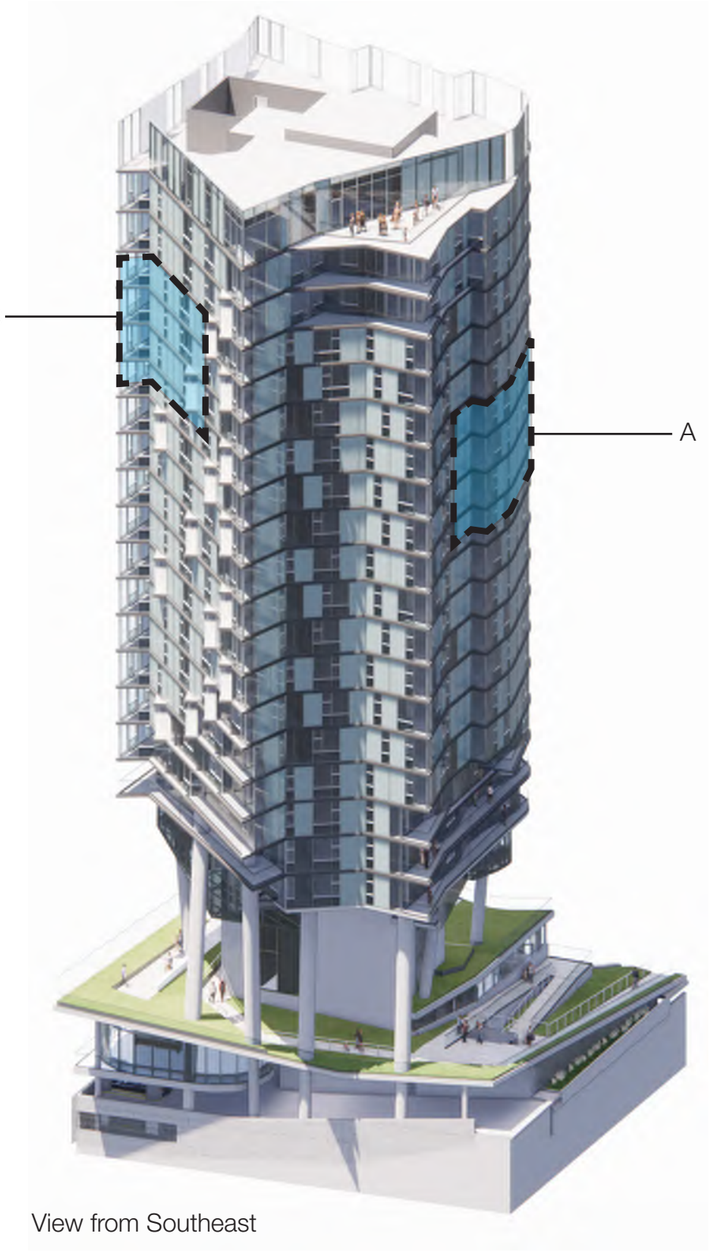
View from Southwest



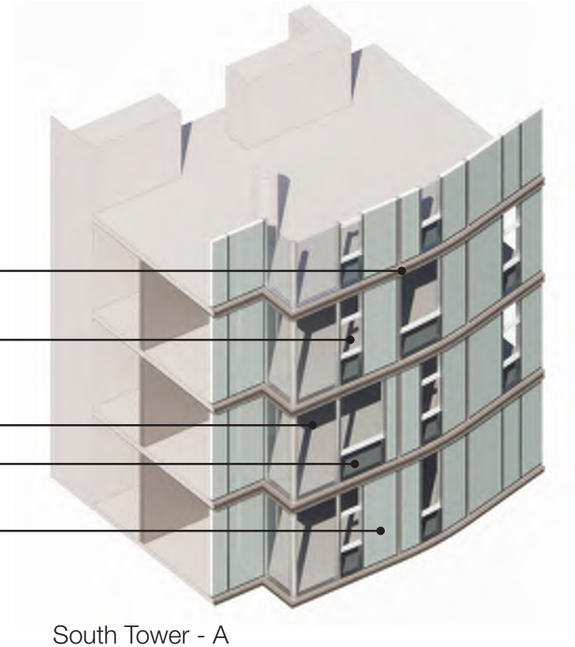
North Tower - B

North Tower - C

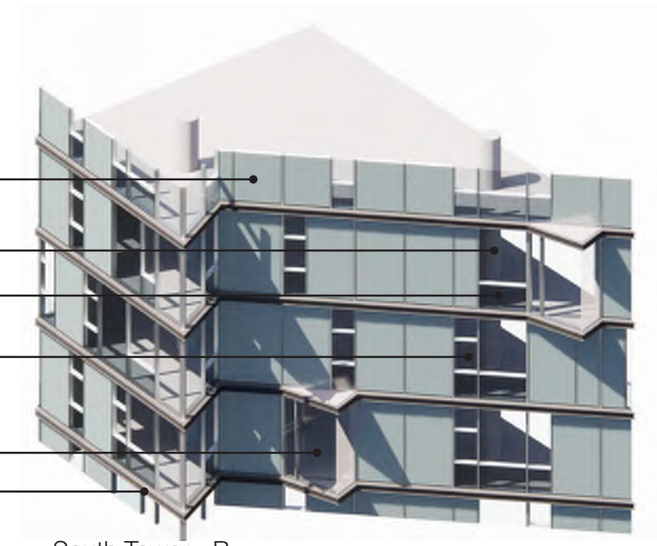
South Tower



View from Southeast

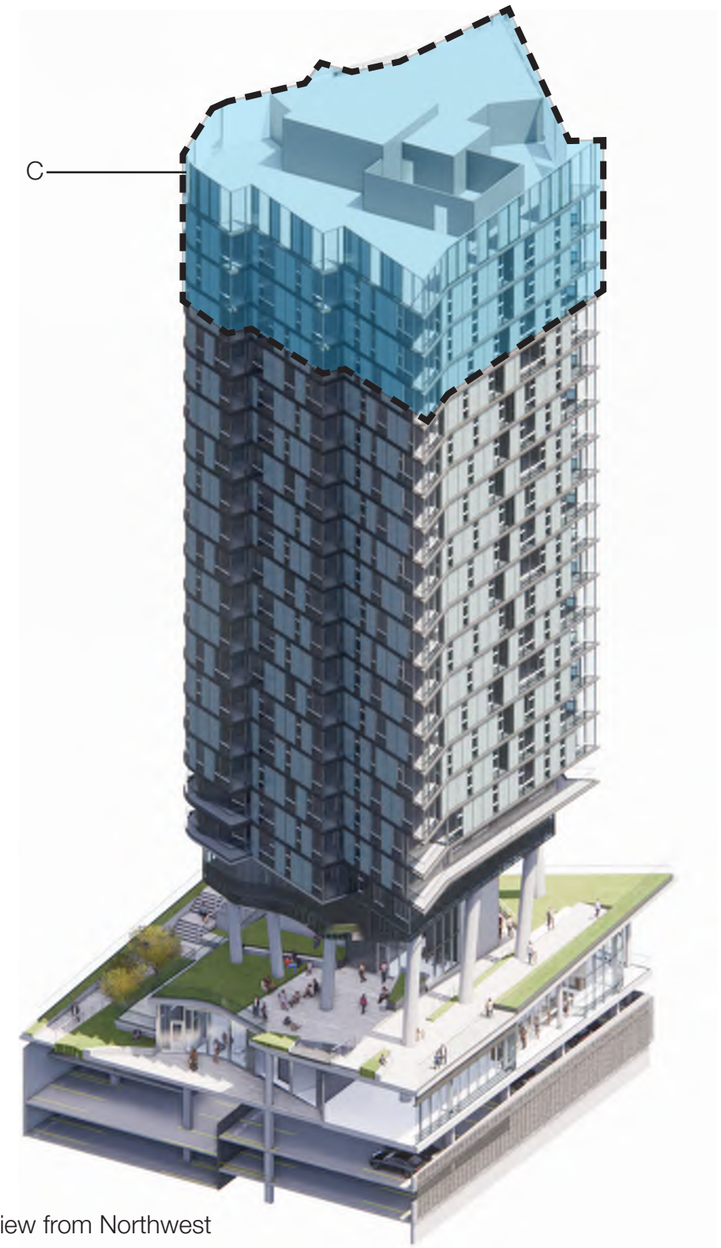


South Tower - A

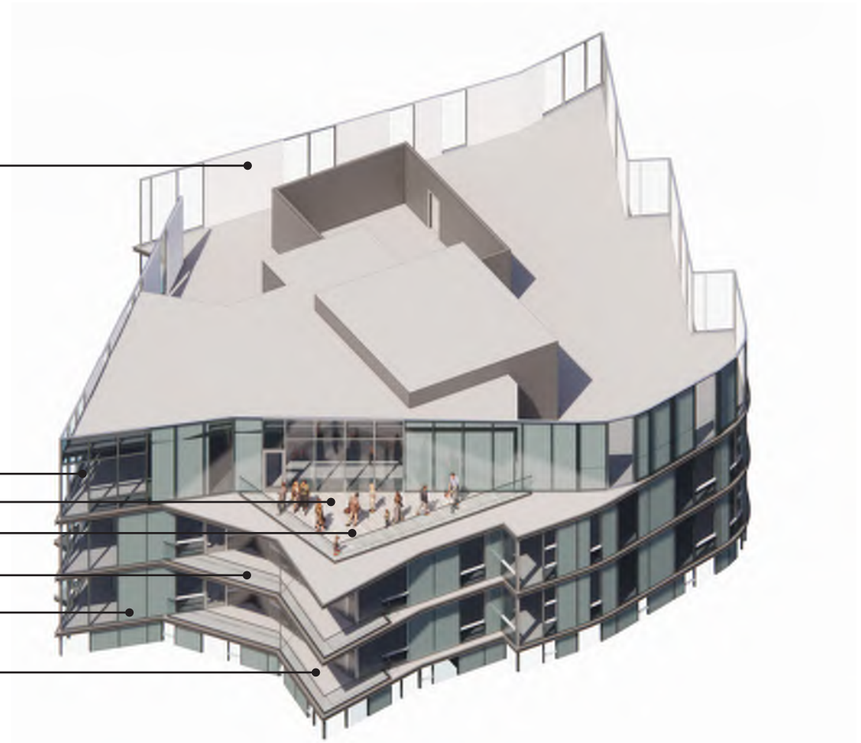


South Tower - B

South Tower



View from Northwest



South Tower - C

DEPARTURES

Departure 1 - Rooftop Feature Setback

Code Citation: 23.75.100.G

Supported in EDG 1+2

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.

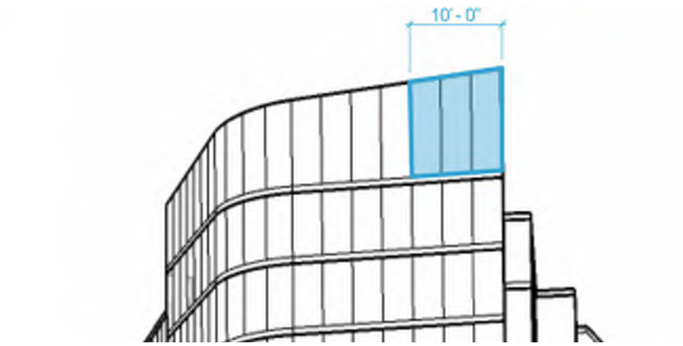
Proposed Design Departure:

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

Explanation:

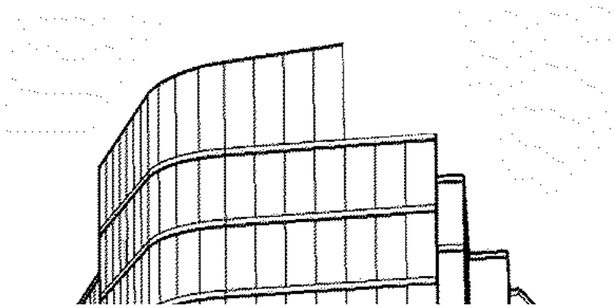
In accordance with **Yesler Terrace Design Guidelines DC2 Architectural Concept - City Scale**, “highrise buildings should use modulation or upper-level detailing to present an attractive form to the static views from First Hill, Squire Park, the Central District, Beacon Hill, the stadiums, and Pioneer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

The rooftop screen wall extends the east facade 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.

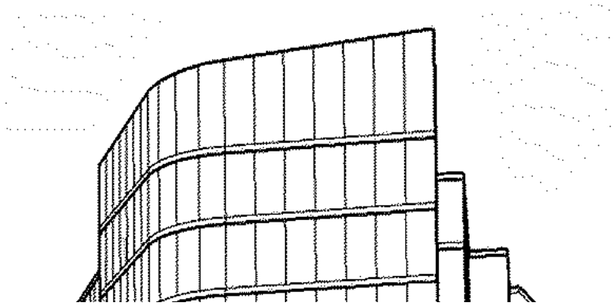


Area of Departure

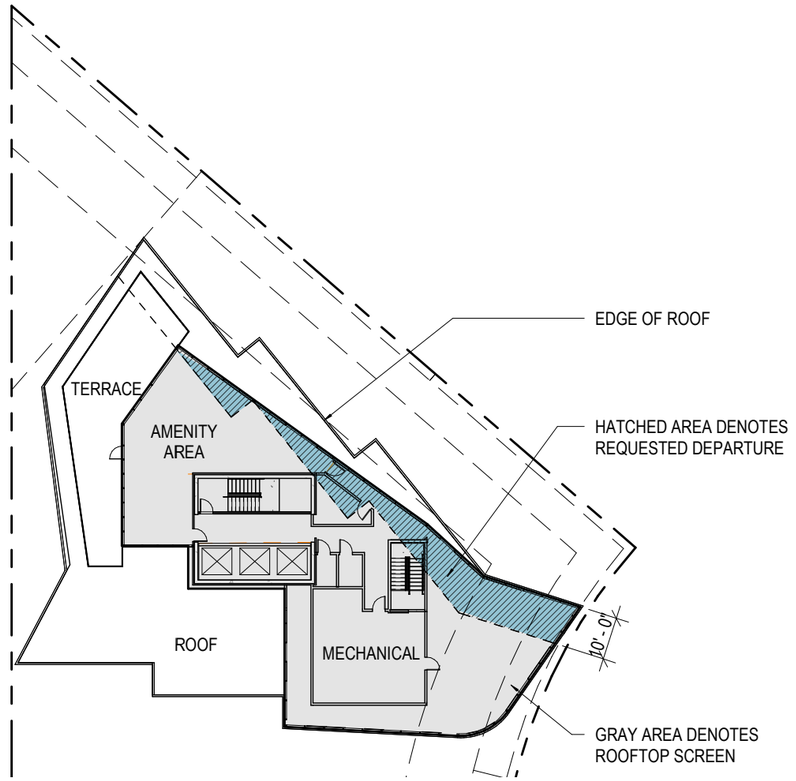
Rooftop Feature Departure



Code Compliant Form



Proposed Form



Proposed Plan

SECTION 05 / Departures

Departure 2 - Rooftop Feature

Code Citation: 23.75.110.D

Supported in EDG 1+2

Code Requirement:

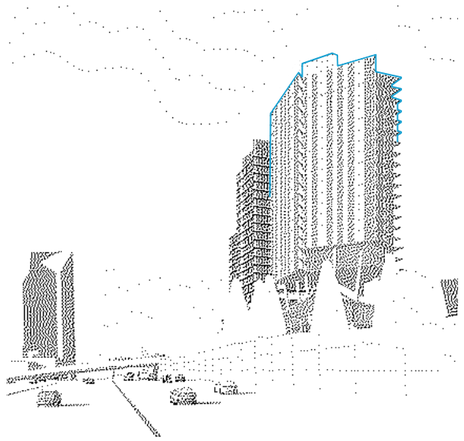
The following rooftop features may extend above the applicable height limit set in Section 23.75.100 if none of those features extends more than 15 feet above the applicable height limit set in Section 23.75.100 and the combined total coverage of all those features that extend above the applicable height 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:

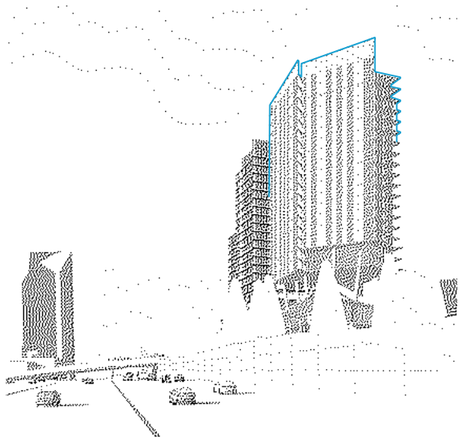
Total rooftop features on north and south tower each exceed the 25 percent limit.

Explanation:

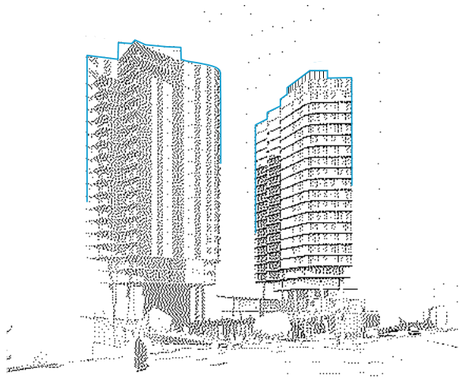
In accordance with **Yesler Terrace Design Guidelines DC2 Architectural Concept - City Scale**, the rooftop feature area becomes integral to the tower profiles by creating more dynamic and cohesive forms while providing screening for mechanical equipment. “Building tops and highrise forms should be both 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)**



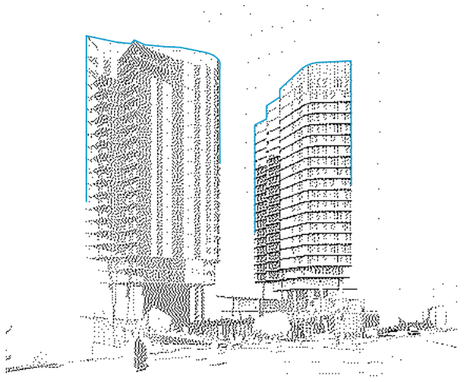
View From I-5 Northbound
Code Compliant Form



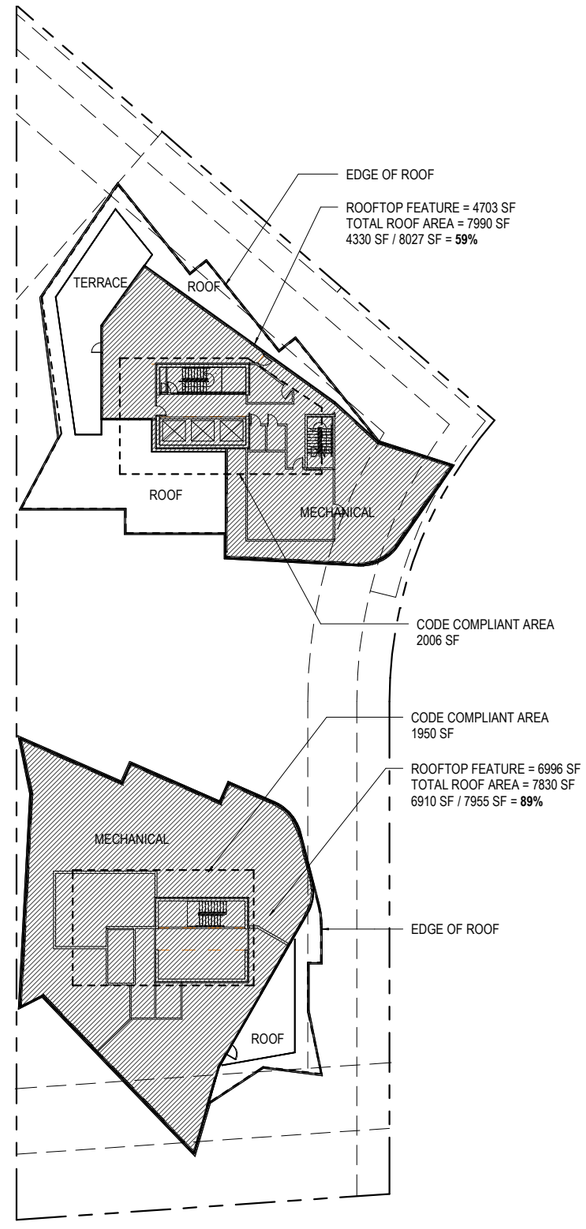
View From I-5 Northbound
Proposed Form



View From Yesler Terrace Park
Code Compliant Form



View From Yesler Terrace Park
Proposed Form



Proposed Form

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.

Proposed Design Departure:

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

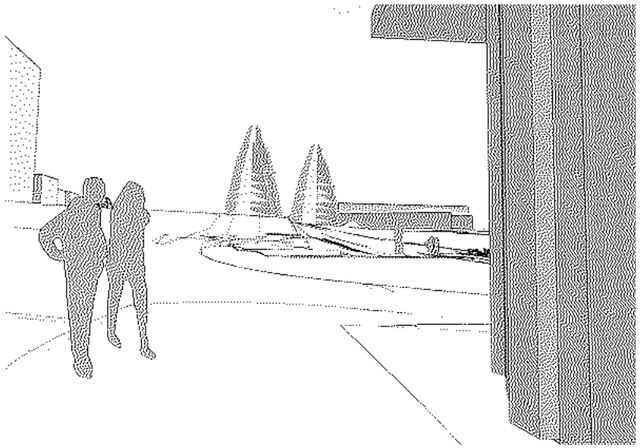
Explanation:

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)**

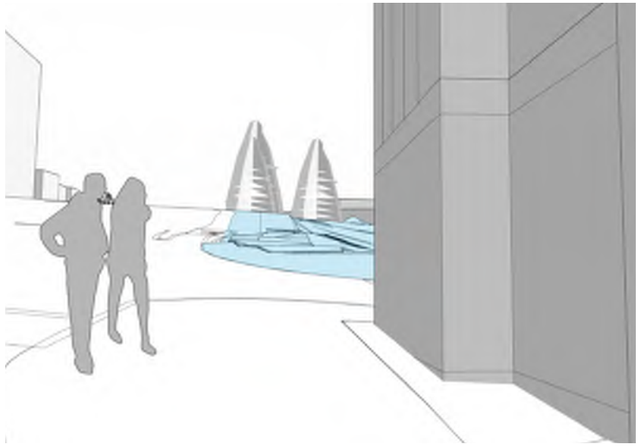
Retail is at the corner of Yesler Way and S Washington is pulled back in order to relieve the corner and open up views onto the community park from the approach along Yesler Way. This also creates a pedestrian friendly corner and drawing people into the central plaza.

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

View From Yesler Way Looking East Toward Yesler Park



Proposed Form



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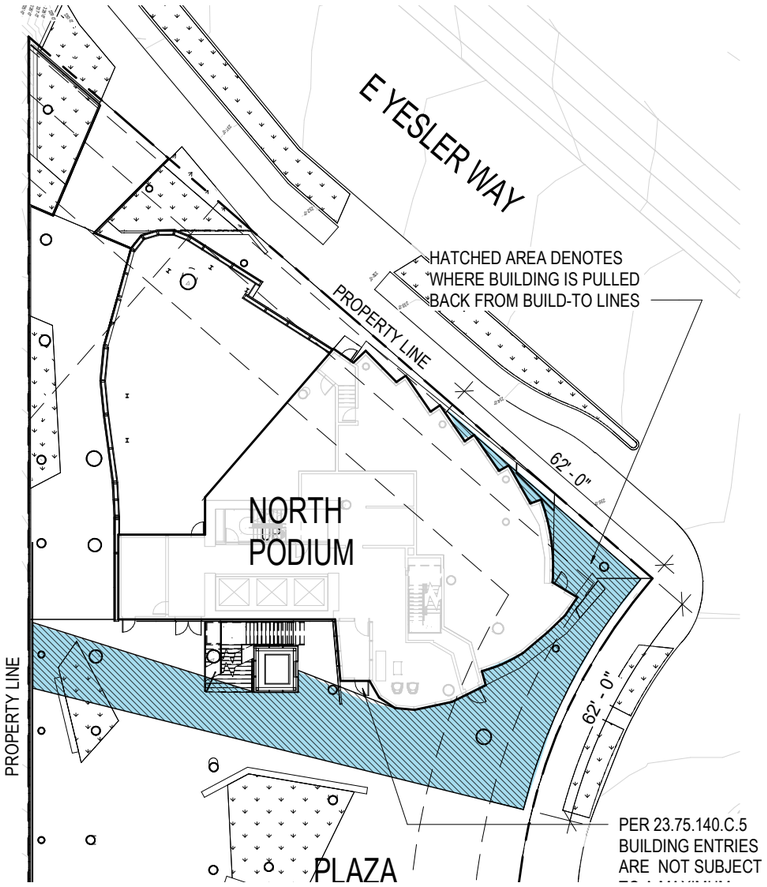


Proposed Plan

SECTION 05 / Departures

Departure 4 - Highrise Projection

Code Citation: 23.75.140.G

Supported in EDG 1+2

Code Requirement:

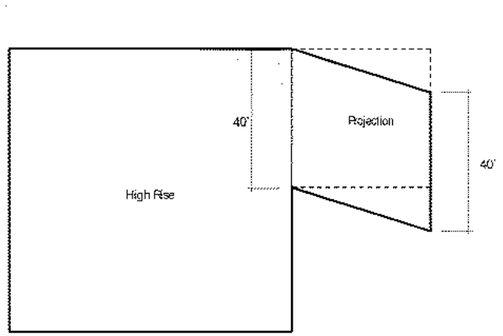
Highrise structures. For a highrise structure, one portion of the facade up to a maximum of 40 feet in width may project to the base setback at any or all heights up to the applicable height limit in Exhibit A for 23.75.100.

Proposed Design Departure:

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.

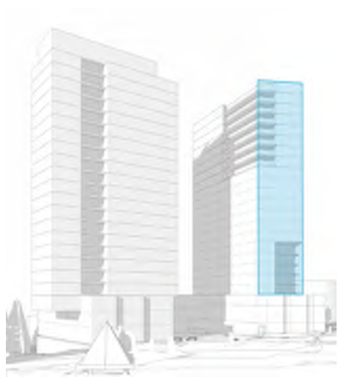
Explanation:

In accordance with **Yesler Terrace Design Guidelines DC2 Architectural Concept - City Scale**, the shaped parallelogram projection creates a more dynamic facade 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)**

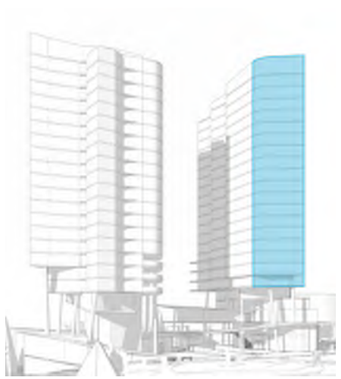


Projection Geometries
- - Rectangular Projection
— Proposed Projection

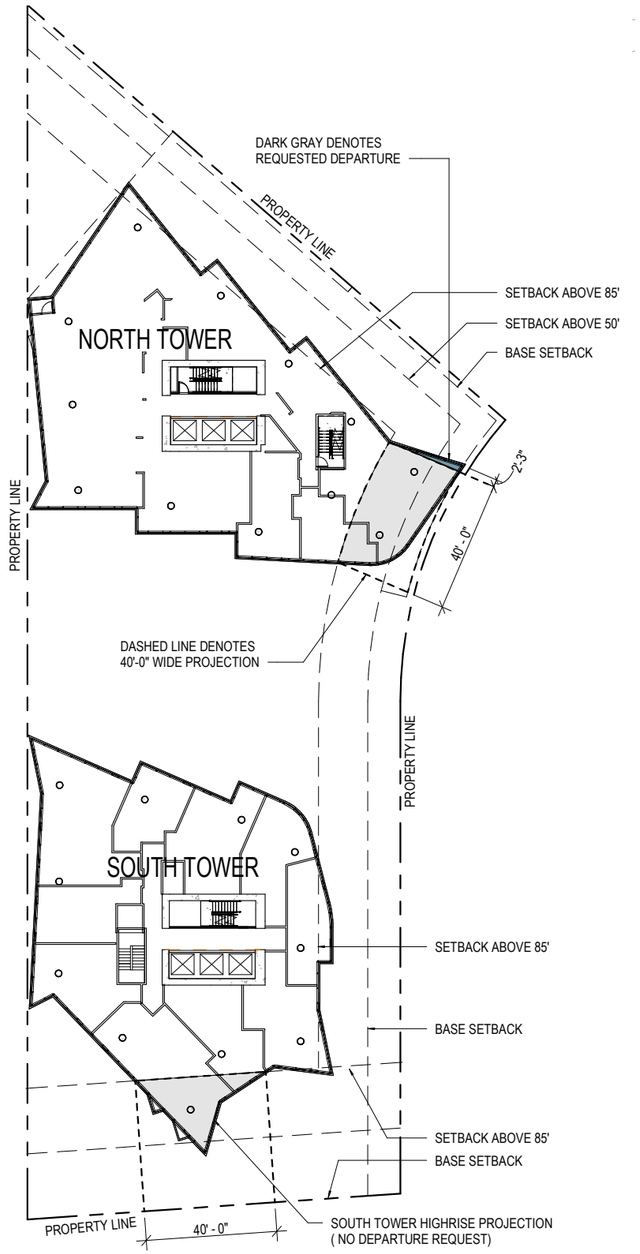
View From Yesler Park



Rectangular Projection
40’ Projection



Proposed Projection



Proposed Plan

Departure 5 - Nonresidential Use Along Washington Street Facade

Code Citation: 23.75.080.A

Supported in EDG 1+2

Code Requirement:

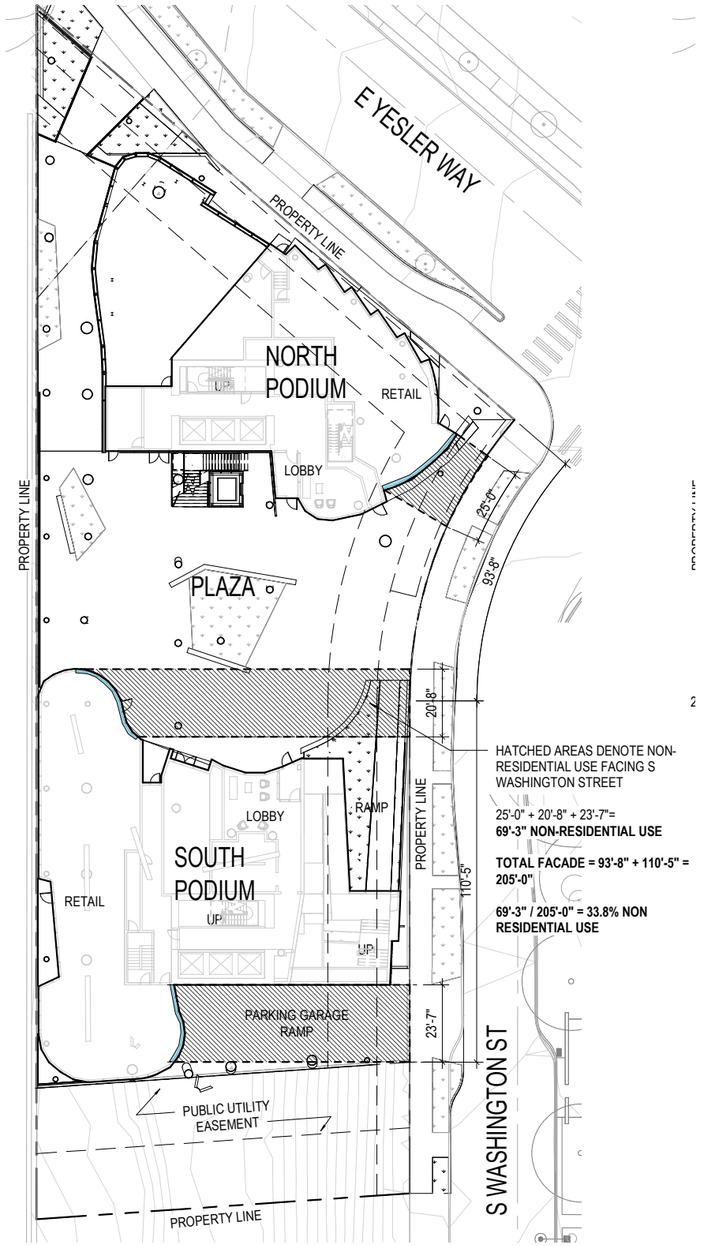
Nonresidential uses are not allowed to occupy, in the aggregate, more than 20 percent of the total street-level street-facing facades, along S. Washington Street, of all structures on a lot.

Proposed Design Departure:

Retail uses proposal along 34.5 percent of street-facing facade along S Washington Street.

Explanation:

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).



Departure 6 - Parking Entrance Setback

Code Citation: 23.75.180.I.1.B

Supported in EDG 1+2

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.

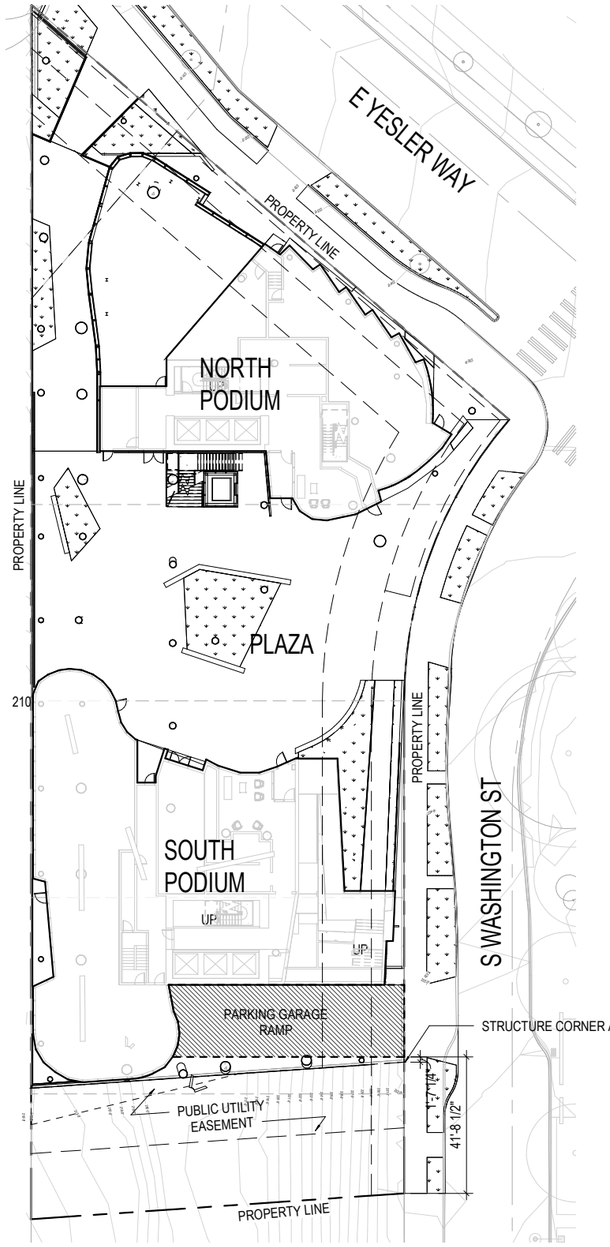
Proposed Design Departure:

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.



Departure 7 - Base Setback

Code Citation: 23.75.140

New Departure Request

Code Requirement:

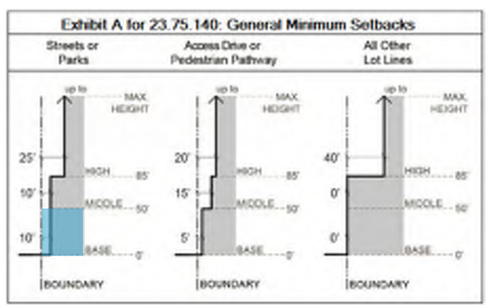
Except as otherwise provided in this Section 23.75.140, minimum setbacks are required as follows:
According to Exhibit A for 23.75.140 where no special setback condition identified in subsection 23.75.140.C, 23.75.140.D, or 23.75.140.E applies to the boundary;

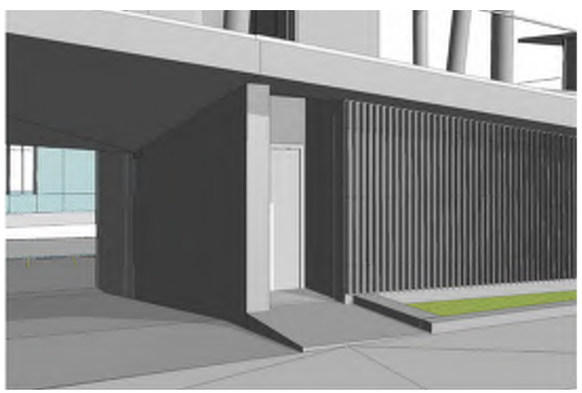
Proposed Design Departure:

Facade for exit corridor proposed to be within base setback.

Explanation:

Reducing the setback allows the door to be flush with the adjacent wall, where it can be integrated into the structure of the pedestrian ramp. Pulling the door back to the line of the setback creates an undesirable recess along the building's face, reducing visibility and defensible space. **Keeping the door flush provides visual surveillance of the public realm "(PL3) and fosters"...a safe environment by providing lines of sight and encouraging natural surveillance through strategic placement of doors..." (PL2)**





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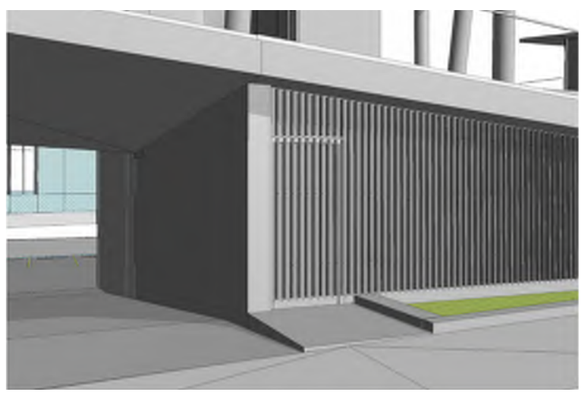
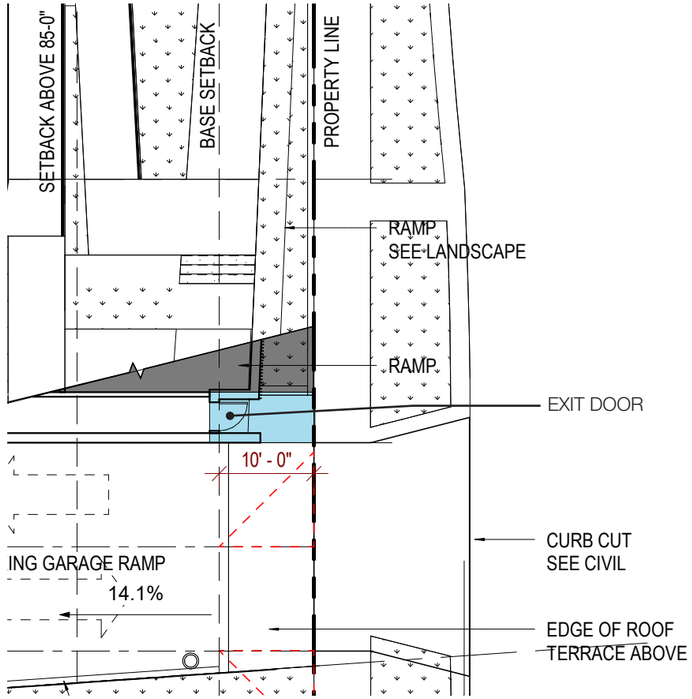


Proposed Departure



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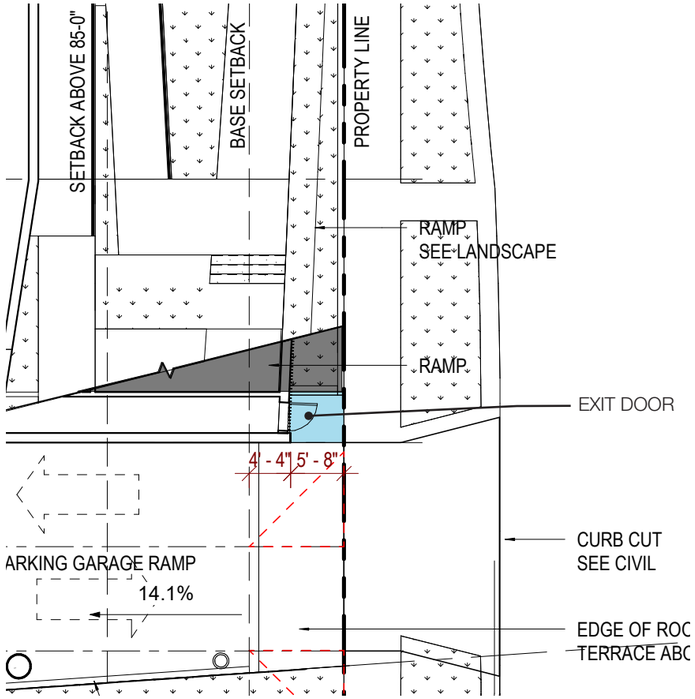

Area of Departure

Departure Summary

DEPARTURE	SUMMARY AND CITATION	EXPLANATION	PREVIOUS EDG
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+2**
Departure 2	**Rooftop Feature** Code Citation: 23.75.110.D	Total rooftop features on north and south tower each exceed the 25 percent limit.	**Supported in EDG 1+2**
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+2**
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+2**
Departure 5	**Non-Residential Use along S Washington St** Code Citation: 23.75.080.A	Retail uses proposal along 34.5 percent of street-facing facade along S Washington Street.	**Supported in EDG 1+2**
Departure 6	**Parking Entrance Setback** Code Citation: 23.75.080.A	Access to parking garage proposed at less than 20 feet from southeast structure corner.	**Supported in EDG 2**
Departure 7	**Base Setback** Code Citation: 23.75.140	Facade for exit corridor proposed to be within base setback.	**New Departure Request**

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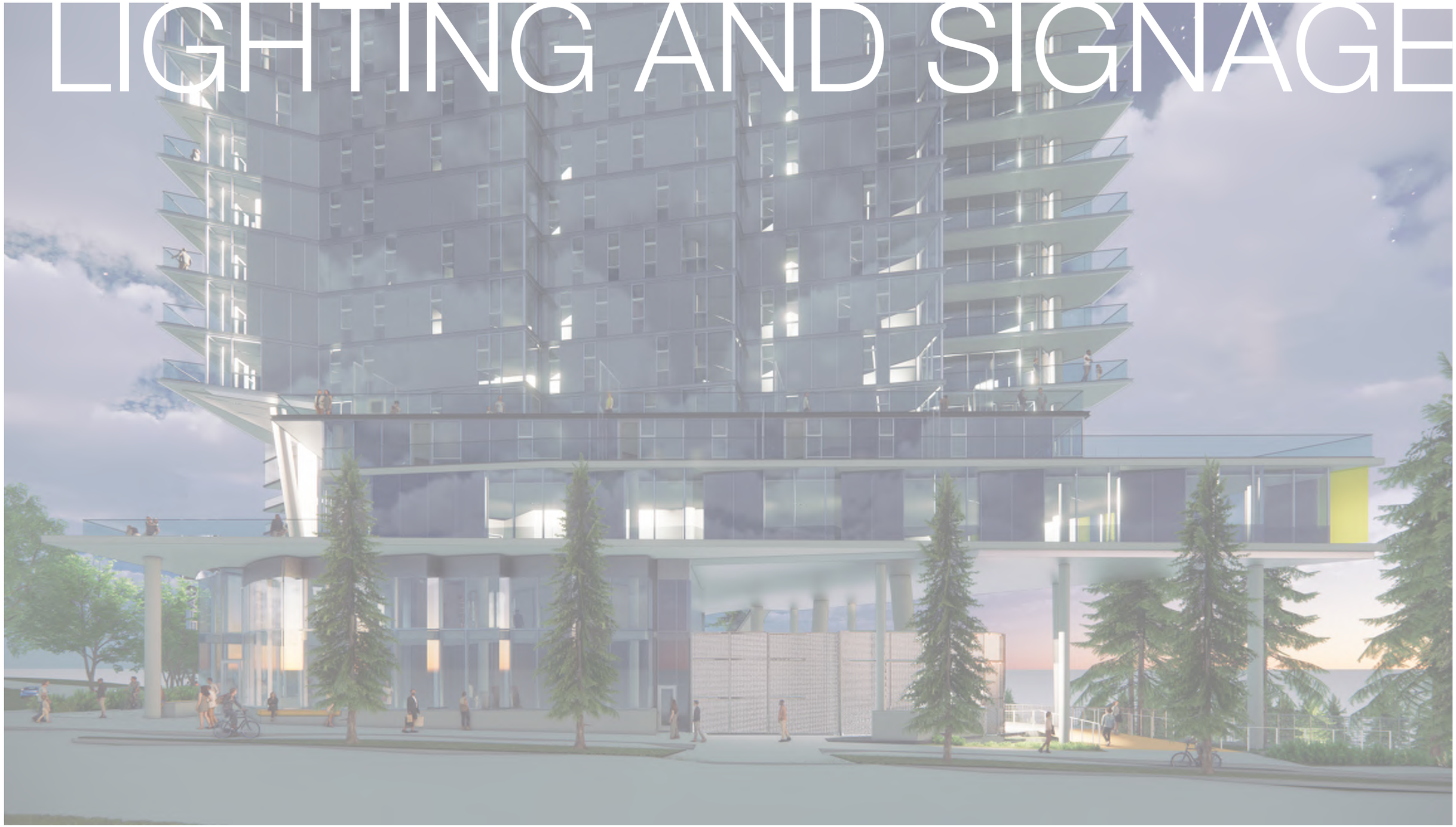
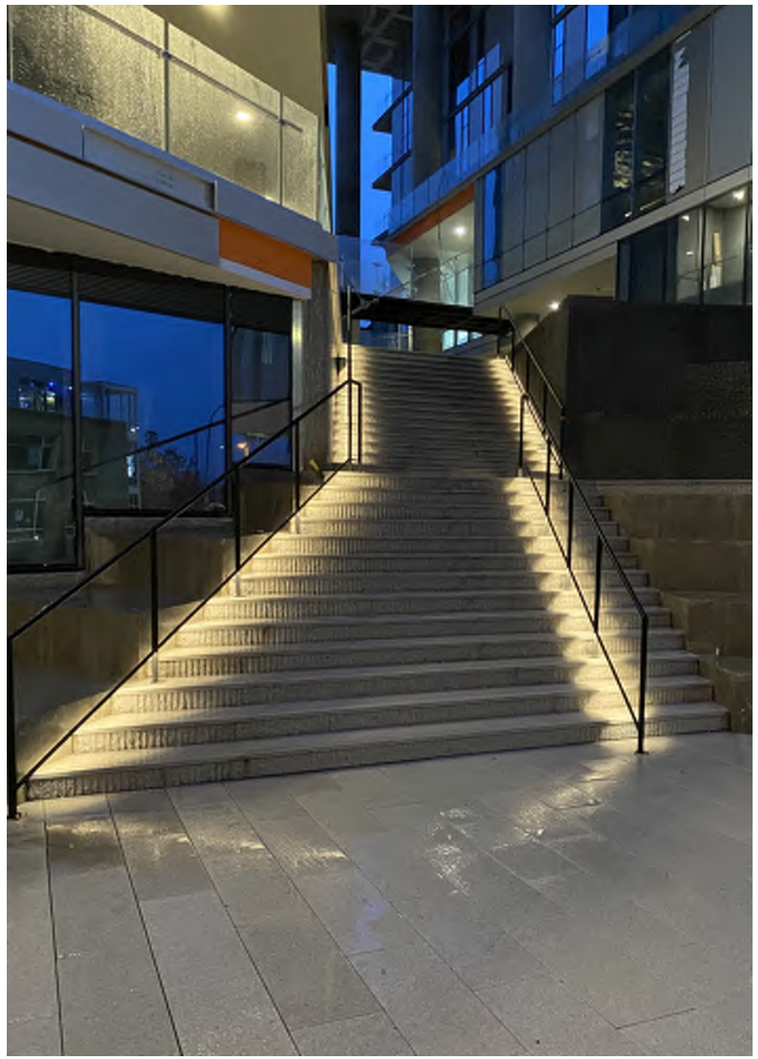
LIGHTING AND SIGNAGE





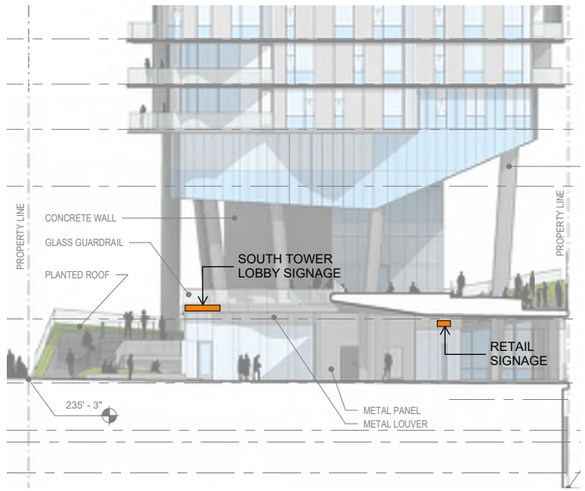

CAFE

Signage Conecpt

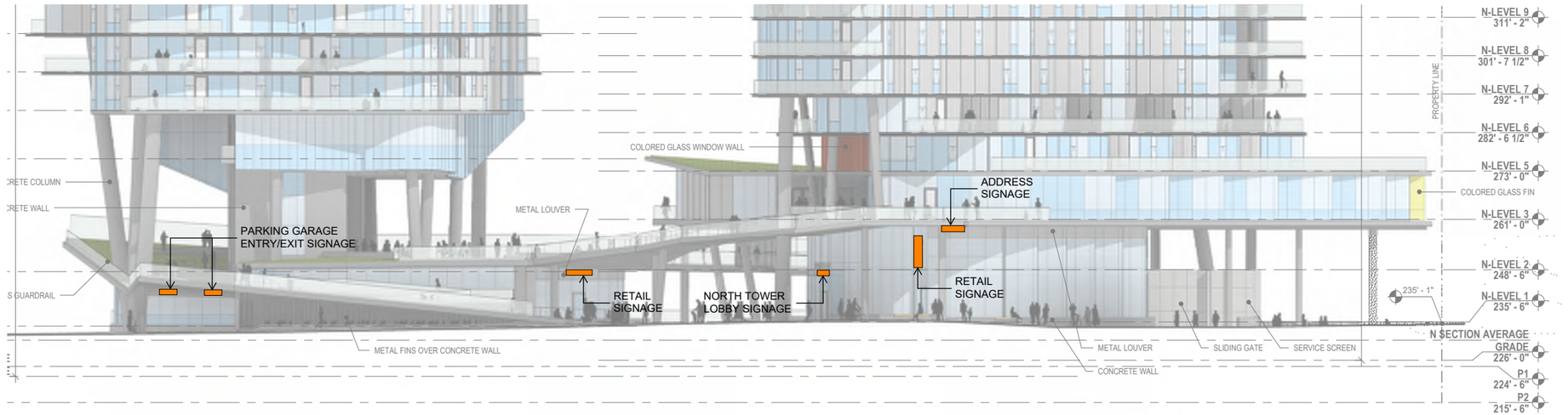
Parking Garage Signage

Address Signage

Lobby Signage



South Tower - North Elevation

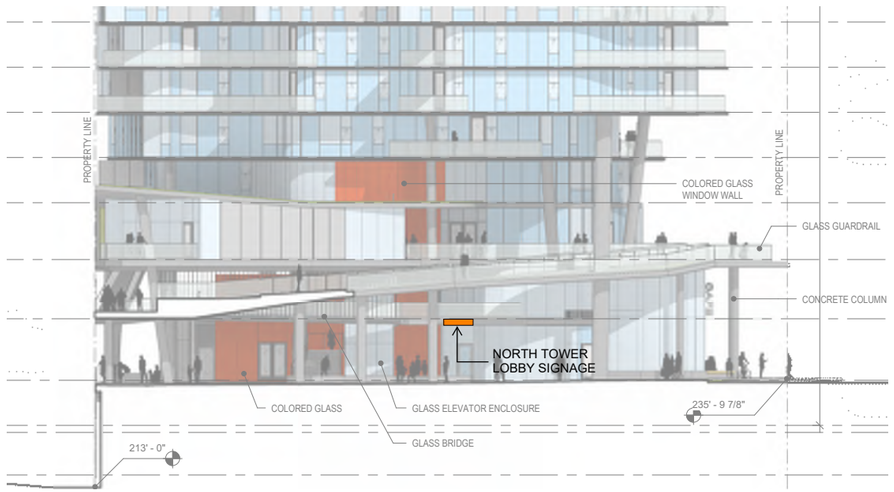


East Elevation

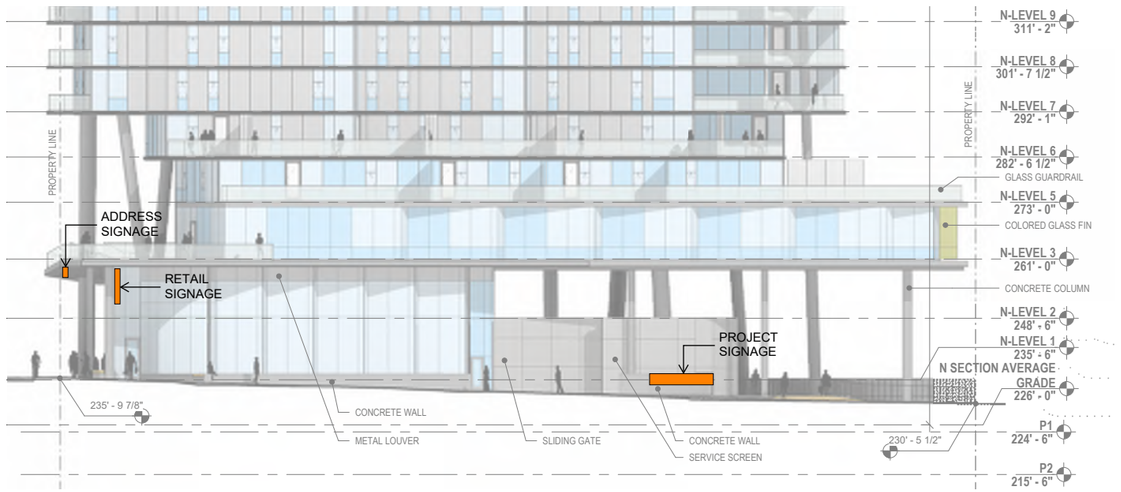
Signage Conecpt

Retail Signage

Project Signage

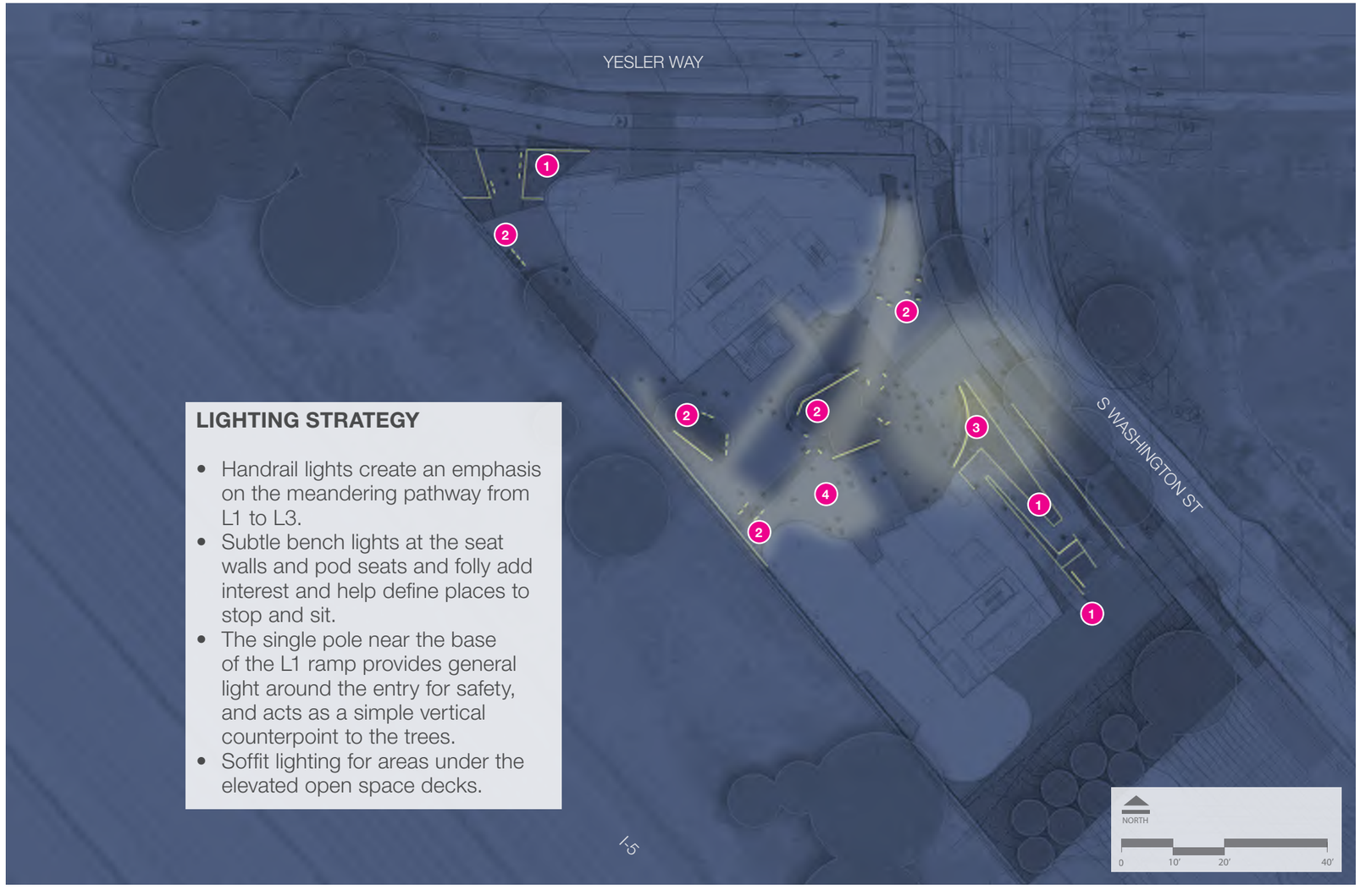


North Tower - South Elevation



North Tower - North Elevation

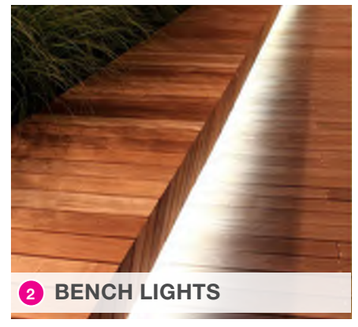
LIGHTING DIAGRAM - LEVEL 1



LIGHTING STRATEGY

- Handrail lights create an emphasis on the meandering pathway from L1 to L3.
- Subtle bench lights at the seat walls and pod seats and folly add interest and help define places to stop and sit.
- The single pole near the base of the L1 ramp provides general light around the entry for safety, and acts as a simple vertical counterpoint to the trees.
- Soffit lighting for areas under the elevated open space decks.

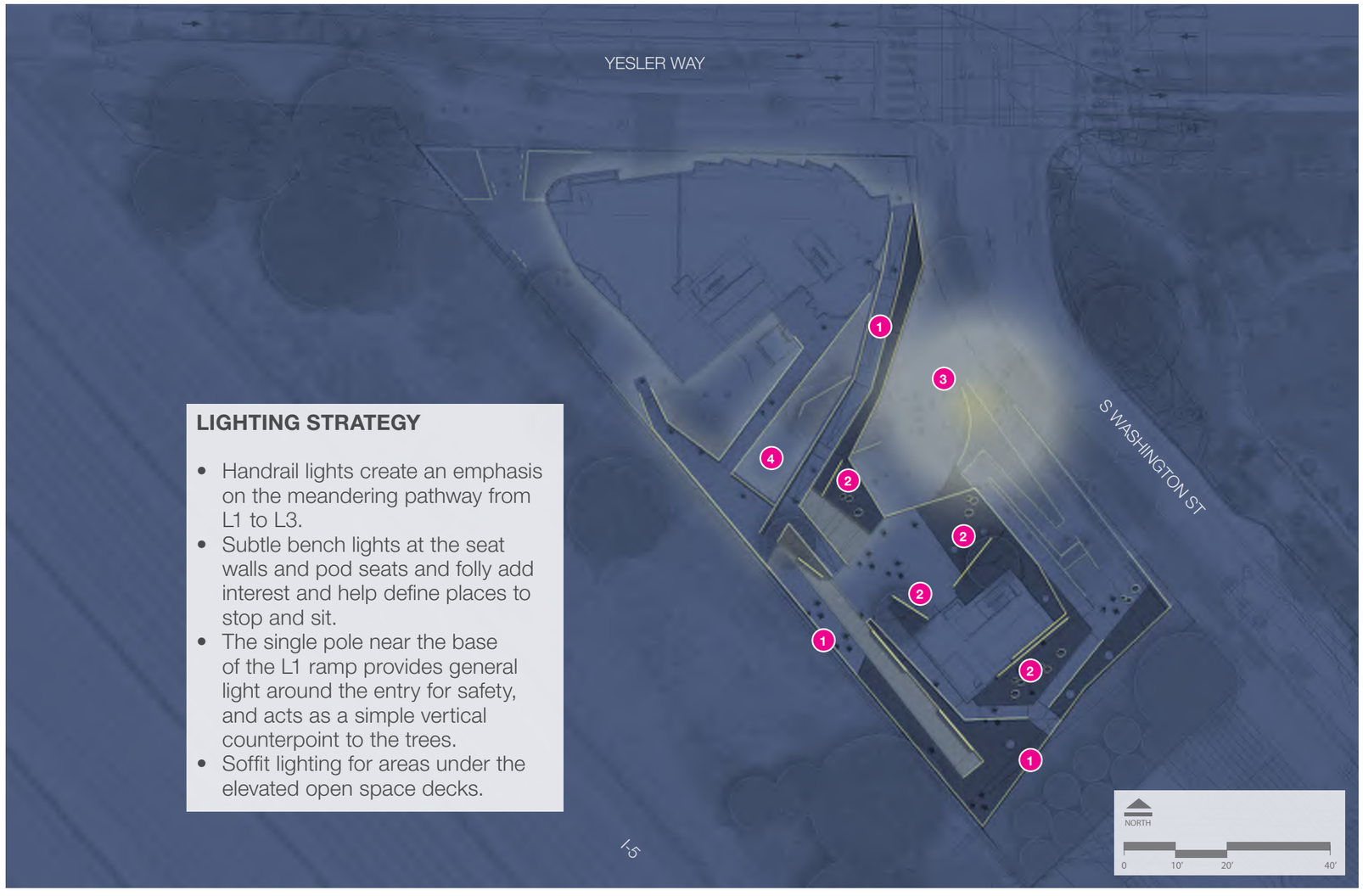

1 HANDRAIL LIGHTS


2 BENCH LIGHTS


3 POLE LIGHTS


4 SOFFIT LIGHTS

LIGHTING DIAGRAM - LEVEL 2 + 3



LIGHTING STRATEGY

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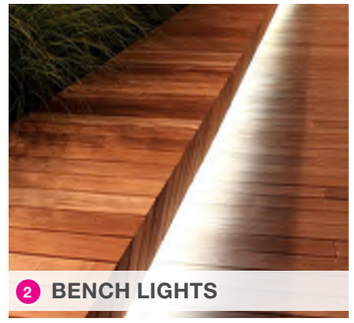

2 BENCH LIGHTS

3 POLE LIGHTS

4 SOFFIT LIGHTS

PLANS AND SECTIONS

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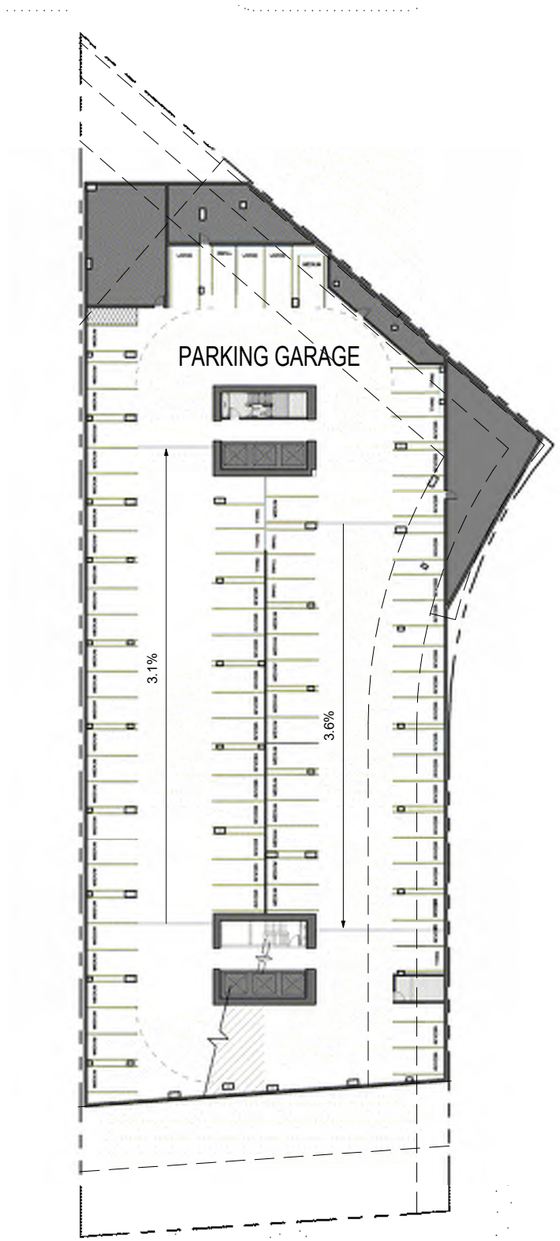
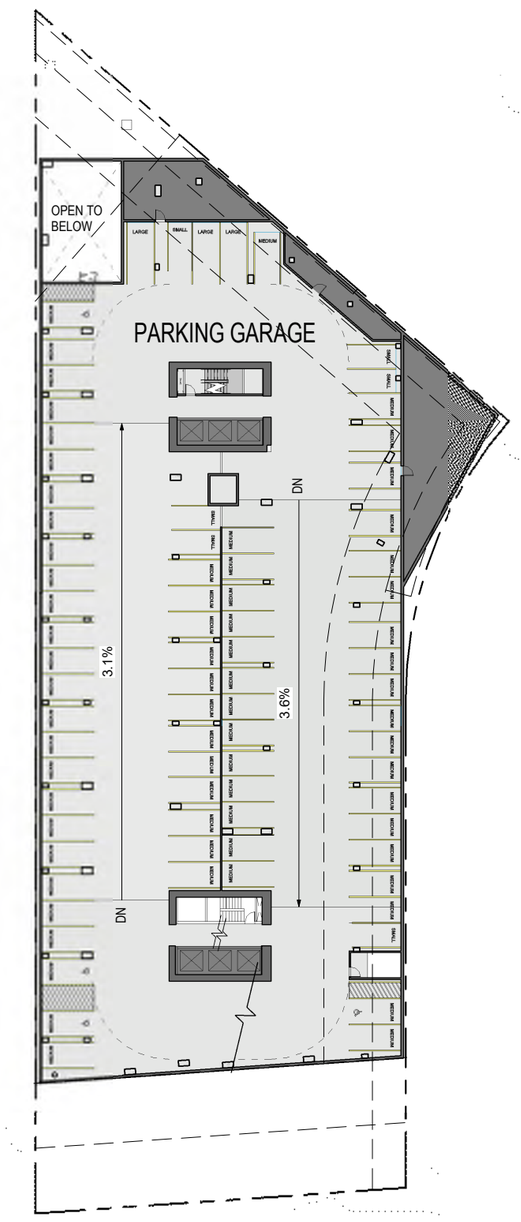


Level P3



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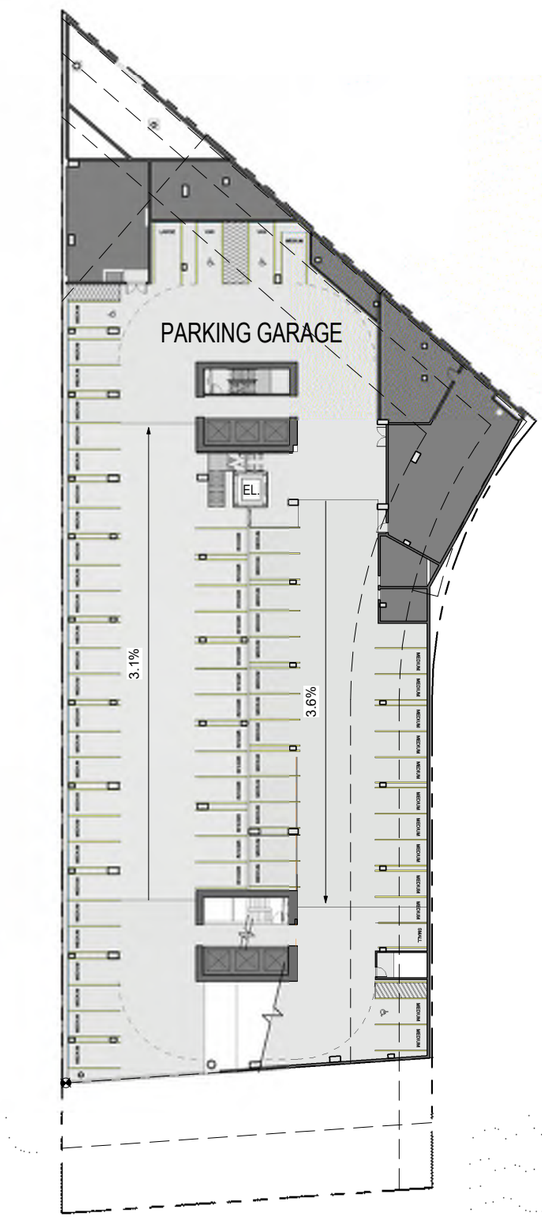
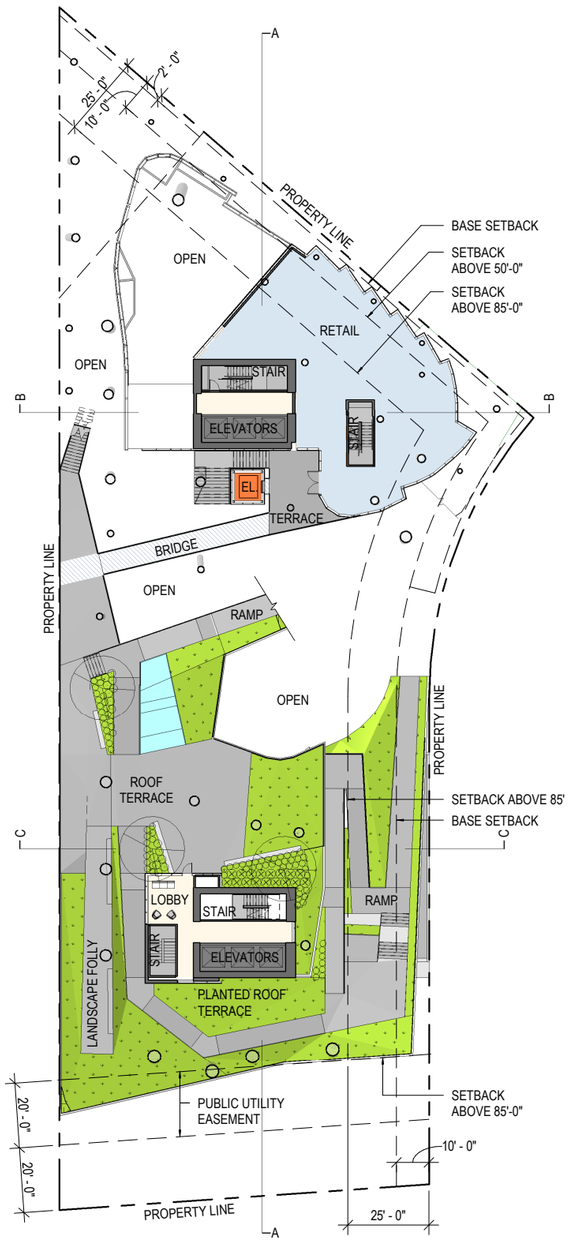


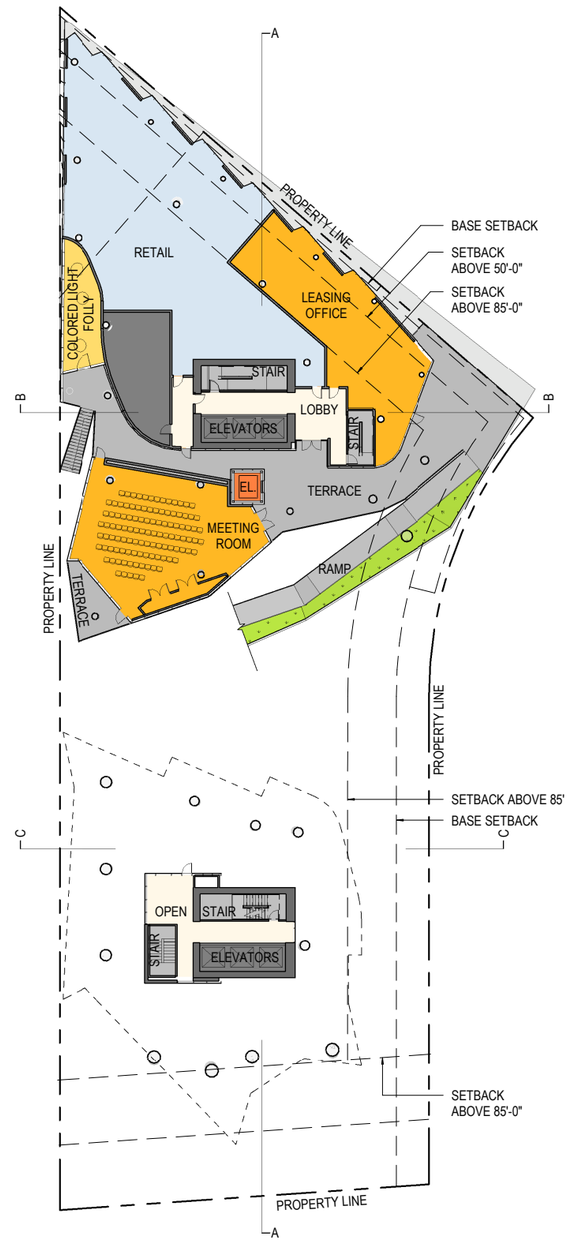
Level P1

0’ 10’ 20’ 50’ 100’

Level 1



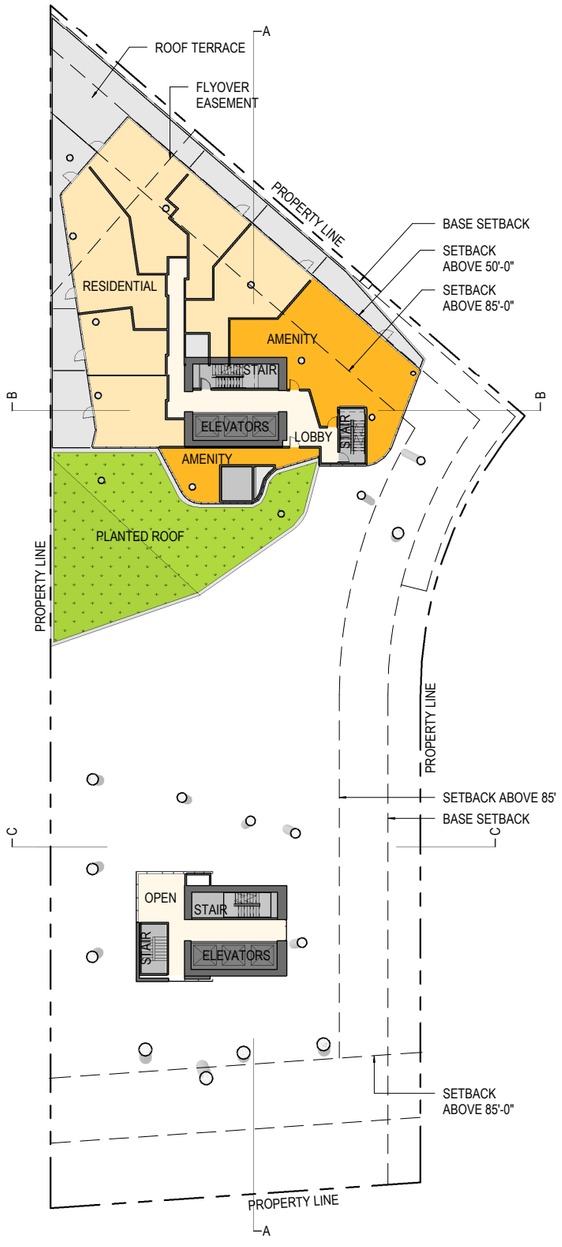
Level 2



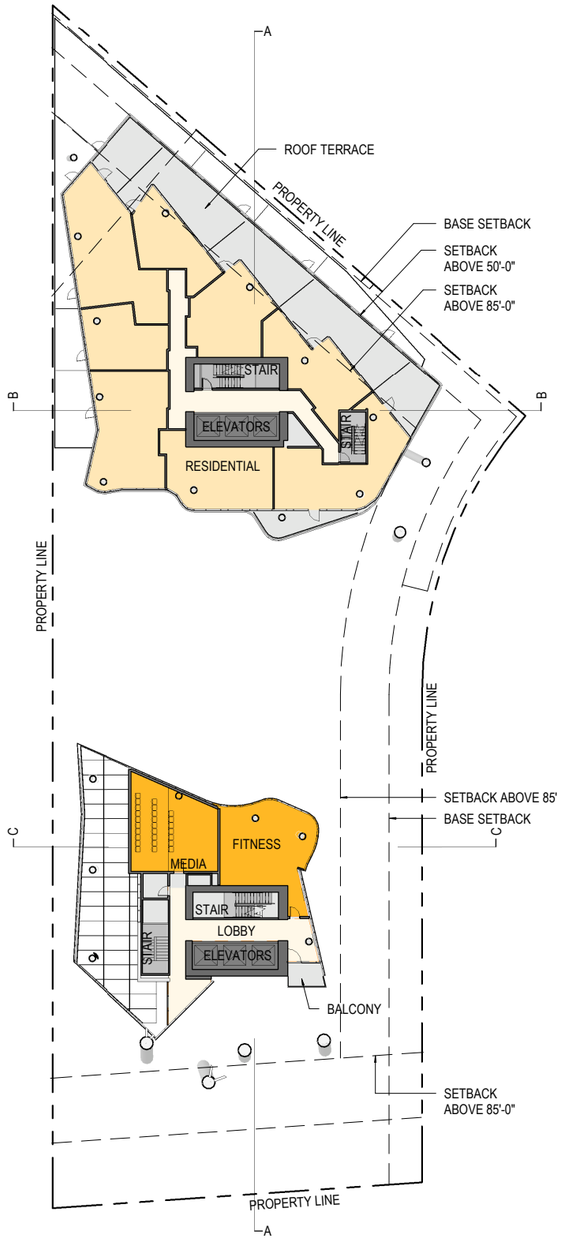
Level 3

0' 10' 20' 50' 100'

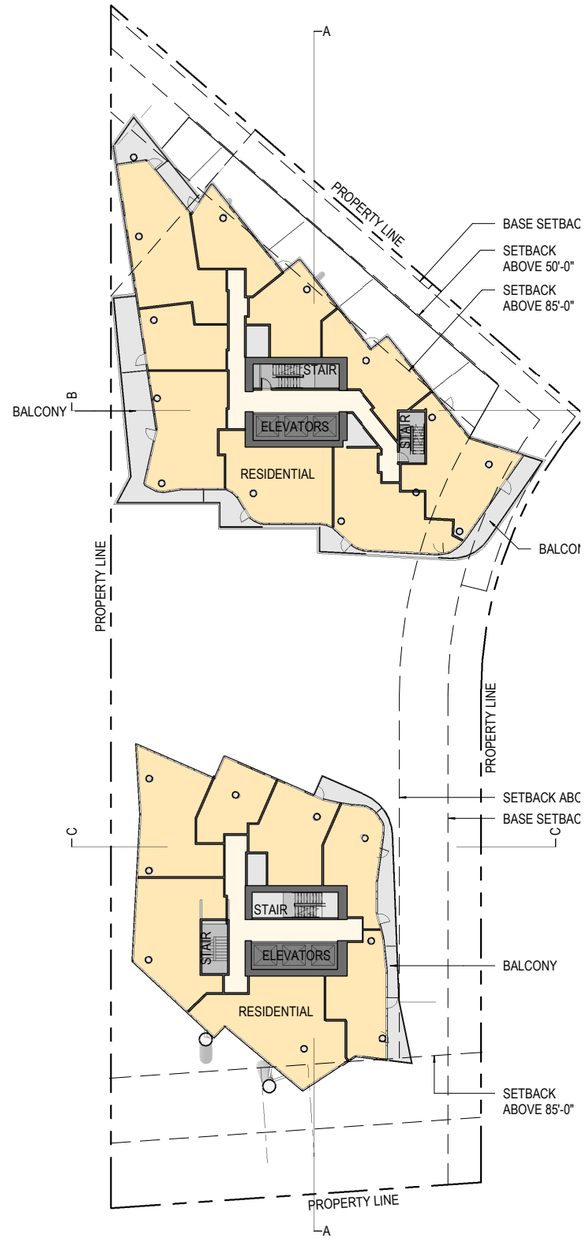
SECTION 07 / Plans and Sections



Level 5

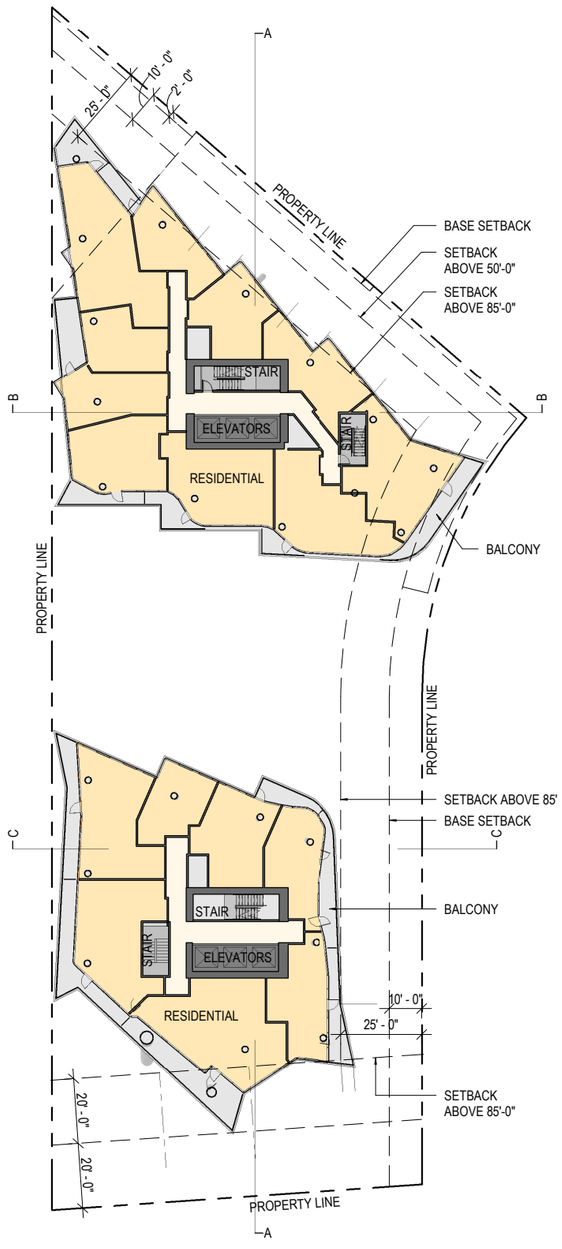


North Level 6 / South Level 3

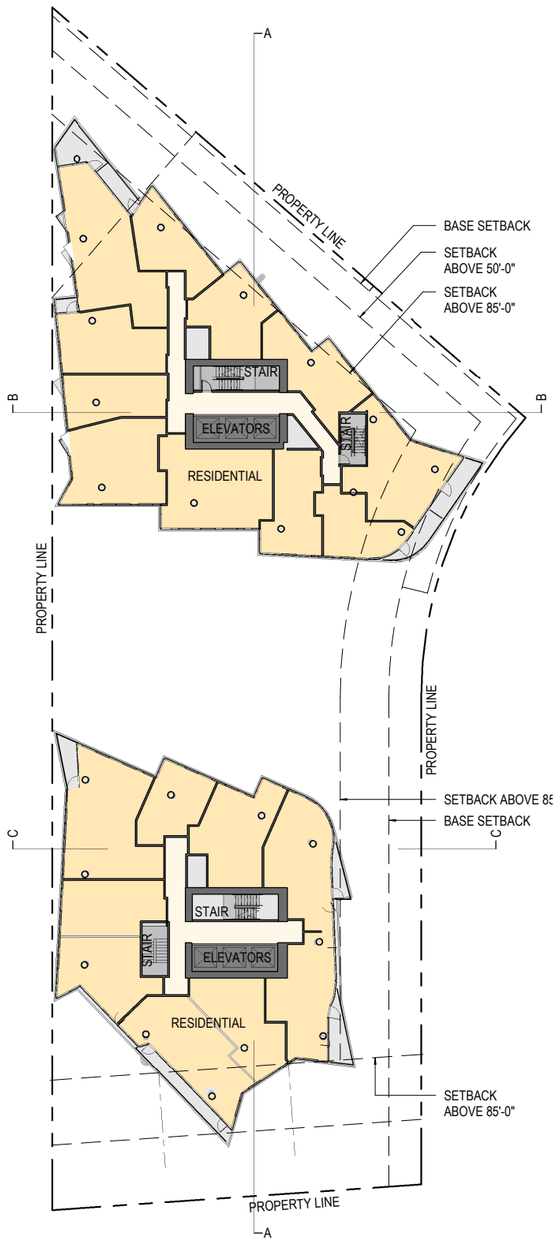


North Level 7 / South Level 5

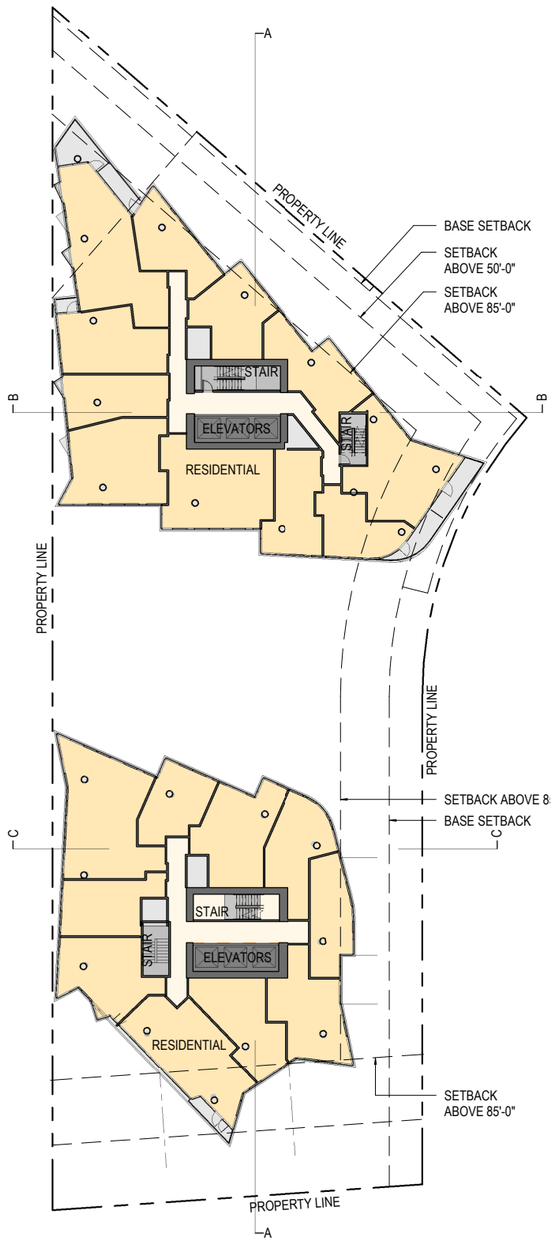
0' 10' 20' 50' 100'



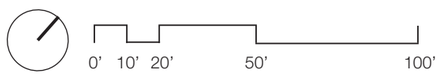
North Level 8 / South Level 6



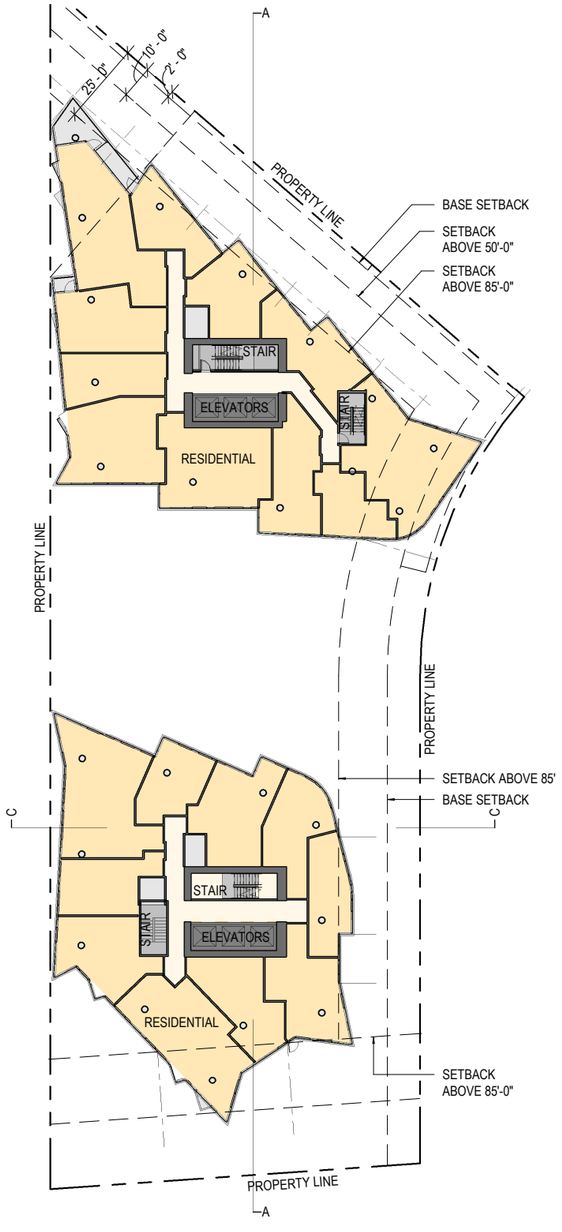
North Level 9 / South Level 7



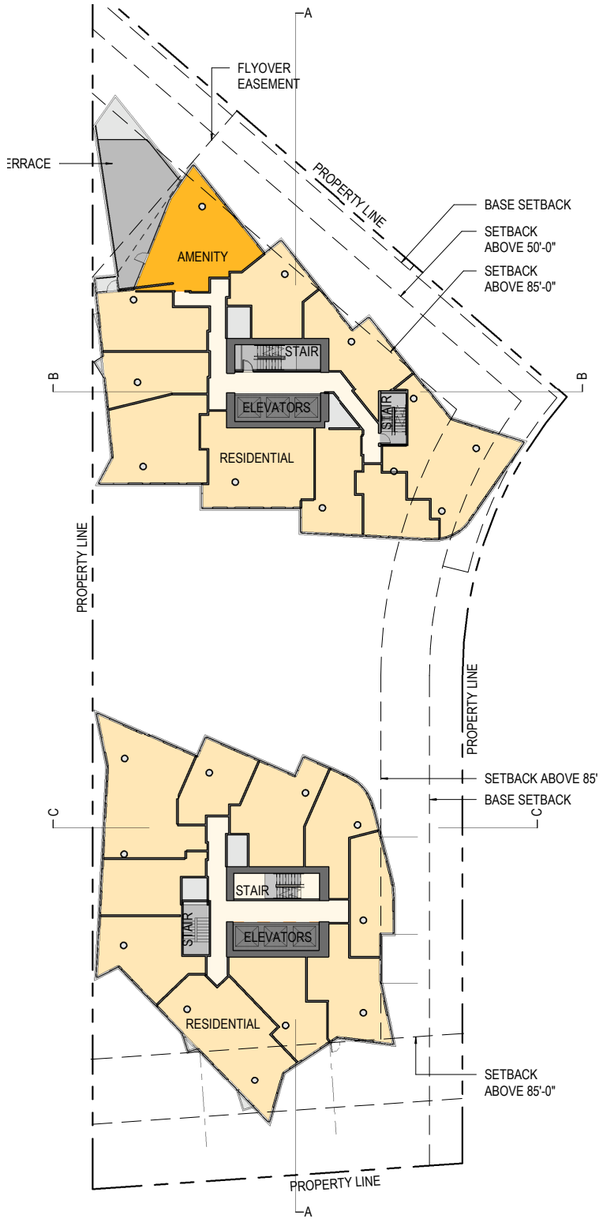
North Level 10 / South Level 8



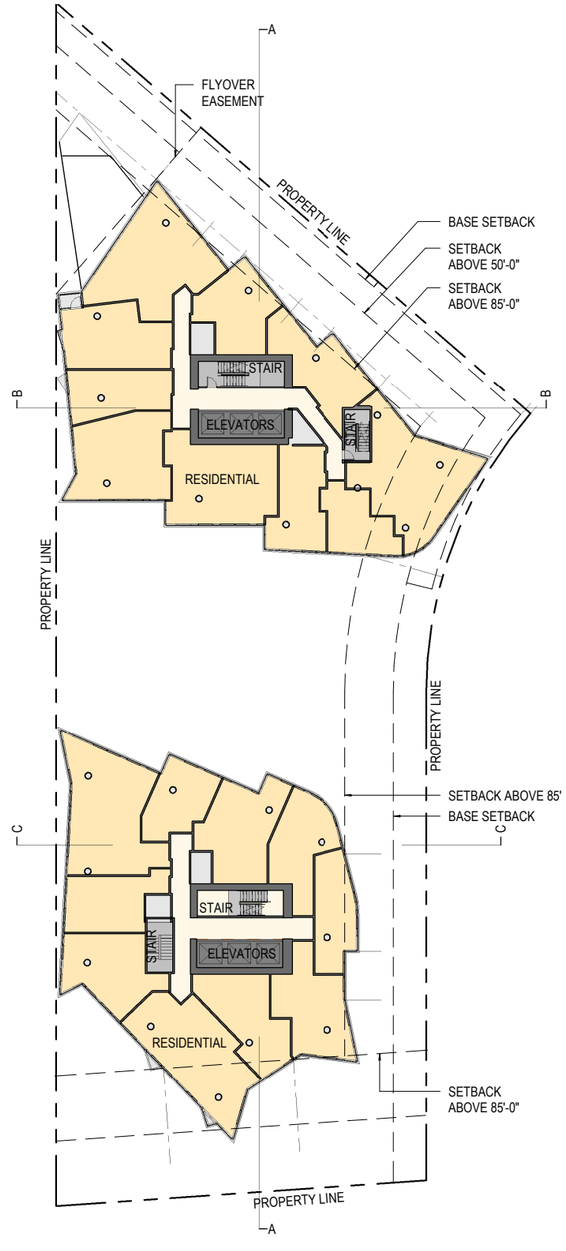
Bohlin Cywinski Jackson
Architecture Planning Interior Design



North Level 16 / South Level 12

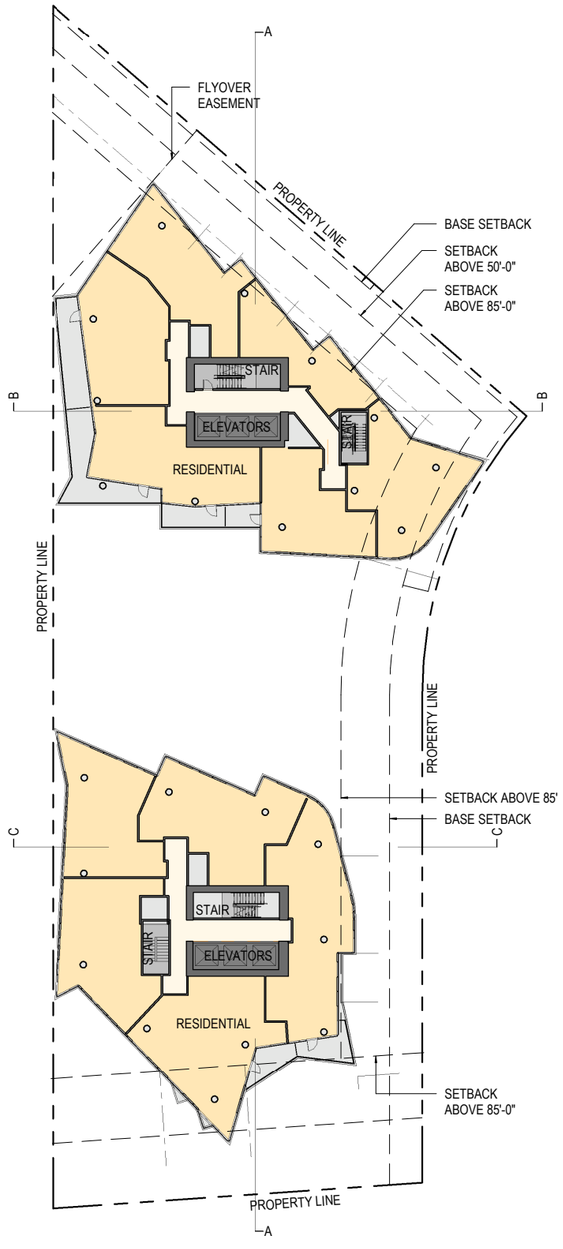


North Level 18 / South Level 16

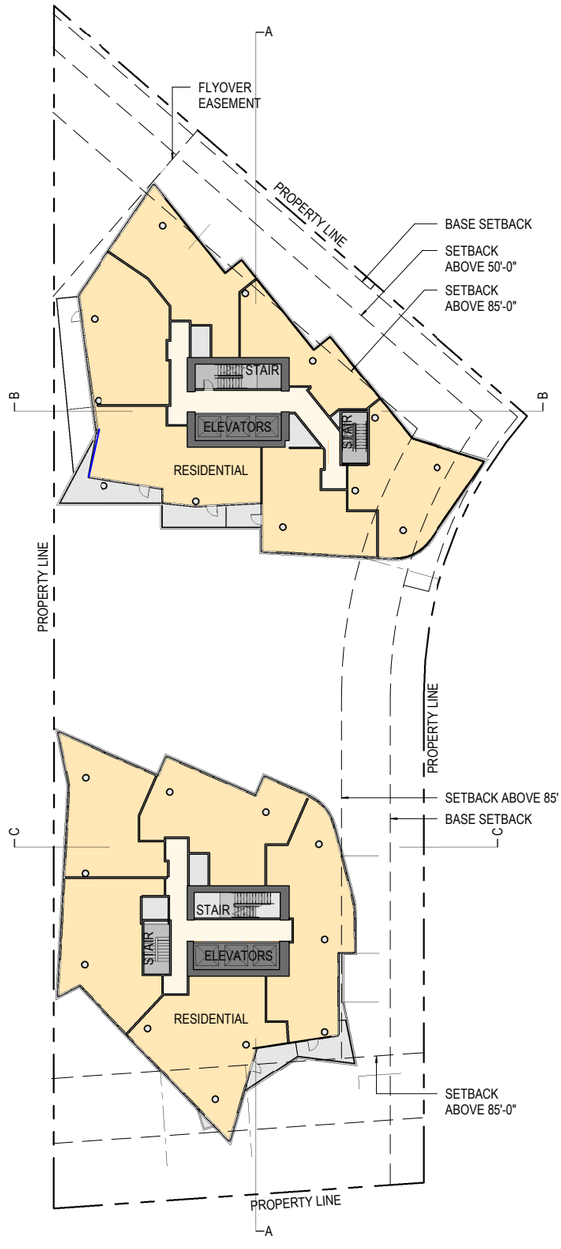


North Level 19 / South Level 17

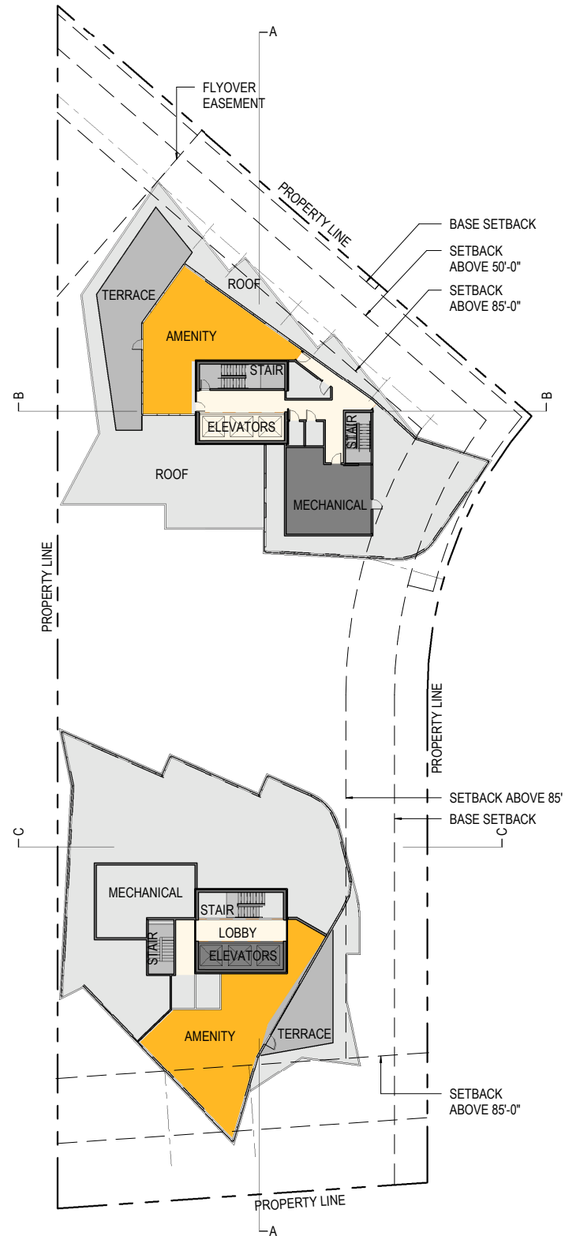
0' 10' 20' 50' 100'



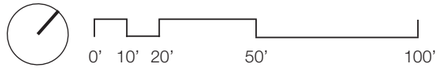
North Level 26 / South Level 23

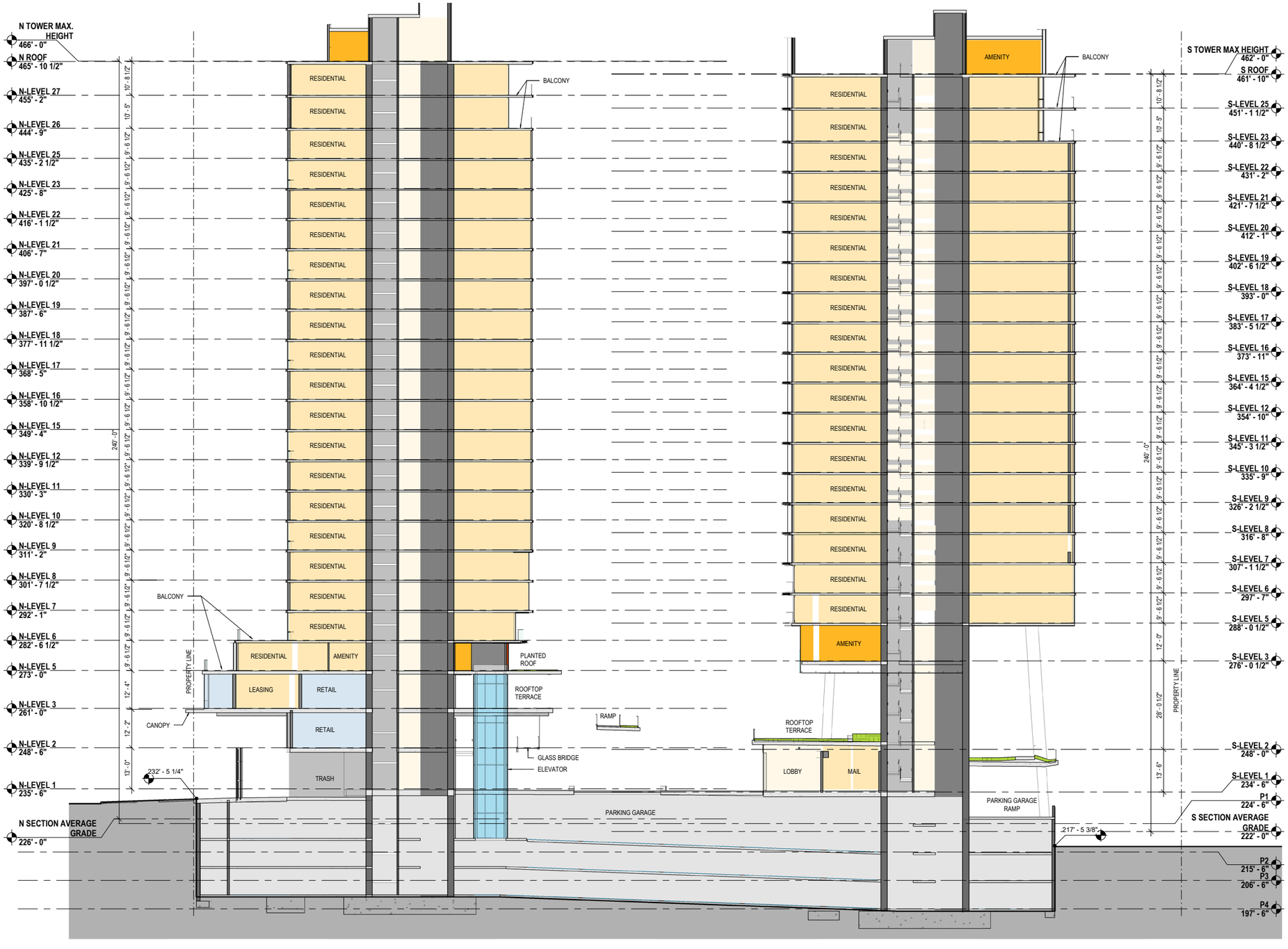


North Level 27 / South Level 25

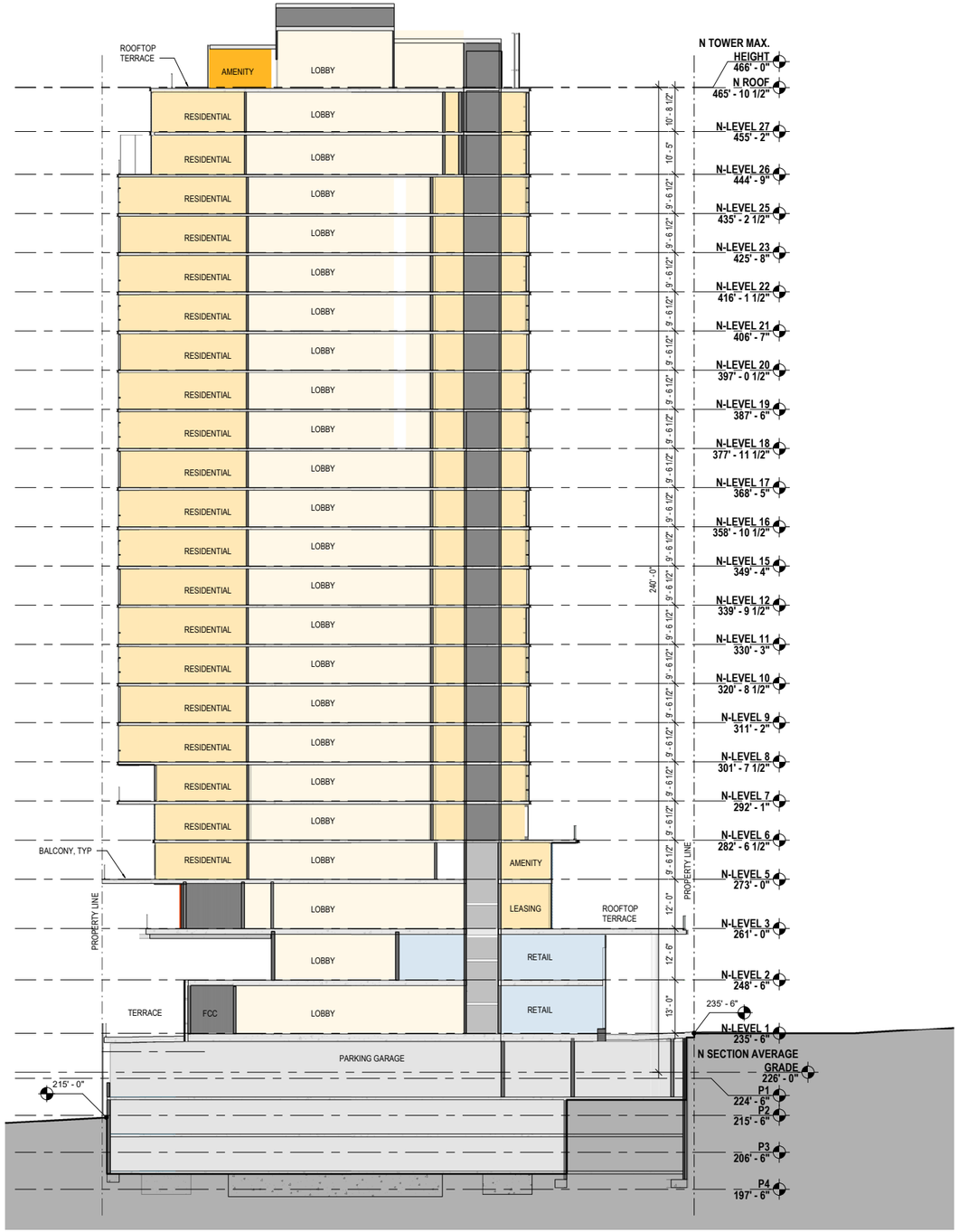


Roof Plan

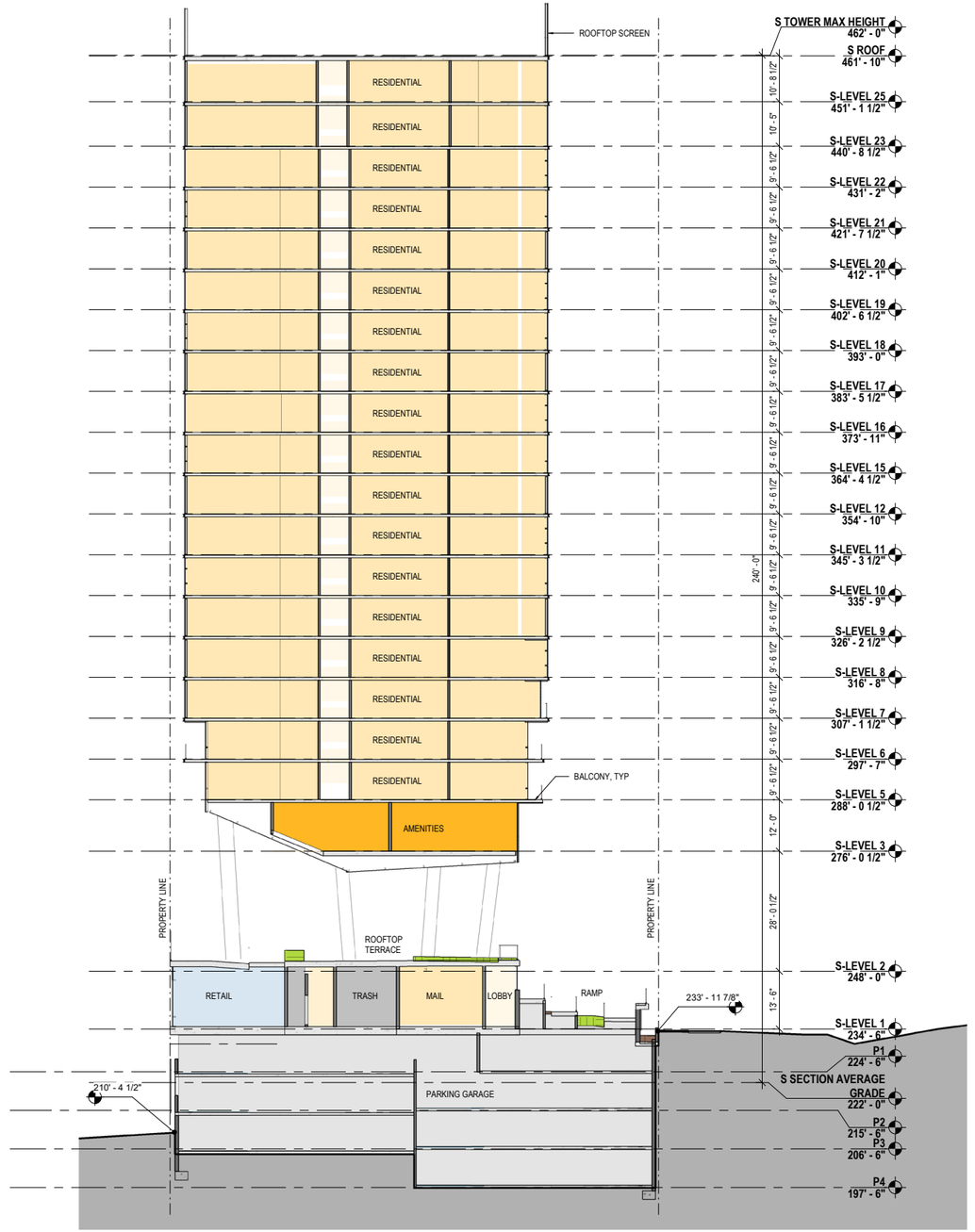




Building Section AA

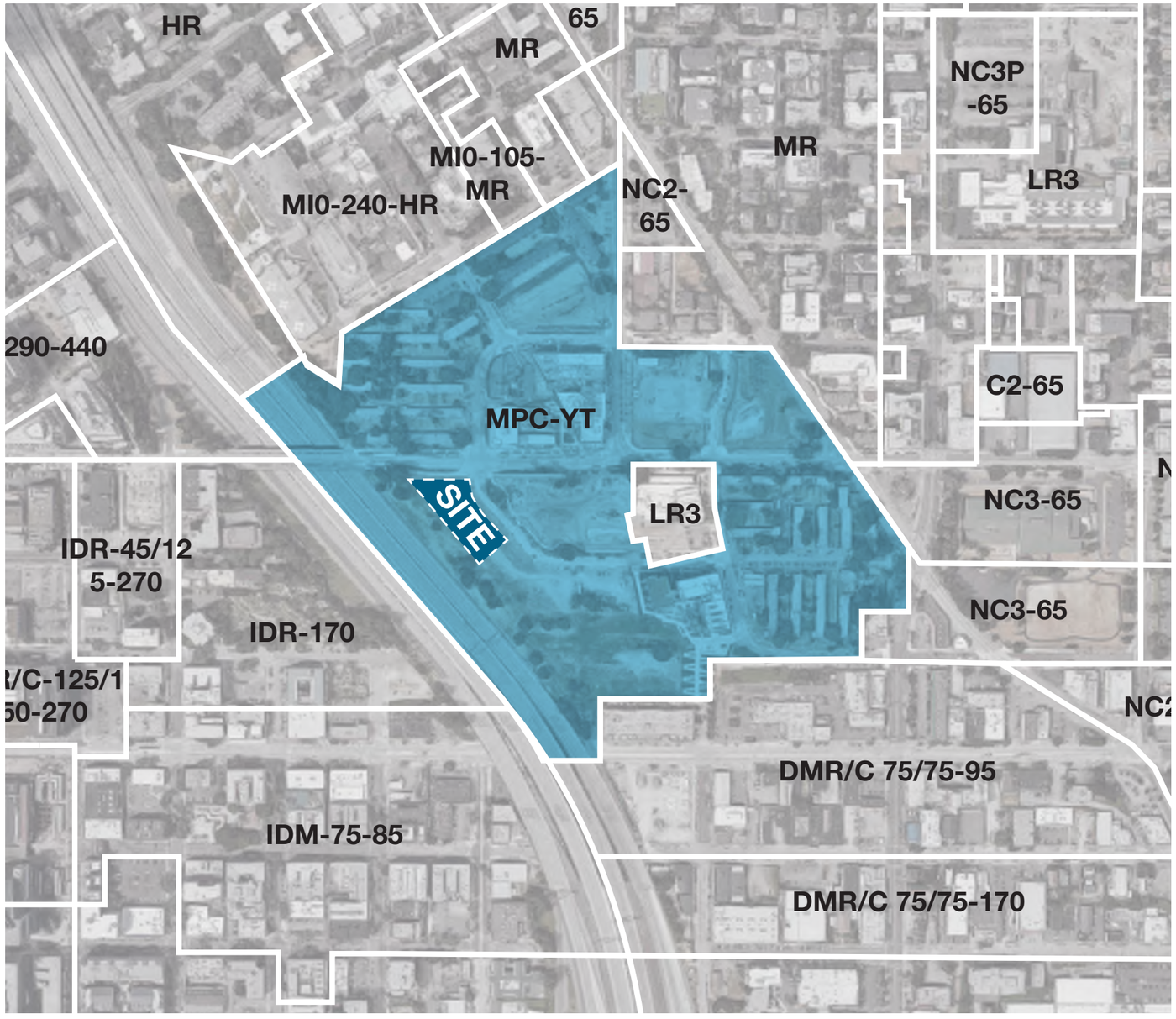


Building Section BB



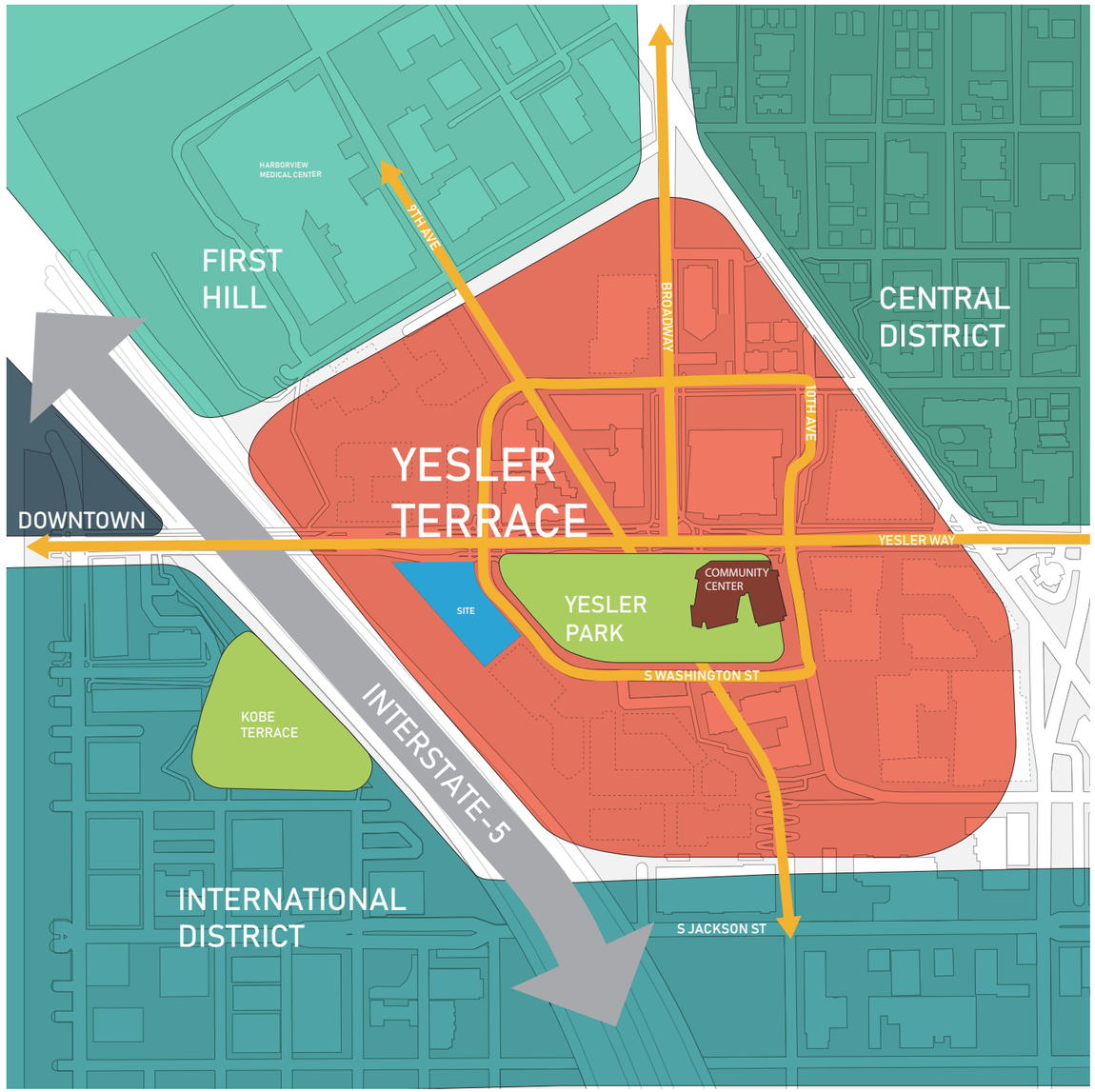
Building Section CC

APPENDIX

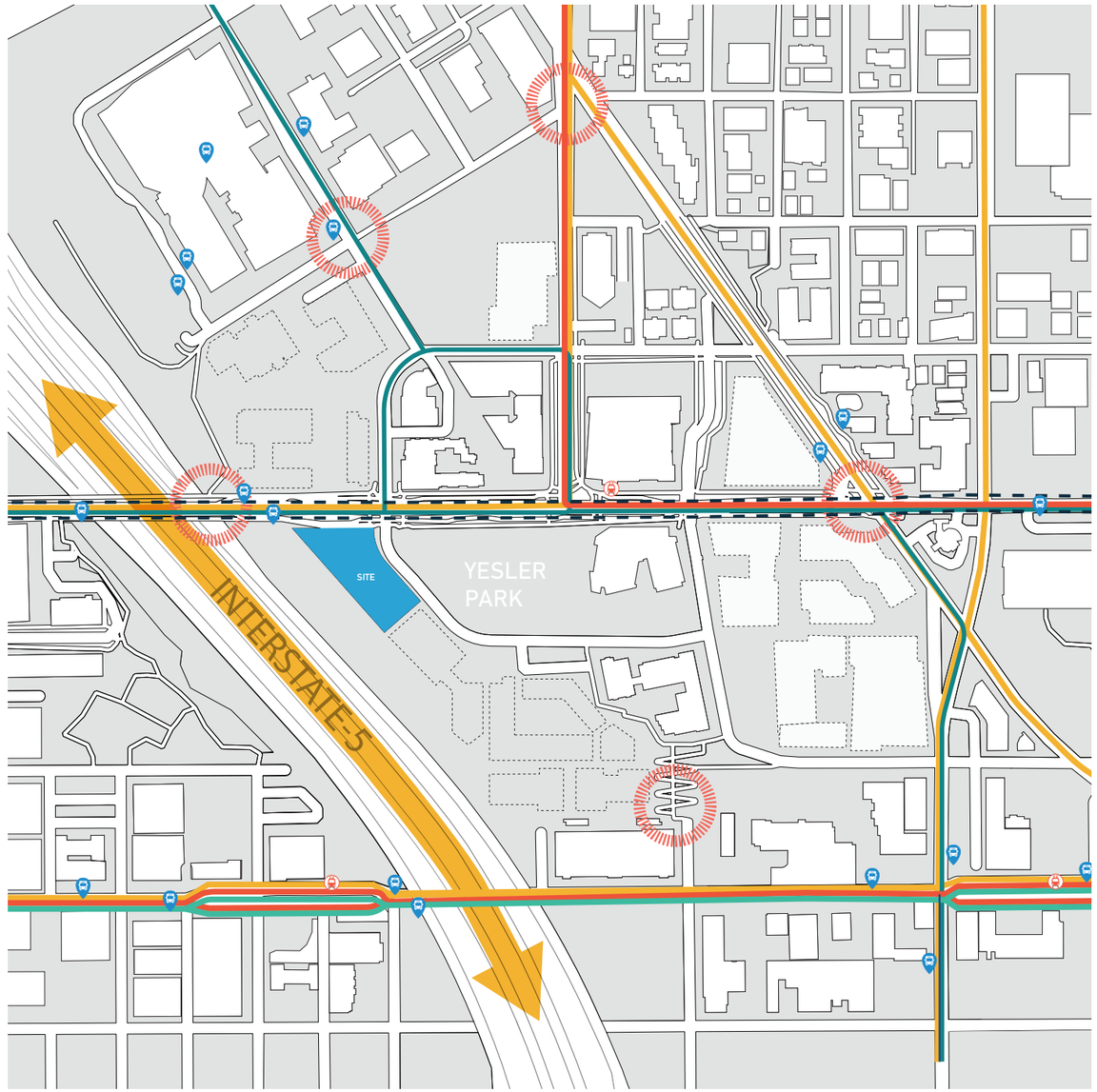


The site is located within the MPC-YT zone, and the 85’ / 240’ height limit area.

Neighborhood Districts



Site Mobility, Transportation and Access

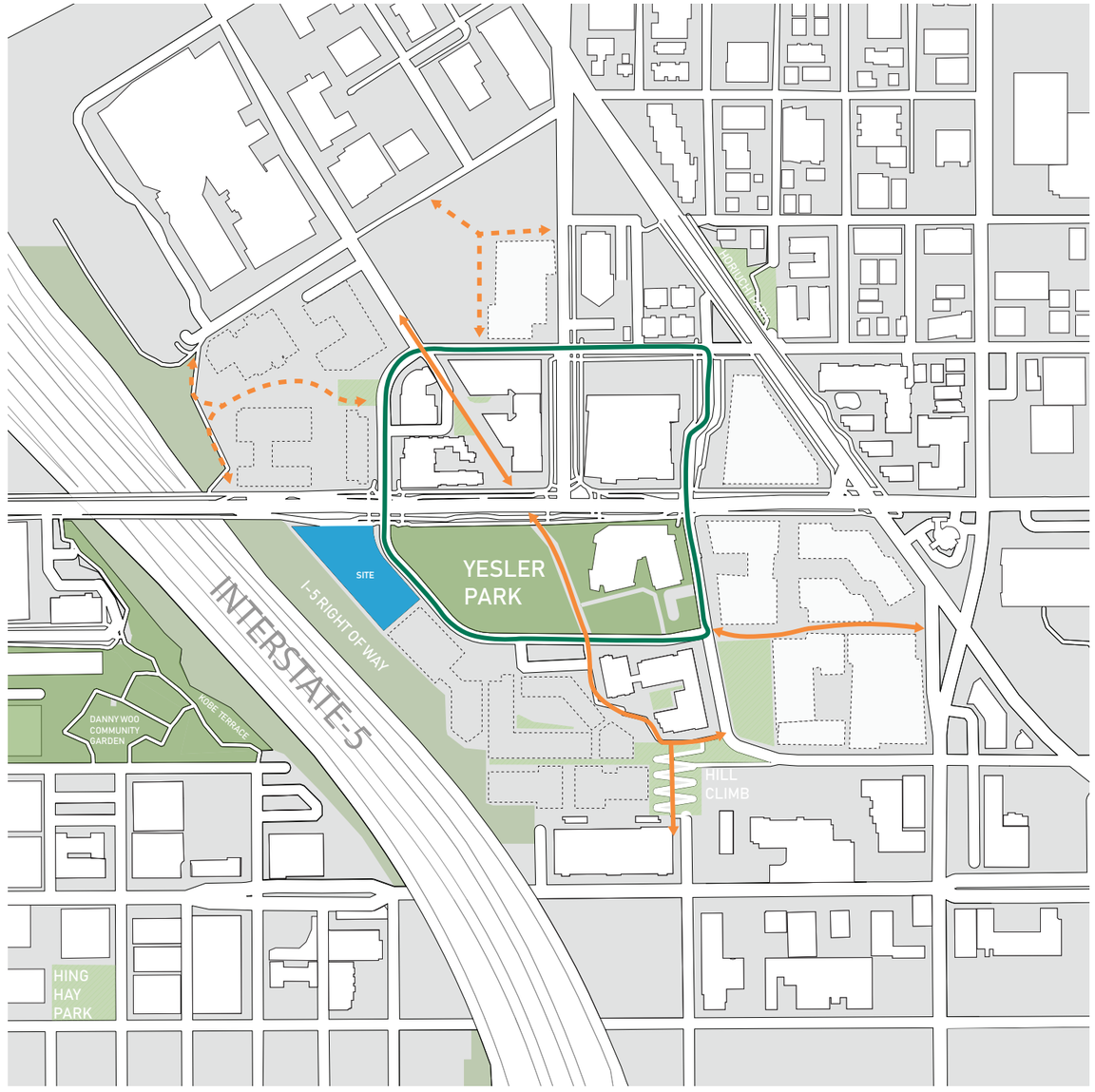


- Neighborhood Gateway
- Bike Path
- Bus Route (Service 10-15 min)
- Bus Route (Service 15-30 min)
- First Hill Streetcar
- Streetcar Stop
- Bus Stop
- Major Arterial

Community Nodes and Street Level Uses

- Multi-Family / Mixed-Use Residential
- Commercial / Retail / Office
- Civic / Religious
- Harborview Medical Neighborhood
- Industrial / Warehouse / Storage
- Institution / Educational
- Future Development
- Potential Future Development
- Single Family Residential

Yesler Terrace Green Space and GreenLoop



- Recreation / Open Space
- Green Loop
- Pedestrian Paths
- Proposed Pedestrian Paths

CS1 - Natural Systems and Site Features

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

Yesler Terrace Supplemental Guidance

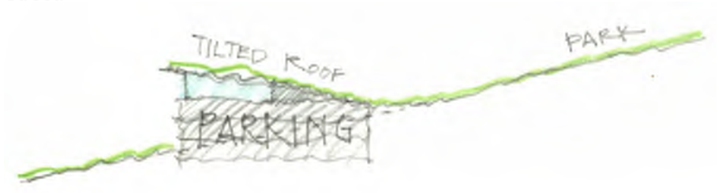
Topography
Thoughtful treatment of slopes is critical for a good pedestrian environment and the quality of a building's lower levels.

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

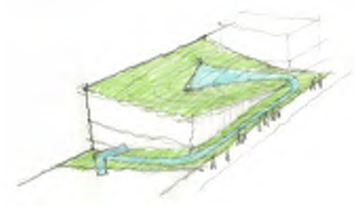
Water
The vision for the new Yesler Terrace is to capture and control stormwater on-site through green stormwater infrastructure (GSI) and hybrid systems, and to showcase those features in engaging ways.

Response

The site is located at the low point of Yesler Terrace Park continuing the natural slope toward the Interstate 5 right-of-way open green space, Kobe Terrace gardens, and eventually Elliot Bay. A partially below grade parking garage utilizes this slope to remain fully below grade along Yesler and South Washington . At the south podium, on top of the garage, the sloping site is tilted upwards to create an open green space extending the Park. Two slender towers with a wide gap between them provide maximum daylight and views to the residential units. The base of the south tower erodes to increase sunlight onto the tilted green roof, as well as onto the sidewalk along South Washington Street.



On-site stormwater management is visibly collected on the sloping green roofs, directed to the south easement open space to be used for landscaping and filtration. The easement green space and tilted green roof create a link between Yesler Terrace Park and green street loop to the open space and landscape beyond the neighborhood.



CS2 - Urban Pattern and Form

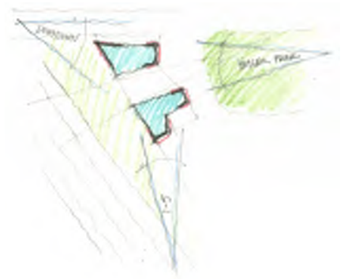
Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.

Yesler Terrace Supplemental Guidance

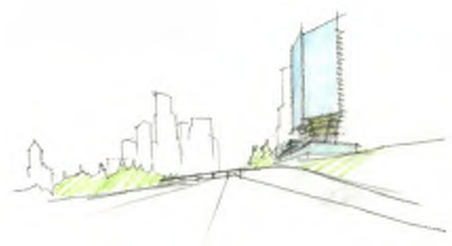
Location in the City and Neighborhood
Design of the redeveloped Yesler Terrace should consider ways to maintain and enhance a sense of neighborhood identity which can be felt within Yesler Terrace and from afar

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

Response



Highly visible from Interstate-5, Yesler Way from downtown, and Yesler Terrace Park, the site becomes a gateway for both the city and Yesler Terrace and an icon within the neighborhood. Sculptural tower forms respond to this high visibility with shapes tuned to specific points of view. From Yesler Terrace Park the towers narrow to minimize their bulk and maximize the view through to the cityscape beyond. Approaching the neighborhood on Yesler Way from downtown, the articulation of the towers with dramatically cantilevered balconies mark a threshold defining the edge of the developing community.



At the podium levels, the massing responds to specific site conditions. Along the north, the massing is built up along Yesler Way and at the intersection with South Washington to strengthen the urban edge, with highly visible retail and amenities on the street. For the east façade along South Washington , the podium is divided into distinct parts to reduce the scale: a three-story base to the north, open plaza in the center, and a tilted green roof folded up to a corner glass entry. From the central plaza, the tilted green roof begins a publicly accessible path meandering up from the South Washington greenway to level two and three outlooks.

PL1 - Connectivity

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

Yesler Terrace Supplemental Guidance

A Network of Public Spaces
A mix of open spaces throughout Yesler Terrace will provide access to views, sunlight, and recreation opportunities for residents, visitors, and the general public. These spaces should be designed to help build community, serving individuals of all ages, cultures, incomes and abilities.
Further, an interconnected network of green streets, parks, plazas, gardens, access drives and pedestrian pathways is planned to facilitate larger community gatherings, and encourage walking and outdoor activities.

The organization of public open spaces around Yesler Terrace follows the neighborhood heart concept, with a neighborhood park on the south side of Yesler Way, and a plaza abutting the intersection of Yesler Way and Broadway. Three pocket parks orbit the core, connected by a green street loop.

Pedestrian Pathways and Access Drives
Access Drives, designed in the spirit of a woonerf, provide shared space for pedestrians, cyclists and vehicles to move slowly and safely in close proximity to one another. Access drives should contribute to the urban residential character of the neighborhood and foster community by creating places for chance encounters.

Response

The plaza, tilted green roof and open ramps create a new publicly accessible outdoor space, extending Yesler Terrace Park to perched outlooks overlooking downtown, SODO, Elliot Bay and the Olympic Mountains beyond. Sloping the roof creates an amphitheater focused on a laza which extends the sidewalk, available for outdoor performances, gathering, relaxing and play. Tower residents and the public overlap to create an active destination along the green street loop.

The level 1 plaza, envisioned as a woonerf, provides access for residential entries, retail entries, space for food trucks, public outlook and gathering spaces, and can act as a pass through for bikes and pedestrian moving to/from downtown via Yesler Way.

PL3 – Street-Level Interaction

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

Yesler Terrace Supplemental Guidance

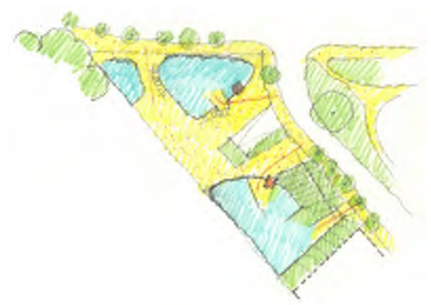
Frontage

Frontage generally pertains to the bottom 30' to 50' of buildings, with greatest emphasis at the street-level. This area has the most impact on a pedestrian's experience of a place; an experience shaped and limited by the scale of the human body and one's cone of vision.

Non-Residential Frontage

Non-residential frontage guidelines apply to buildings that have non-residential uses at street-level, including retail, services, and office. Non-residential frontages may also apply to buildings with residential uses at street-level where that use is a residential lobby, live/work unit, or shared residential amenity space.

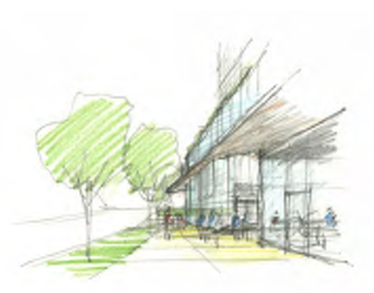
Response



The street level façade and massing respond to the various internal and external activities. Entrances will be unique and identifiable, retail will be porous, open spaces welcoming and accessible, and service elements designed to improve the pedestrian experience.

Along Yesler Way, pedestrians, bicycles and vehicles tend to be moving to or from downtown. A highly transparent, rhythmic façade activates this experience. Nearing the intersection with South Washington Street, the retail recedes from the street and opens views and visual connections to Yesler terrace park, while creating a more welcoming retail entrance.

Along South Washington Street, the building massing becomes more varied and porous in response to Yesler Terrace Park. Retail holds the corner at Yesler Way. A central plaza welcomes the public onto the site and toward the view.



DC2 - Architectural Concept

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

Yesler Terrace Supplemental Guidance

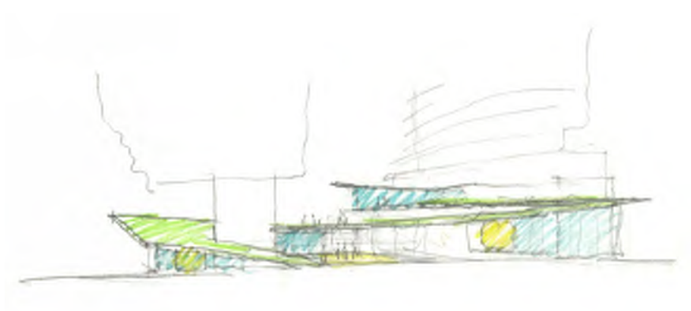
Building Siting, Size, and Confguration

Building bulk and scale should be balanced with an appropriate amount of open space, and buildings should compose a variety of types, heights and shapes on a block.

Scales of Architectural Composition

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

Response



As a link between the towers of downtown Seattle and the Yesler Terrace neighborhood, the project not only responds in scale to the forms of the city skyline, but also to the residential character surrounding Yesler Terrace Park. From Interstate 5, the tower's iconic forms are clearly understood from a distance. Deep balconies reinforce the corners, clustered to break down the mass of each tower. Facing the park, the towers narrow to minimize their impact. To avoid the code-driven solid wall on the southern property line, the south tower is held back from the boundary to allow windows on the façade.

The podium responds directly to the pedestrian experience with an open plaza and dynamic ramping green roof which welcomes people onto the site and encourages exploration upward to various outlooks. The ramp culminates in a community meeting room at the center of the project providing a new amenity for the neighborhood and the city.

DC3 - Open Space Concept

Integrate open space design with the design of the building so that each complements the other.

Yesler Terrace Supplemental Guidance

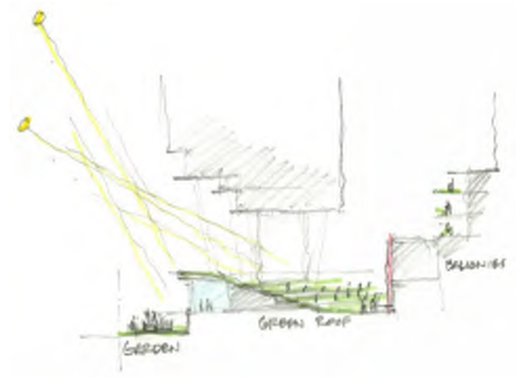
Building-Open Space Relationship

Integrating building design with exterior open spaces is a core design principle of Yesler Terrace redevelopment. These spaces should provide building residents with more intimate places to socialize than public open spaces, access to sunlight and air, and foster community within and between buildings. These spaces include private yards, patios and balconies; communal courtyards; community gardens; rooftop patios; and forecourts and entry courtyards.

Pay particular attention to providing places for gardening and for children to play; both have been cited as priorities by Yesler Terrace residents. SHA will provide community gardens at various sites, but semi-private open spaces provide a great opportunity for close-to-home gardening. Courtyard planting beds and rooftop container gardening increase food cultivation in the neighborhood while activating open spaces and encouraging interaction among residents.

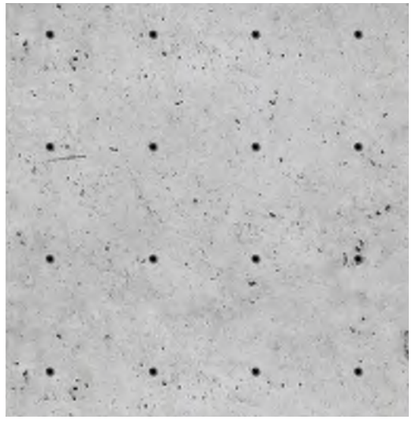
Response

The project contains a variety of open spaces of various scales and degrees of privacy. The sloping green roof is a large publicly accessible extension of Yesler Terrace Park and South Washington Street. Inviting the neighborhood to multiple view outlooks and an elevated plaza, the occupied sloping surfaces provide sitting and gathering areas highly visible from the Park and residential units to the north. The "eroded" south tower allows sunlight onto these public spaces throughout the day, while providing weather protection. Morning and evening light can be shared by all. The Level 1 plazas are open to the South Washington sidewalk, providing additional protected exterior spaces and access to the west edge views.



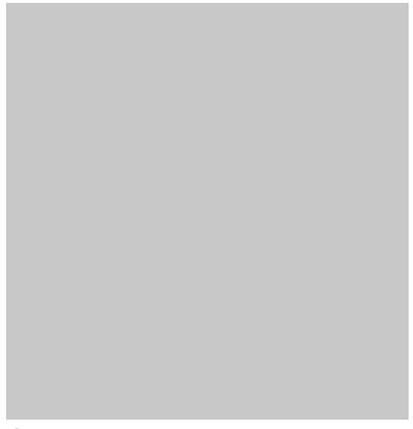
Semi-public and private roof terraces and balconies provide residents with various outlooks east onto the park and west toward the sea.

Material Board



Concrete
smooth panel formed
cast-in-place

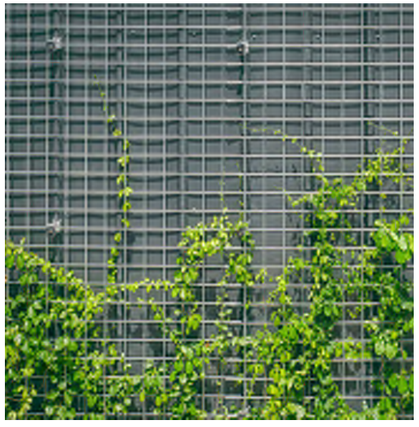
Aluminum Fins
plate or tube fins on aluminum
brackets



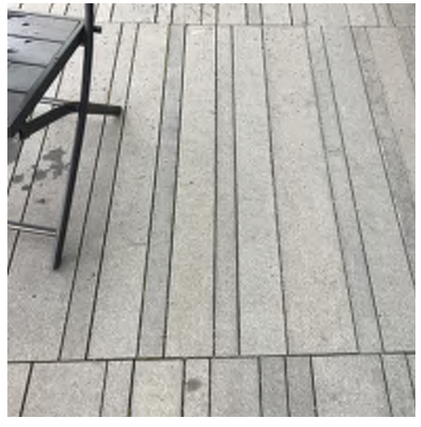
Gypsum Wall Board
painted, light gray

Aluminum Grille
painted, light gray

Colored Glass
laminated glass with color
interlayer



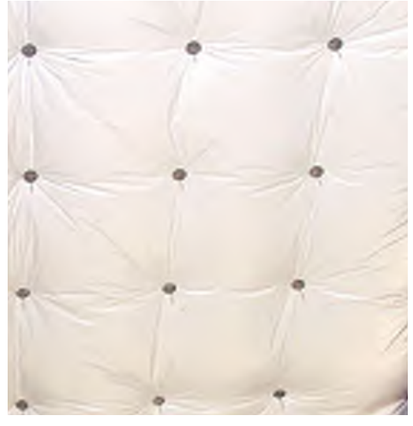
Metal Mesh
galvanized welded wire mesh



Stone Paving

Metal Panels
smooth formed rainscreen panels,
satin finish

Laminated Glass Bridge
clear, acid etched



Stick Pin Insulation
white facing

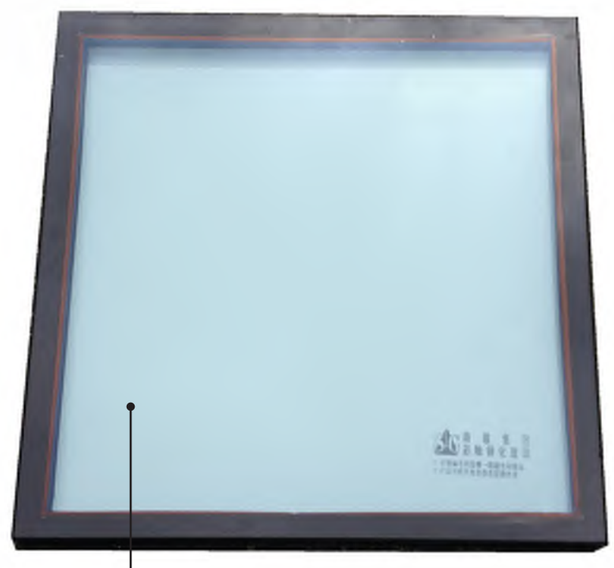
Material Board

Red

Light Gray

Tensile Fabric Membrane
PTFE coated fiberglass
membrane on steel structure

FLOOR EDGE GRILLE
ALUMINUM, LIGHT GRAY



GL-3
FULL HEIGHT SPANDREL GLASS
FULLY FRITTED #3 SURFACE, LIGHT
GREENISH GRAY

GL-1
VISION GLASS, CLEAR

GL-2
SPANDREL GLASS BELOW VISION GLASS
FULLY FRITTED #3 SURFACE, DARK COLOR
TO MATCH APPEARANCE OF VISION GLASS
IN DAYLIGHT