



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

Project Number: 3034294-LU
Applicant Name: Robert Miller - Bohlin Cynwinski Jackson
Address of Proposal: 803 S Washington St

SUMMARY OF PROPOSAL

Land Use Application to allow a 21-story and a 23-story apartment building (352 units total) with retail. Parking for 245 vehicles proposed. Early Design Guidance conducted under Project #3033617-EG.

The following approvals are required:

Design Review with Departures (Seattle Municipal Code 23.41)
Departures are listed near the end of the Design Review Analysis in this document

ENVIRONMENTAL IMPACTS PLANNED ACTION ORDINANCE

A Determination of Significance (DS) for redevelopment of Yesler Terrace was made in 2010, and an Environmental Impact Statement (EIS) was conducted in 2010-2012. The Yesler Terrace Final EIS was issued in April 2012.

A Planned Action Ordinance was adopted by Seattle City Council, which defines the environmental impacts and required mitigation for redevelopment of Yesler Terrace as identified through the Yesler Terrace EIS (City of Seattle Ordinance #123962).

Pursuant to the authority for Type I decisions listed in SMC 23.76.006.B, SDCI has determined that the portion of the proposal within the area of the PAO is consistent with the scope of the PAO. With the conditions listed at the end of this decision, this portion of the proposal is and compliant with the mitigation described in the PAO.

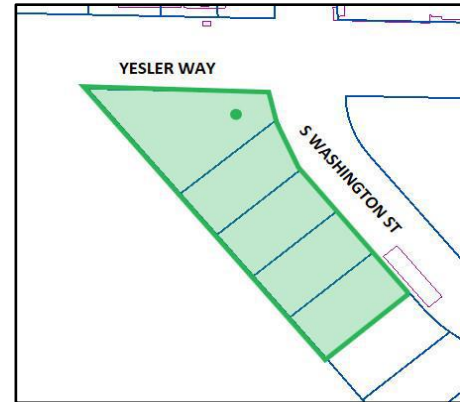
*On April 27, 2020, the Seattle City Council passed emergency legislation [Council Bill 119769](#) which allows projects subject to full design review to opt into Administrative Design Review temporarily. As one of the projects impacted by Design Review Board meeting cancellations, this project has elected to make this change.

SITE AND VICINITY

Site Zone: Master Planned Community Yesler Terrace (MPC-YT) 85/240'

Zoning Pattern: (North) MPC-YT 85/240'
(South) MPC-YT 85/240'
(East) MPC-YT
(West) IDR 170

Environmental Critical Areas: No mapped ECAs.



Current Development: The site was developed with early to mid-20th century low-rise affordable housing apartment buildings as part of Seattle's oldest public housing project. The project site is currently vacant located at the southwest corner of Yesler Way and South Washington Street.

Surrounding Development; Neighborhood Character: The Yesler Terrace neighborhood was developed following World War II in response to a need for housing in the Seattle area and was the first racially integrated public housing development in the United States. In 2013, the City Council adopted a rezone of the Yesler Terrace neighborhood, including Design Review Guidelines. A series of approved street vacations will result in realignment of the public rights of way and parks/open spaces within the Yesler Terrace neighborhood. A future pocket park is proposed to be located along the west property line and will be reviewed under separate permit and approval through Seattle Department of Transportation and City Council.

The neighborhood is rapidly changing from early and mid-20th century apartment buildings with several sites under construction or in the process of demolition, in line with the intended plan for the area. The historic landmark Yesler Terrace Steam Plant is located two blocks to the northwest of the project sites. The structure has recently been converted to include community rooms and Seattle Housing Authority services. A community center is located across 10th Ave S from the site, (constructed in 2005), replacing the original facility. Yesler Terrace Park is located just beyond the community center across 10th Ave S.

Recent development includes a seven-story multi-family building across 10th Ave S to the west (#3017950-LU), and a seven-story multi-family building across the access drive to the north (#3023987-LU). To the south, an eight-story building containing residential, hotel, grocery store, child care center, theater and retail/restaurant uses is proposed (#3022675-LU). To the north a 7-story multi-family apartment building is proposed (3030186-LU).

Yesler Terrace is surrounded by First Hill hospitals to the north, I-5 and downtown to the west, the Central District to the east, and the International District to the south. The area is close to several mass transportation routes, including the streetcar, several bus routes, and the Light Rail stations in downtown and the International District. A bridge connects Yesler Way from the site to downtown.

PUBLIC COMMENT

The Notice of Application public comment period ended on November 27, 2019. No comments were received.

I. ANALYSIS – DESIGN REVIEW

The design packet includes information presented at the meeting, and is available online by entering the project number at this website:

<http://www.seattle.gov/DPD/aboutus/news/events/DesignReview/SearchPastReviews/default.aspx>

The packet is also available to view in the file, by contacting the Public Resource Center at SDCI:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
 P.O. Box 34019
 Seattle, WA 98124-4019

Email: PRC@seattle.gov

FIRST EARLY DESIGN GUIDANCE June 26, 2019
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PUBLIC COMMENT

The following public comments were offered at this meeting:

- Appreciated public outreach efforts.
- Strongly preferred the option 3.
- Advised planning ahead for cyclist, want to see ample bike facilities.
- Supported option 1 with garbage/recycling collection off Yesler, to reduce conflicts with pedestrians on S. Washington St.
- Would like to see a mural or green wall or thoughtful treatment of the garage rather than open parking facing S. Washington St.
- Would like to see materials that differentiate the tower from the SOMA tower in Bellevue.
- Want to ensure public space reads as public and is open to everybody.
- Supported the conceptual design and its contribution to the skyline.
- Stated that the preferred option forms a lovely, interesting composition that is appealing from many viewpoints, including the city, the freeway, and the neighborhood.
- Intrigued at the way the towers meet the ground.
- Supported the “wandering path” treatment of the podium level.
- Noted that raising the tower “trunks” above the podium will provide views to/from Yesler Terrace Park.
- Felt that locating the amenities on the lower level will reinforce a sense of community “ownership” of the public realm.
- Supported the proposed departures.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with

building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

1. Massing Options and Architectural Concept:

- a. The Board discussed the massing options, expressing some disappointment that the options presented did not have more distinction between them. However, the Board unanimously agreed the preferred option 3, *Extending the Park*, was the strongest option in terms of architectural concept, and mitigation of height, bulk, and scale with two slender tower forms. They supported the iconic form which was appropriate for the prominent location approaching Downtown Seattle, noting the towers will be one of the first towers you see as you approach the city from the south.
(*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*)

2. Tower:

- a. Though the Board supported the two slender tower forms they did have some concerns related to how the differing elements (sawtooth expression, curve, and sharp angles) supported a cohesive architectural concept. The Board requested the following (DC2 Architectural Concept, *Yesler Terrace DC2*):
 - i. Further illustration of the specific reason for the location of the angles and demonstrating how the tower was shaped to respond to views (or other drivers);
 - ii. Clarify if the sawtooth expression is intended to occur at the podium as a smaller scale element and in the tower shape as a larger gesture;
 - iii. Clarify how the design of the sawtooth and the curve relate;
 - iv. Further illustrate what architectural rules/drivers were guiding the tower shape (The Board clarified they supported the bold design, but require this information to provide Early Design Guidance); and
 - v. The Board also noted there could be opportunity for a mid-height gesture facing the park (as seen on page 43), but clarity to the curve expression should be maintained.

3. Podium:

- a. The Board echoed public support for the open space concept, which included an elevated green space connected to the sidewalk via a landscaped ramp. The Board provided the following guidance to be incorporated as the design evolves:
 - i. Further illustrate how stormwater, art, retail uses, and/or other elements will contribute to the activation and wayfinding; connecting and pulling people up to the elevated open space. The Board noted there should be an element of discovering, welcoming, legibility of the space as public, and the design

should respond to the variety of ages that may inhabit the space. (*Yesler Terrace CS1-E Water, Yesler Terrace CS2 Wayfinding Kiosks*)

- ii. Refine the ramp expression (landscape ribbon) and podium, giving both more weight so that these elements read like an extension of the ground plane. (DC4-D Trees, Landscape, and Hardscape Materials)
 - iii. The Board echoed public desire for small retail and potential market spaces/stalls. (PL1-C Outdoor Uses and Activities and *Yesler Terrace PL1 Supplemental*)
 - iv. Be intentional and deliberate with the response to grade changes, making steep areas more concentrated and integrated into the overall open space design. The Board noted they supported the amphitheater concept as a potential solution. (CS1-C Topography, PL1-C Outdoor Uses and Activities)
 - v. Limit the amount of residential amenity fronting the public open space. The Board suggested blending residential amenity areas with community elements, incorporating art, market kiosks or other activating elements. (PL1-C Outdoor Uses and Activities, PL1-B-3. Pedestrian Amenities)
 - vi. Provide additional images of space that runs under the elevated open space (pages 60 and 61). Be thoughtful of service entry design from Yesler Way. Clarify how the space will be pedestrian friendly and safe. (PL1-B-1. Pedestrian Infrastructure)
 - vii. Further refine how the podium reads from the I-5 approach. The Board suggested carrying landscaping not only up to the podium, but over, cascading down along the I-5 fronting facades. (*Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts*)
 - viii. Continue to refine railing integration and detailing (DC2-C Secondary Architectural Features)
 - ix. Consider how the landscaping concept can be further integrated up the tower at balconies or perhaps at amenity spaces throughout the tower. (*Yesler Terrace DC3-A Building-Open Space Relationship*)
- b. Vehicular Access.
- i. The Board struggled to reconcile the project's conceptual emphasis on open space with the design choice to locate residential vehicular access at the focal point of the podium. (DC1-B Vehicular Access and Circulation and *Yesler Terrace Supplemental*)
 - ii. In addition, the Board was very concerned with how phasing of the podium into two phases would impact the accessibility of the elevated open space, as well as how the phase 1 podium expression would read as a stand-alone expression. The Board requested the project return for a second EDG to demonstrate this information.
 - iii. At the next meeting illustrate the phase 1 design of the podium, resolving connections to level 2 from South Washington Street.
 - iv. Demonstrate the potential solutions to phasing alternatives. (DC2 Architectural Concept)
 - v. The Board encouraged relocation of vehicular access further south along South Washington Street. (DC1-B Vehicular Access and Circulation and *Yesler Terrace Supplemental*)

- vi. The Board was generally supportive of the splitting of the vehicular access and locating service access from Yesler Way. (DC1-B Vehicular Access and Circulation and *Yesler Terrace* Supplemental)

4. Materials:

- a. The Board supported the general material expression presented in character sketches and precedents. However, the Board cautioned against mimicking the design team's Bellevue tower which featured a similar tower expression. The Board stated the tower should reflect the specific context and site conditions. (*Yesler Terrace* DC4 Preferred Exterior Materials)
- b. The Board supported differing levels of transparency depicted in the character sketches. (*Yesler Terrace* DC4 Preferred Exterior Materials)
- c. The Board noted the differing expression responding to I-5 and the park sides of the development is acceptable. (*Yesler Terrace* DC4 Preferred Exterior Materials)
- d. At the next meeting provide more information regarding material application and intent for tower articulation including (*Yesler Terrace* DC4 Preferred Exterior Materials):
 - a. Soffit treatment;
 - b. Maintaining thickness of the floor expression and exposure;
 - c. High quality materials (refer to the *Yesler Terrace* Design Guidelines);
 - d. Consider how can materials further soften and warm the expression of the tower; and
 - e. Clarify design strategies related to the garage entry along South Washington Street.

5. Landscaping: The Board strongly supported the direction of the landscaping concept and would like to see greater clarification on (*Yesler Terrace* DC3-A Building-Open Space Relationship):

- a. How the project will pull in plant palette from park;
- b. Where the stormwater flow is located; and
- c. Pedestrian circulation from the park; indicate any potential for a connecting crosswalk.

SECOND EARLY DESIGN GUIDANCE August 28, 2019

PUBLIC COMMENT

No comments were received in writing prior to this meeting.

The following public comments were offered at this meeting:

- The First Hill Improvement Association noted that they have met with the project team and have expressed interest in the following items:
 - The local history and culture should be integrated into the design.
 - Find the vertical landscaping proposed for the garage to be an improvement but would prefer to see the garage fully enclosed.

- Supportive of the proposed massing, balconies, and associated departures.
- Encouraged more vertical landscaping on the lower levels.
- Very supportive of the proposed landscape design that reads as a welcoming public space.
- A representative from Virginia Mason offered the following comments:
 - Supportive of the design changes since the previous meeting.
 - Stressed the importance of creating wonder and curiosity through a creative design concept.
 - Excited for the vistas created by the proposed massing and landscape design.
 - Look forward to the positive changes and influence of this design on the Yesler Terrace community.
 - Supportive of more and larger retail spaces in the greater First Hill neighborhood; would encourage departure to allow for larger retail spaces.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

All public comments submitted in writing for this project can be viewed using the following link and entering the record number: <http://web6.seattle.gov/dpd/edms/>

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance.

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)
- 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)
- c. The Board appreciated the responsive and well detailed and packet, graphics and information provided at this meeting. (DC2 Architectural Concept, Yesler Terrace DC2)

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*)

- 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)
- 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)
- 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)

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)
- b. The Board also appreciated the datum of the podium responding to the tree-line and downtown skyline beyond. (DC2 Architectural Concept, *Yesler Terrace* DC2 *Yesler Terrace* CS2 High-rises, *Yesler Terrace* DC2 City Scale)
- e. 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)

- c. 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)
- d. 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)

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)
- 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)
- 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)
- 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)
- 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* DC2 *Yesler*)

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)
- 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)
- 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)
- d. The Board agreed that the *Yesler Terrace* design guidelines provide considerable direction on materiality. (*Yesler Terrace* DC4 Preferred Exterior 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)
- 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.
- 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)

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)
- 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)
- 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* DC2*Yesler*, DC3-A-1. *Interior/Exterior Fit*)

- 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)
- 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)
- 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)

ADMINISTRATIVE* RECOMMENDATION August 21, 2020

PUBLIC COMMENT

No public comments were submitted.

One purpose of the design review process is for the Board and City to receive comments from the public that help to identify feedback and concerns about the site and design concept, identify applicable Seattle Design Guidelines and Neighborhood Design Guidelines of highest priority to the site and explore conceptual design, siting alternatives and eventual architectural design. Concerns with off-street parking, traffic and construction impacts are reviewed as part of the environmental review conducted by SDCI and are not part of this review. Concerns with building height calculations and bicycle storage standards are addressed under the City's zoning code and are not part of this review.

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PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, Staff provides the following siting and design guidance.

- 1. General.** Staff appreciates the thorough response to the Board's initial guidance and quality of the submitted materials including material precedent images, additional pedestrian-level views, landscape diagrams, and overall packet organization. (DC2 Architectural Concept, *Yesler Terrace* DC2)
- 2. Massing Development.**
 - a. Staff strongly supports and recommends approval of the revisions made to the massing in response to the Board's guidance. Specifically improving integration of balconies into both towers, introduction of bays, and including the full podium in development of phase I. (DC1-B Vehicular Access and Circulation, DC2 Architectural Concept, *Yesler Terrace* DC2)

3. Streetscape and Ground floor programming.

- a. Staff strongly supports and recommends approval of the street-level responses including the following:
 - i. Yesler Way. Staff supports integration of the art and screening element along the service area fronting Yesler Way provided on pages 24-25 and 41-42 of the Recommendation packet. As illustrated within the packet, staff supports the intention to incorporate a graphic application to the metal screen itself as well as the artwork behind the metal screen. Staff recommends a condition to include both artwork and graphic metal screen along the service court fronting Yesler Way and wrapping into the west colonnade. (Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts)
 - ii. Staff echoes previous Board support for the integration of retail spaces along Yesler and wrapping to South Washington Street. In addition, Staff recommends approval of the corner condition which carries the form of the tower to the street, resulting in a stronger transition into the plaza space as illustrated on pages 36-38 of the Recommendation packet. (PL1-C Outdoor Uses and Activities and *Yesler Terrace* PL1 Supplemental)
 - iii. Staff recommends approval of the relocated garage entry to the southern end of the project, allowing for an uninterrupted plaza space which directly responds to the Yesler Terrace Park context across South Washington Street. (DC1-B Vehicular Access and Circulation)

4. Landscape plan, Plaza, and ramp.

- a. Staff strongly supports and recommends approval of the proposed landscape plans including the ramp design, integrated stormwater design, and seating locations. (DC2 Architectural Concept, *Yesler Terrace* DC2 *Yesler*, DC3-A-1. *Interior/Exterior Fit*, *Yesler Terrace* DC4 Hardscape Materials)
- b. Staff recommends a condition to incorporate seating diagrams into the landscape plans with the next submittal (as illustrated on supplemental sheet 139). (PL1-C Outdoor Uses and Activities, PL1-B-3. Pedestrian Amenities)
- c. Staff recommends approval of the location and concept of the follies as documented on pages 26-27, and further illustrated on pages 52-55 of the Recommendation packet. (PL1-C Outdoor Uses and Activities, PL1-B-3. Pedestrian Amenities)

5. Materials and Façade Composition

- a. Staff strongly supports and recommends approval of the proposed material palette including development of the shifted window pattern and window wall system (including the floor edge grill page 88), concrete columns, location of colored glass, tensile fabric or perforated metal screen soffit treatment, and vision glass along the podium. (Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts, Yesler Terrace DC4 Preferred Exterior Materials)
- b. In addition, staff recommends approval of the parking screening solutions including metal mesh and vertical plantings along I-5 and wrapping to the south, as well as vertical metal fins applied along the southern portion of concrete ramp along South Washington street. (Yesler Terrace CS3 Neighborhood Context, PL2- B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts)

6. Signage and Lighting.

- a. Staff recommends approval of the signage plan which illustrates a proposal for pedestrian oriented signage and avoids large auto-focused signage. (DC4-B Signage)
- b. Staff recommends approval of the lighting plan which improves safety and security, as well as reinforcing the architectural concept and experience of the ramp and plaza. (DC4-C Lighting)

DEVELOPMENT STANDARD DEPARTURES

Staff's recommendation on the requested departure(s) is based on the departures' potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s).

At the time of the Recommendation review the following departures were requested:

1. **Rooftop Feature Setback (SMC 23.75.100.G):** The Code requires a 10-foot setback from the northern edge of the roof. The applicant proposes no setback to allow the rooftop feature to extend from the northeast corner of the north tower.

Staff recommends approval of the requested departure as the reduction results in a more cohesive and logical terminus of the unique building form and better meets the intent of Design Guidelines DC2 Architectural Concept, Yesler Terrace DC2.

2. **Rooftop Feature (SMC 23.75.110. D):** The Code limits rooftop features screening mechanical equipment to 25% of the roof area. The applicant proposes 50-60% on the North Tower and 80-90% on the South Tower.

Staff recommends approval of the requested departure as the reduction results in a more cohesive and logical terminus of the building form, allowing the tower form to be well integrated into the rooftop screening elements. The proposal better meets the intent of Design Guidelines DC2 Architectural Concept, Yesler Terrace DC2.

3. **Build-to-Line (SMC 23.75.140.C):** The Code requires buildings at the corner of Yesler Way and South Washington Street to provide a minimum 2-foot setback up to a maximum 4-foot setback. The applicant proposes a setback greater than 4 feet for a curved shape at the corner retail, as shown in the Recommendation packet.

Staff recommends approval of the requested departure as the increased setback enhanced views from Yesler Way to Yesler Terrace Park and the proposed landscape plan intends to develop this into a superior space. The proposal better meets the intent of Design Guideline Yesler Terrace DC3-A Building-Open Space Relationship.

4. **Highrise Projection (SMC 23.75.100):** The Code limits one portion of the façade, up to a maximum of 40 feet in width, to project to the base setback at any or all heights up to the applicable height limit in Exhibit A. The applicant proposes a width greater than 40 feet wide to allow for tower shaping and an irregular floor plate, as shown in the Recommendation packet.

Staff recommends approval of the requested departure as the parallelogram building shape allows are a dynamic shape, creating visual interest, and supporting the bold iconic shape of the tower. The proposal better meets the intent of Design Guidelines DC2 Architectural Concept, Yesler Terrace DC2.

5. **Street Facing Nonresidential Use (SMC 23.75.080.A):** The Code requires that 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. The applicant proposes retail uses along more than 20% of the street facing façade along S Washington Street.

Staff recommends approval of the requested departure based on potential for the non-residential uses to help activate and enhance the well-conceived and highly programmed open spaces as proposed. Staff also echoes early Board and public desire for more retail uses and potential market spaces/stalls to further activate the open spaces. The proposal better meets the intent of Design Guidelines PL1-C Outdoor Uses and Activities and Yesler Terrace PL1 Supplemental Guideline.

6. **Parking Entrance Setback (SMC 23.75.180.I.1B):** The Code requires that access for parking is not allowed within 20 feet of a structure corner on a regulated facade. The applicant proposes to locate the access to the parking garage at less than 20 feet from the southeast structure corner on S Washington Street, as shown in the Recommendation packet.

Staff recommends approval of the requested departure given that it was provided directly in response to guidance given at the first Early Design Guidance meeting to shift the driveway away from the focal point of the extensive landscapes design and building podium ramp. The proposal better meets the intent of Design Guidelines PL1-C Outdoor Uses and Activities and Yesler Terrace PL1 Supplemental, DC1-B Vehicular Access and Circulation and Yesler Terrace Supplemental.

7. **Base Setback (SMC 23.75.140):** The Code requires a 10-foot setback. The applicant proposes a setback 5'-8".

Staff recommends approval of the requested departure as the reduced setback of the parking exit door allows for a continuous setback. In addition, the continuation of the fin application across the door creates a more cohesion and logical architectural expression along this edge. The proposal better meets the intent of Design Guideline DC2 Architectural Concept, Yesler Terrace DC2.

DESIGN REVIEW GUIDELINES

The Seattle Design Guidelines and Neighborhood Design Guidelines recognized by Staff as Priority Guidelines are identified above. All guidelines remain applicable and are summarized below. For the full text please visit the [Design Review website](#).

CONTEXT & SITE

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

CS1-A Energy Use

CS1-A-1. Energy Choices: At the earliest phase of project development, examine how energy choices may influence building form, siting, and orientation, and factor in the findings when making siting and design decisions.

CS1-B Sunlight and Natural Ventilation

CS1-B-1. Sun and Wind: Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

CS1-B-2. Daylight and Shading: Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

CS1-B-3. Managing Solar Gain: Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

CS1-C Topography

CS1-C-1. Land Form: Use natural topography and desirable landforms to inform project design.

CS1-C-2. Elevation Changes: Use the existing site topography when locating structures and open spaces on the site.

Yesler Terrace Supplemental Guidance:

Topography

- Design buildings to step up and down hillsides, in order to reflect the site context and provide light and air at lower levels
- Coordinate underground parking access with adjacent properties where feasible, in order to minimize the visual and traffic impacts of parking. This guideline is especially relevant where parking extends to a shared property line.
- Provide internal connections such as stairways and terraces, in order to give pedestrians more options for navigating the hills of Yesler Terrace. Where possible, allow access to the public.
- Orient building facades and open space to activate the 9th Ave pedestrian pathway location (described in the “Context and Priority Issues” section).

CS1-D Plants and Habitat

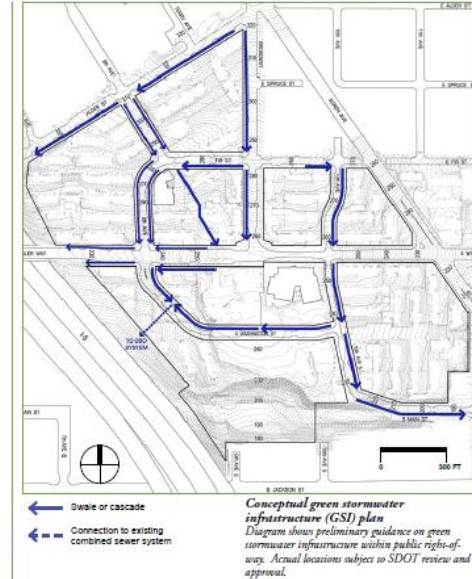
CS1-D-1. On-Site Features: Incorporate on-site natural habitats and landscape elements into project design and connect those features to existing networks of open spaces and natural habitats wherever possible. Consider relocating significant trees and vegetation if retention is not feasible.

CS1-D-2. Off-Site Features: Provide opportunities through design to connect to off-site habitats such as riparian corridors or existing urban forest corridors. Promote continuous habitat, where possible, and increase interconnected corridors of urban forest and habitat where possible.

Yesler Terrace Supplemental Guidance:

Plants and Habitat

- To protect existing habitat and provide a sense of an established neighborhood, preserve trees designated for protection in the adopted Yesler Terrace Tree Protection Plan.
- Design buildings and open space to optimize the visibility and long-term health of preserved trees, as well as major new tree plantings.
- When providing landscape amenities to meet Land Use Code requirements, focus on locations where the improvements will provide the greatest benefits for building occupants and passersby.
- To enhance screening from Interstate 5, work with the Washington State Department of Transportation as feasible to preserve and enhance the tree buffer separating Yesler Terrace from the freeway. Manage these areas to improve public safety, soils, and tree cover.



CS1-E Water

CS1-E-1. Natural Water Features: If the site includes any natural water features, consider ways to incorporate them into project design, where feasible

CS1-E-2. Adding Interest with Project Drainage: Use project drainage systems as opportunities to add interest to the site through water-related design elements.

Yesler Terrace Supplemental Guidance: **Water**

- Use cascading stormwater features to manage stormwater and create visual interest, as sites and drainage plans allow.
- Incorporate GSI in streetscapes to meet Stormwater Code requirements. The conceptual GSI plan (right) gives preliminary guidance on the placement of these features, but other locations may also be appropriate depending on final grading and streetscape design.
- When GSI is proposed, integrate the drainage features into building and site design to enhance the overall interest and attractiveness. (see conceptual GSI plan on page 3 of the Guidelines)

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.

CS2-A Location in the City and Neighborhood

CS2-A-1. Sense of Place: Emphasize attributes that give a distinctive sense of place. Design the building and open spaces to enhance areas where a strong identity already exists and create a sense of place where the physical context is less established.

CS2-A-2. Architectural Presence: Evaluate the degree of visibility or architectural presence that is appropriate or desired given the context, and design accordingly.

Yesler Terrace Supplemental Guidance:

Location in the City and Neighborhood:

- Gateways: Use signage, street banners, or other placemaking features to highlight routes in and out of the neighborhood, especially at major gateways as identified in the “Neighborhood gateways + wayfinding kiosks” diagram.
- Wayfinding kiosks: To help visitors orient and appreciate site context, provide wayfinding kiosks that include information on public open space and pedestrian pathways. Signs and kiosks should be designed and built according to SDOT standards for pedestrian and bicycle signage.
- Consider city-wide visual impacts when designing high-rise buildings. Towers will be visible from vantage points throughout Seattle and will be particularly prominent when viewed from the south on Interstate 5.



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.

CS2-B Adjacent Sites, Streets, and Open Spaces

CS2-B-1. Site Characteristics: Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

CS2-B-2. Connection to the Street: Identify opportunities for the project to make a strong connection to the street and public realm.

CS2-B-3. Character of Open Space: Contribute to the character and proportion of surrounding open spaces.

Yesler Terrace Supplemental Guidance:

Street Character and Abutting Uses:

- Consider the intended character of abutting streets, access drives, and pedestrian pathways in the design of open space and building frontage. (see Street Character Diagram, right, from Page 5)



CS2-C Relationship to the Block

CS2-C-1. Corner Sites: Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

CS2-C-2. Mid-Block Sites: Look to the uses and scales of adjacent buildings for clues about how to design a mid-block building. Continue a strong street-edge and respond to datum lines of adjacent buildings at the first three floors.

CS2-C-3. Full Block Sites: Break up long facades of full-block buildings to avoid a monolithic presence. Provide detail and human scale at street-level and include repeating elements to add variety and rhythm to the façade and overall building design.

CS2-D Height, Bulk, and Scale

CS2-D-1. Existing Development and Zoning: Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

CS2-D-2. Existing Site Features: Use changes in topography, site shape, and vegetation or structures to help make a successful fit with adjacent properties.

CS2-D-3. Zone Transitions: For projects located at the edge of different zones, provide an appropriate transition, or complement to the adjacent zone(s). Projects should create a step-in perceived height, bulk, and scale between the anticipated development potential of the adjacent zone and the proposed development.

CS2-D-4. Massing Choices: Strive for a successful transition between zones where a project abuts a less intense zone.

CS2-D-5. Respect for Adjacent Sites: Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.

CS3-A Emphasizing Positive Neighborhood Attributes

CS3-A-1. Fitting Old and New Together: Create compatibility between new projects, and existing architectural context, including historic and modern designs, through building articulation, scale and proportion, roof forms, detailing, fenestration, and/or the use of complementary materials.

CS3-A-2. Contemporary Design: Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

CS3-A-3. Established Neighborhoods: In existing neighborhoods with a well-defined architectural character, site, and design new structures to complement or be compatible with the architectural style and siting patterns of neighborhood buildings.

CS3-A-4. Evolving Neighborhoods: In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

Yesler Terrace Supplemental Guidance:

Emphasizing Urban Residential:

- Line sidewalks with residential units with views to the street, landscaped setbacks, and, where feasible, ground-level entries.
- Concentrate landscape improvements and architectural detailing in the lowest 30 feet of buildings.

Neighborhood Context:

- To the north, architectural character is dominated by the high-rise medical office buildings of Harborview Medical Center.
- Development at a similar intensity is appropriate along Alder St; compatible uses include office, medical services, lodging, residential, and street level commercial. Use the tiered form and intricate facade of Harborview's East Hospital as a design inspiration for buildings in this area.
- To the east, the Central District is a medium-density residential neighborhood with buildings ranging in age, scale, and architectural style. Adjacent uses include midrise multifamily housing, a school, low-rise commercial uses, and SHA housing.

- Design buildings to create visual connections to and across Boren.
- To the south is Little Saigon, an evolving neighborhood of low-rise commercial buildings and surface parking lots, and an active and lively street character. To improve the safety and comfort of the pedestrian connection from Yesler Terrace to Little Saigon, design uses and facades of adjacent buildings to provide “eyes on the street” toward the hill climb.
- I-5 runs along the western border, creating a substantial gap between Yesler Terrace and the urban fabric on the other side of the freeway. Design buildings and landscape features along the western edge of the site to reduce freeway impacts where feasible. Incorporate Crime Prevention Through Environmental Design (CPTED) principles in the design and maintenance of buffer plantings.

CS3-B Local History and Culture

CS3-B-1. Placemaking: Explore the history of the site and neighborhood as a potential placemaking opportunity. Look for historical and cultural significance, using neighborhood groups and archives as resources.

CS3-B-2. Historical/Cultural References: Reuse existing structures on the site where feasible as a means of incorporating historical or cultural elements into the new project.

Yesler Terrace Supplemental Guidance:

Historic and Cultural Context

- Provide a distinguishing landscape design in the space in front of the steam plant’s west facade.
- Throughout the site, reference the history and unique cultural mix of Yesler Terrace through art and architectural features.

PUBLIC LIFE

PL1 Connectivity: Complement and contribute to the network of open spaces around the site and the connections among them.

PL1-A Network of Open Spaces

PL1-A-1. Enhancing Open Space: Design the building and open spaces to positively contribute to a broader network of open spaces throughout the neighborhood.

PL1-A-2. Adding to Public Life: Seek opportunities to foster human interaction through an increase in the size and quality of project-related open space available for public life.

Yesler Terrace Supplemental Guidance:

A Network of Public Spaces

- Design open spaces to serve as an outdoor stage for daily life, with designs that maximize social interaction throughout the day and year.
- Program open spaces for multiple functions and uses, combining social, recreational, and ecological functions.
- Provide a mix of passive places (e.g. sitting and watching) and active areas (e.g. play, exercise) to support users of all ages and abilities.
- Highlight the intrinsic qualities of Yesler Terrace, such as its views, topography, trees, history, and culture.

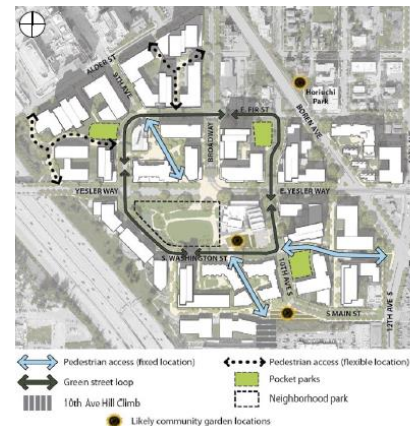
- Incorporate landscape features for visual amenity, cooling, stormwater management, and habitat for birds and insects (CS1: Natural Systems and Site Features: Water).
- Inspire environmental appreciation through exposure to diverse plantings, habitat areas, and community gardens (CS1: Natural Systems and Site Features: Water).
- Use natural surveillance and other CPTED principles to create safe and secure spaces.
- Select landscape and hardscape materials per the guidelines in DC4: Exterior Elements and Finishes.

Neighborhood Park at the Neighborhood Heart

- As the park concept is developed, the design should:
- Strengthen connections in and out of the community center to promote more shared activities inside and outside the building.
- Provide spaces that accommodate community and family events such as street fairs, craft markets, performances, barbecues, and birthday parties.
- Use plantings as buffers between uses but also to frame views and create gateways.
- Design natural drainage features that are educational, offer space for exploration, and provide environmental benefits.

Pocket Parks

- Active and Passive Spaces: Program pocket parks to accommodate smaller spaces for adults to sit and visit, look at the views, or read, and incorporate active play areas focused on those under eight years of age.



PL1-B Walkways and Connections

PL1-B-1. Pedestrian Infrastructure: Connect on-site pedestrian walkways with existing public and private pedestrian infrastructure, thereby supporting pedestrian connections within and outside the project.

PL1-B-2. Pedestrian Volumes: Provide ample space for pedestrian flow and circulation, particularly in areas where there is already heavy pedestrian traffic or where the project is expected to add or attract pedestrians to the area.

PL1-B-3. Pedestrian Amenities: Opportunities for creating lively, pedestrian oriented open spaces to enliven the area and attract interest and interaction with the site and building should be considered.

Yesler Terrace Supplemental Guidance:

Pedestrian Pathways and Access Drives

- Pedestrian pathways and access drives should be located and designed to:
- Improve pedestrian connections, encourage interaction, and mediate the site's topography.
- Incorporate small gathering spaces, outdoor seating, bike racks and/or planting areas.
- Have well-defined entries where they meet a public right-of-way.

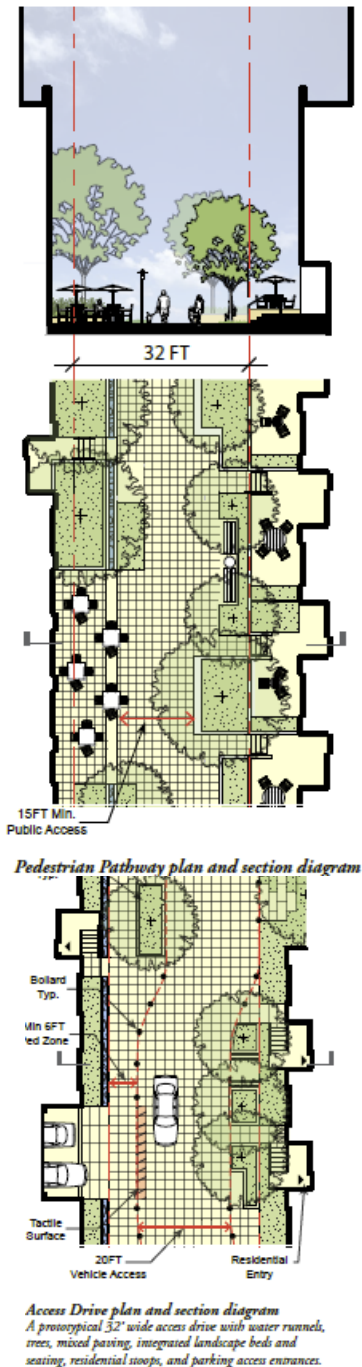
- Coordinate with adjacent parks and private residential amenity areas.
- Use landscape buffers at the transition from shared pathways to private residential amenity areas and entries.
- Coordinate plantings with adjacent developments and consider incorporating edible landscapes or plantings that provide beneficial habitat.
- Incorporate CPTED principles, using clear sight lines and consistent pedestrian lighting.
- Where site conditions and adjacent uses allow, pedestrian pathways and access drives should:
 - Provide active uses along their edges.
 - Incorporate a runoff conveyance element that captures and reveals stormwater, capturing roof runoff from adjacent buildings if feasible.
- Pedestrians and recreational users should have an equal priority to vehicles in access drives. The design speed for vehicles should be 5 mph.
- Access drives shall have a minimum easement width of 32', with a dedicated pedestrian walkway of at least 6' and a 20' roadway width for vehicle access. Curbs, bollards, planters, paving details, or a combination of these elements shall be used to mark the boundary between vehicle and pedestrian zones.
- Access drives should also incorporate small gathering and play areas, outdoor seating, bike racks, planting areas and limited parking (for visitors, deliveries, drop-offs, etc.).

Pedestrian Pathways are similar to access drives, but they do not allow vehicular access.

- Pedestrian pathways may have commercial or residential uses along their edges.
- Pedestrian pathways should be designed to invite and encourage walking.
- Like access drives, pedestrian pathways must have a minimum width of 32', dedicated through an easement between properties or to an open space association. Within that space, a 15' wide public easement must be granted to provide public pedestrian access.
- Pedestrian pathways should include secondary spaces for impromptu gatherings, play opportunities, outdoor seating, bike racks and plantings.
- See the "Pedestrian Pathway plan and section diagram".

Sloped Pedestrian Pathways:

- Many pedestrian pathways at Yesler Terrace will require a substantial grade change.



- Provide viewpoints, seating opportunities, and solar exposure in addition to other standard pedestrian pathway amenities.

PL1-C Outdoor Uses and Activities

PL1-C-1. Selecting Activity Areas: Concentrate activity areas in places with sunny exposure, views across spaces, and in direct line with pedestrian routes.

PL1-C-2. Informal Community Uses: In addition to places for walking and sitting, consider including space for informal community use such as performances, farmer's markets, kiosks and community bulletin boards, cafes, or street vending.

PL1-C-3. Year-Round Activity: Where possible, include features in open spaces for activities beyond daylight hours and throughout the seasons of the year, especially in neighborhood centers where active open space will contribute vibrancy, economic health, and public safety.

Yesler Terrace Supplemental Guidance:

Outdoor Uses and Activities

- Each open space should be designed to respond specifically to the needs of one or (preferably) more of the following groups:
- Young children and families (1-5 years) -- Need safe and creative places to play close to home; comfortable places to supervise children; destination play spaces further from home
- School-age children (5-12 years) -- Need safe connections that allow them to circulate; opportunities for adventurous play
- Teens -- Need exciting places to gather, socialize and recreate; to see and be seen
- Adults -- Need spaces for recreation, socializing, relaxation, and retail services; circulation paths serving multiple modes of travel
- Older Adults -- Need walkable connections to visit friends and family; frequent places to stop, sit, and rest; places to feel part of the mix, but not overwhelmed by younger users
- Visitors -- Need clear wayfinding guidance; welcoming gateways; destination spaces, such as view spots, a retail core, and community and cultural events
- Office & Hospital Workers -- Need places to eat lunch, get coffee, and people watch; paths to the retail core; easy access in and out of the neighborhood

Street Furniture, Art and Fun

- Incorporate playful features and details that engage passersby and create memorable spaces.

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

PL2-A Accessibility

PL2-A-1. Access for All: Provide access for people of all abilities in a manner that is fully integrated into the project design. Design entries and other primary access points such that all visitors can be greeted and welcomed through the front door.

PL2-A-2. Access Challenges: Add features to assist pedestrians in navigating sloped sites, long blocks, or other challenges.

Yesler Terrace Supplemental Guidance:

Accessibility

- Where feasible, mid-block pedestrian pathways and access drives should be designed to provide reduced slopes, improving accessibility.

PL2-B Safety and Security

PL2-B-1. Eyes on the Street: Create a safe environment by providing lines of sight and encouraging natural surveillance.

PL2-B-2. Lighting for Safety: Provide lighting at sufficient lumen intensities and scales, including pathway illumination, pedestrian, and entry lighting, and/or security lights.

PL2-B-3. Street-Level Transparency: Ensure transparency of street-level uses (for uses such as nonresidential uses or residential lobbies), where appropriate, by keeping views open into spaces behind walls or plantings, at corners, or along narrow passageways.

Yesler Terrace Supplemental Guidance:

Safety and Security

- All streets, open spaces, walkways, and connections should be designed with CPTED principles. And to promote safety and security, design buildings so that residents and businesses provide “eyes on the street” to create an active, comfortable, and safe pedestrian environment.
- Maximize the number of ground-related residential entries to create activity along the street edge.
- Concentrate retail uses north of the central park (see PL1: Open Space Connectivity: Neighborhood Park at the Neighborhood Heart).
- To prevent blank facades, conceal aboveground structured parking behind habitable space as required by code.
- Provide access drives and mid-block pedestrian pathways that improve connectivity; avoid creating dead ends.

Lighting for Safety and Vibrancy

- Establish a visual cadence to the streetscape.
- Create elegant, lighted “punctuation points” along the street edge at a variety of scales.
- Reinforce the distinct street characters (see CS2: Urban Pattern and Form).
- Avoid excessive lighting or light spillage.
- Emphasize pedestrian-scale lighting in streetscapes, placing fixtures at an appropriate height to illuminate faces.
- Provide adequate light in potential problem areas, including pathways, stairs, entrances/exits, parking areas, mailboxes, recreation areas, and waste disposal areas.
- Avoid lighting that creates blind spots, glare, or deep shadows.
- Luminaires should have full cutoff above the light source and should be directed downward and away from living quarters.
- Use LED, metal halide, and halogen lamps to provide illumination with a true-color daylight spectrum. Minimize exposed fluorescent lighting; flashing, animated, intermittent, or other xenon “strobe” type lighting; high intensity discharge; incandescent; low-pressure sodium; and neon.

Reflect the Character of the Adjacent Space:

- Design lighting along streets and sidewalks, access drives, pedestrian pathways, and open spaces to reflect and enhance the character of the adjacent space. Use pedestrian-scale lighting to light the sidewalk and provide a consistent vertical design element along the green street loop.

Guidelines for specific areas:

Access Drives

- Lighting for access drives should generally be pedestrian-scale, with an emphasis on building-mounted lighting where possible.
- Provide a maximum average spacing of 60 feet.
- Place lights within 15 feet of each intersection with a street right of- way.

Pedestrian Pathways

- Illuminate pedestrian pathways continuously during nighttime hours with low-intensity, downward-directed lighting.
- Consider using catenary lighting where feasible to create attractive, comfortable nighttime outdoor spaces.

Shared, Semi-Private Open Spaces

- Provide continuous illumination for circulation paths through these spaces during nighttime hours with low-intensity, downward-directed lighting.
- Emphasize illumination of stairs and ramps where they occur.
- For residential entries along streets, incorporate low-level recessed lights to supplement lighting for the adjacent sidewalk.
- Integrate lighting with landscape features and art where appropriate.

Building-Integrated Lighting

- Fixtures built into building facades can provide lighting that is functional and attractive. In particular, building-integrated lighting enhances pathways and open spaces.
- Focus building-integrated lighting in the bottom 20 feet of a building facade.

Parking and Loading Areas

- Light parking and loading areas such that light does not spill into the street, on buildings/open space, or create glare as viewed from those spaces.

PL2-C Weather Protection

PL2-C-1. Locations and Coverage: Overhead weather protection is encouraged and should be located at or near uses that generate pedestrian activity such as entries, retail uses, and transit stops.

PL2-C-2. Design Integration: Integrate weather protection, gutters, and downspouts into the design of the structure as a whole and ensure that it also relates well to neighboring buildings in design, coverage, or other features.

PL2-C-3. People-Friendly Spaces: Create an artful and people-friendly space beneath building.

PL2-D Wayfinding

PL2-D-1. Design as Wayfinding: Use design features as a means of wayfinding wherever possible.

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:

PL3 Frontage

Frontage guidelines address facades, ground-level uses, and qualities of the public space abutting the setback. Frontage generally pertains to the bottom 30' to 50' of buildings, with greatest emphasis at the street-level.

Yesler Terrace has two basic types of frontage: Residential and Non-Residential.

Ensure that all frontage engage the street-level in order to:

- Create a sidewalk environment that's lively and safe.
- Provide visual surveillance of the public realm without compromising privacy and security for ground-floor dwelling units.
- Make urban living inviting and desirable.
- Give the neighborhood a predominantly residential character.

The following conditions are exempt from PL3 street-level frontage guidelines:

- Facades that do not abut a street, pocket park, access drive, or pedestrian pathway.
- Facades set back more than 30' from a lot line or easement line.
- Facades along Interstate 5.

PL3-A Entries

PL3-A-1. Design Objectives: Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

PL3-A-2. Common Entries: Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

PL3-A-3. Individual Entries: Ground-related housing should be scaled and detailed appropriately to provide for a more intimate type of entry.

PL3-A-4. Ensemble of Elements: Design the entry as a collection of coordinated elements including the door(s), overhead features, ground surface, landscaping, lighting, and other features.

PL3-B Residential Edges

PL3-B-1. Security and Privacy: Provide security and privacy for residential buildings through the use of a buffer or semi-private space between the development and the street or neighboring buildings.

PL3-B-2. Ground-level Residential: Privacy and security issues are particularly important in buildings with ground-level housing, both at entries and where windows are located overlooking the street.

PL3-B-3. Buildings with Live/Work Uses: Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

PL3-B-4. Interaction: Provide opportunities for interaction among residents and neighbors.

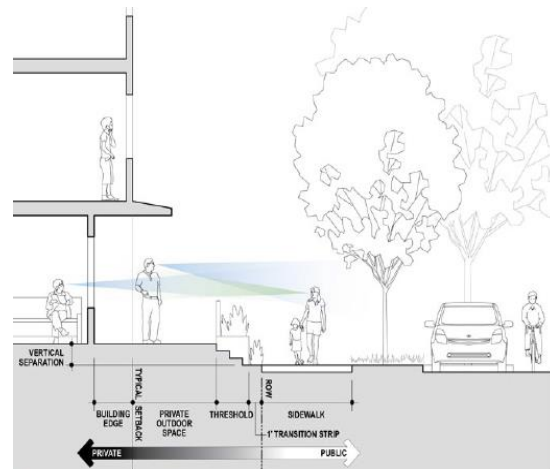
Yesler Terrace Supplemental Guidance:

Residential Frontage: These guidelines apply to buildings with ground-level residential uses or live-work units.

Typical Residential Frontage

(Facing onto streets and pocket parks)

- Articulate individual dwelling units at the ground level and provide opportunities for personalization by occupants.
- Establish a streetscape that clearly looks and feels residential.
- Where feasible, provide street-facing entries for ground-level units.
- For security and privacy, use design elements and techniques to create a layered transition from the privacy of the home to the public space of the street and sidewalk, incorporating each of the following elements. Where barrier-free entry is provided, modify, or waive provisions relating to vertical separation and thresholds as needed.
- The preferred entry-level elevation for ground floor residential units is between 2 and 6 feet above the sidewalk. Design residential frontage to maximize the number of units in this zone.
- While topography will sometimes require portions of a unit to be less than 2 feet above the sidewalk, no entries should be below finished grade.
- Provide a physical feature on private property that defines and bridges the boundary between public right-of-way and private yard or patio. Locate this threshold between 1' and 4' from the sidewalk, with features such as a hedge, retaining wall, rockery, stair, gate, railing or a combination thereof. Thresholds should screen but not block views to and from the street and should help define individual units.
- Retaining walls should generally not be taller than 4', but may be up to 6' if grade conditions require; any retaining walls taller than 4' should be separated from an abutting sidewalk, pedestrian pathway, or access drive by one or more terraces of landscaping stepping down from the top of the wall.
- Provide direct access to any private outdoor space provided for a dwelling unit. Make the space large enough to be usable by residents and place it at the same level as the interior of the unit where feasible. Minimize the amount of amenity space below the level of the abutting sidewalk or pocket park.
- Create a ground-level facade with a residential character. Design the front door and entry area to enhance the privacy transition. Provide operable windows for ground-level units.



Essential elements of a typical residential frontage (facing a street or open space)
Residential frontage on streets and open spaces should include each element identified in this diagram.

Residential Frontage on Access Drives or Pedestrian Pathways

The following guidelines apply:

- Articulate individual dwelling units at the ground level and provide opportunities for personalization by occupants.
- Establish a frontage that feels residential, but has a variety of building forms, styles and materials that add up to a space that's eclectic and intimate.
- Where building program allows, provide street-facing entries for ground-level units.
- Integrate the design of residential entries and associated threshold elements with the access drive or pedestrian pathway design, so that landscaping, street furniture and other amenities contribute to the overall character of a unit's entry.
- For security and privacy, create a layered transition from the privacy of the home to the shared space of the access drive or pedestrian pathway. Incorporate each of the following elements within this transition area. Where barrier-free entry is provided, modify, or waive provisions relating to vertical separation and thresholds as needed.
- Where grading allows, locate the entry level of each unit 1' to 4' above the access drive or pedestrian pathway it faces.
- The substantial threshold described for typical residential frontage is not required but provide at least one of the following: a rail, wall, or landscape separation.
- Provide direct access to the shared space of the access drive or pedestrian pathway. Private amenity space is allowed, but not required in these locations.
- Integrate elements of a porch or stoop into the unit entries as the setback allows; these features will necessarily have a smaller scale than they would on streets or parks.

PL3-C Retail Edges

PL3-C-1. Porous Edge: Engage passersby with opportunities to interact visually with the building interior using glazing and transparency. Create multiple entries where possible and make a physical and visual connection between people on the sidewalk and retail activities in the building.

PL3-C-2. Visibility: Maximize visibility into the building interior and merchandise displays. Consider fully operational glazed wall-sized doors that can be completely opened to the street, increased height in lobbies, and/or special lighting for displays.

PL3-C-3. Ancillary Activities: Allow space for activities such as sidewalk vending, seating, and restaurant dining to occur. Consider setting structures back from the street or incorporating space in the project design into which retail uses can extend.

Yesler Terrace Supplemental Guidance:

Non-Residential Frontage

- Non-residential frontage guidelines apply to buildings that have nonresidential 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. Frontage should:

- Articulate building bases with a scale and cadence similar to traditional storefronts. However, style and materials do not need to be traditional.
- Locate entrances at or slightly above grade.
- Provide direct, barrier-free access from the sidewalk, pedestrian pathway, or access drive to the primary entrance. Stairs may be used for secondary access.
- Provide moderate to high transparency at the ground level, consistent with code requirements.
- Extend the public realm from the right-of-way to the edge of the building. Threshold elements should only be used within a narrow zone to define or enclose outdoor seating areas, or to increase privacy for ground-level office or live/work units.
- Provide shading, weather protection, and human-scale definition at the street level with canopies, awnings, and/or upper-level balconies.
- Do not use canopies and awnings with back-lighting, high-gloss finishes, or plasticized fabrics.
- Avoid projections at pedestrian height unless they make the sidewalk and building base more active and pedestrian friendly.

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

PL4-A Entry Locations and Relationships

PL4-A-1. Serving all Modes of Travel: Provide safe and convenient access points for all modes of travel.

PL4-A-2. Connections to All Modes: Site the primary entry in a location that logically relates to building uses and clearly connects all major points of access.

PL4-B Planning Ahead for Bicyclists

PL4-B-1. Early Planning: Consider existing and future bicycle traffic to and through the site early in the process so that access and connections are integrated into the project along with other modes of travel.

PL4-B-2. Bike Facilities: Facilities such as bike racks and storage, bike share stations, shower facilities and lockers for bicyclists should be located to maximize convenience, security, and safety.

PL4-B-3. Bike Connections: Facilitate connections to bicycle trails and infrastructure around and beyond the project.



Conceptual bicycle circulation diagram
Primary bike routes served by bike lanes, buffered bike lanes and sharrows are indicated with a solid orange line. The green street loop will provide secondary routes, as indicated with the dashed orange line. Access drives will provide through-block bike routes where topography allows; likely locations are shown with red dashed lines.

Yesler Terrace Supplemental Guidance:

Entry Locations and Relationships

Planning Ahead for Cyclists

- Provide visible, attractive bike racks that meet City standards at entrances to buildings and pedestrian pathways, within courtyards, next to neighborhood parks, and the retail core, as appropriate.
- Design sites to reinforce the conceptual pattern shown in the “Sitewide bicycle circulation diagram”

- Provide wayfinding signage for cyclists at major neighborhood entries and the intersection of Yesler Way and Broadway, consistent with city-wide bicycle signage standards (see “Neighborhood gateways + wayfinding kiosk locations” diagram in CS2: Location in the City and Neighborhood).

PL4-C Planning Ahead For Transit

PL4-C-1. Influence on Project Design: Identify how a transit stop (planned or built) adjacent to or near the site may influence project design, provide opportunities for placemaking.

PL4-C-2. On-site Transit Stops: If a transit stop is located onsite, design project-related pedestrian improvements and amenities so that they complement any amenities provided for transit riders.

PL4-C-3. Transit Connections: Where no transit stops are on or adjacent to the site, identify where the nearest transit stops, and pedestrian routes are and include design features and connections within the project design as appropriate.

Yesler Terrace Supplemental Guidance:

Planning Ahead for Transit

- Provide public seating and other pedestrian amenities for sites that abut a transit stop, consistent with the recommendations of the Seattle Design Guideline for “On-site Transit Stops”.
- For sites at Yesler and Broadway, help connect retail activity on the north side of the intersection with recreation and social activity at the community center and neighborhood park. This may be done through paving details or other design cues (DC1: Project Uses and Activities and PL1: Open Space Connectivity: Neighborhood Park at the Neighborhood Heart).
- Include weather protection and lean rails or other seating as part of frontage abutting transit stops.

DESIGN CONCEPT

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

DC1-A Arrangement of Interior Uses

DC1-A-1. Visibility: Locate uses and services frequently used by the public in visible or prominent areas, such as at entries or along the street front.

DC1-A-2. Gathering Places: Maximize the use of any interior or exterior gathering spaces.

DC1-A-3. Flexibility: Build in flexibility so the building can adapt over time to evolving needs, such as the ability to change residential space to commercial space as needed.

DC1-A-4. Views and Connections: Locate interior uses and activities to take advantage of views and physical connections to exterior spaces and uses.

DC1-B Vehicular Access and Circulation

DC1-B-1. Access Location and Design: Choose locations for vehicular access, service uses, and delivery areas that minimize conflict between vehicles and non-motorists wherever possible. Emphasize use of the sidewalk for pedestrians, and create safe and attractive conditions for pedestrians, bicyclists, and drivers.

DC1-B-2. Facilities for Alternative Transportation: Locate facilities for alternative transportation in prominent locations that are convenient and readily accessible to expected users.

Yesler Terrace Supplemental Guidance:

Arrangement of Land Uses Vehicular Access and Circulation

- Vehicular circulation and parking access will be provided on a network of streets and access drives (CS2: Urban Pattern and Form). Allowed access points and curb cuts are regulated by SMC 23.75.180.
- In order to promote safety for pedestrians, cyclists, and drivers, minimize the size and frequency of curb cuts and vehicular access points.
- Separate parking access points by a minimum of 30' on an access drive as measured between the two closest spaces or locate parking access points directly across from each other.

DC1-C Parking and Service Uses

DC1-C-1. Below-Grade Parking: Locate parking below grade wherever possible. Where a surface parking lot is the only alternative, locate the parking in rear or side yards, or on lower or less visible portions of the site.

DC1-C-2. Visual Impacts: Reduce the visual impacts of parking lots, parking structures, entrances, and related signs and equipment as much as possible.

DC1-C-3. Multiple Uses: Design parking areas to serve multiple uses such as children's play space, outdoor gathering areas, sports courts, woonerf, or common space in multifamily projects.

DC1-C-4. Service Uses: Locate and design service entries, loading docks, and trash receptacles away from pedestrian areas or to a less visible portion of the site to reduce possible impacts of these facilities on building aesthetics and pedestrian circulation.

Yesler Terrace Supplemental Guidance:

Parking and Loading Uses

- To reduce the visual impacts of parking, Land Use Code standards require that onsite parking be underground, or, if aboveground, concealed from streets, parks, access drives, or pedestrian pathways by space dedicated to active uses (residential units, storefronts, etc.). Specific provisions are located in SMC 23.75.180.
- Frontage that wraps structured parking should have dimensions and architectural detailing that create usable, desirable space; occupancy and activity in these frontages is key to truly concealing the parking.
- Screen and gate parking and loading access areas, concealing the opening through use of elements such as walls, louvers, fins, solid or perforated metal panels, or vegetated walls. Gates should fully enclose the area up to a minimum height of 8', have a maximum transparency of 15%, and use materials that do not detract from the appearance of the street level facade.

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.

DC2-A Massing

DC2-A-1. Site Characteristics and Uses: Arrange the mass of the building taking into consideration the characteristics of the site and the proposed uses of the building and its open space.

DC2-A-2. Reducing Perceived Mass: Use secondary architectural elements to reduce the perceived mass of larger projects.

Yesler Terrace Supplemental Guidance:

Building Siting, Size, and Configuration

Site design should promote:

- A building's flexibility and adaptability over time, as owners, users, visitors, and building systems change.
- Connectivity between project sites and opportunities for human interaction in the space between buildings.
- A clear, intuitive organization of buildings on a site; a fine-grained, human-scaled development pattern; and a sense of each individual building's identity within the neighborhood.

Buildings should be designed to reduce shading to the neighborhood park and pocket parks. Any structure greater than 85' in height that will shade an existing or future park should incorporate the following measures to the extent feasible:

- Exceed minimum upper level setbacks from the park.
- Orient the floor plate configuration(s) of the high-rise structure to reduce shading to the park.
- Arrange rooftop features to reduce shading to the park.

Massing

- Highly articulated building forms at all levels are desired at Yesler Terrace; development standards are written in part to achieve this variety.
- Use massing to differentiate between portions of a building with different functions.
- Foster architectural variety on a block.
- Design massing to reduce shading impacts to public open spaces and shared amenity spaces, where feasible.

DC2-B Architectural and Facade Composition

DC2-B-1. Façade Composition: Design all building facades—including alleys and visible roofs—considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

DC2-B-2. Blank Walls: Avoid large blank walls along visible façades wherever possible. Where expanses of blank walls, retaining walls, or garage facades are unavoidable, include uses or design treatments at the street level that have human scale and are designed for pedestrians.

Yesler Terrace Supplemental Guidance:

Scales of Architectural Composition

Building design at Yesler Terrace should pay particular attention to three scales:

- 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 the building mass establishes the overall spatial enclosure for the street, park, access drive, or pedestrian pathway; and
- City Scale – at the building tops, where rooftops, high-rise forms, and groups of high-rises can shape the skyline as viewed statically from afar, or dynamically on approach from the freeway.

Human Scale

Focus on the First Thirty Feet

Strategies and features to meet this guideline include, but are not limited to, the following:

- Provide places to sit at the base of the building.
- Include doors and operable windows with glazing area subdivided by frames, muntins, or mullions; or curtain wall systems whose dividing elements are finely detailed with snap caps, fins, or expressed structural elements of the window system.
- Express structural elements (such as window and door lintels, colonnades and arcades, and bolt and pin connections), weather protection elements (such as sills, sunshades, canopies, rainwater leaders, downspouts, and eaves), and differentiate these elements from the primary façade through the use of materials, patterns, or ornament.
- Provide distinctive exterior lighting fixtures, window and door hardware, or other functional building elements.
- Use clear, Low E, or slightly tinted glazing to ensure the visibility of pedestrian-oriented commercial uses and to limit glare off of glazed areas.
- Relate window size, proportion, and pattern to unit types and room layouts.
- Coordinate architectural detailing of street-level shop fronts with the dimensions and proportions of building elements above to visually extend the building mass and character to the ground.
- Avoid clear glass with surface reflective coatings or reflectance ratings above .20.

Neighborhood Scale

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

Acceptable elements and features include, but are not limited to:

- Building recesses and terraces;
- Projecting balconies, enclosed bays, and covered porches;
- Expressed structural members;
- Ground-level pedestrian passages through the building.

City Scale

Design the Skyline:

- Collectively, building tops and roofscapes help establish the identity of the neighborhood as viewed from afar and from above. Because Yesler Terrace can be seen from many locations throughout the city, the visual impact of midrises, high-rises, and rooftops should receive special consideration.
- 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. Additionally, the dynamic views experienced approaching from the south along I-5 and from the LINK light rail alignment should be considered.
- Building tops and high-rise forms should be both sculptural and functional. Where appropriate, building tops should provide open spaces for building occupants, and/or opportunities for energy and water capture.

DC2-C Secondary Architectural Features

DC2-C-1. Visual Depth and Interest: Add depth to facades where appropriate by incorporating balconies, canopies, awnings, decks, or other secondary elements into the façade design. Add detailing at the street level in order to create interest for the pedestrian and encourage active street life and window shopping (in retail areas).

DC2-C-2. Dual Purpose Elements: Consider architectural features that can be dual purpose— adding depth, texture, and scale as well as serving other project functions.

DC2-C-3. Fit With Neighboring Buildings: Use design elements to achieve a successful fit between a building and its neighbors.

Yesler Terrace Supplemental Guidance:

Integrate Modulation Elements: Where individual elements or features are repeated along a facade, vary their spacing, design, rhythm, type, or purpose to support architectural variety within the context of the overall architectural design concept.

- Arrange modulation elements and secondary architectural features on the facade to create a balanced composition integrated with the design of the building.
- Avoid bolt-on balconies and similar elements that appear “tacked-on” to the building facade.

DC2-D Scale and Texture

DC2-D-1. Human Scale: Incorporate architectural features, elements, and details that are of human scale into the building facades, entries, retaining walls, courtyards, and exterior spaces in a manner that is consistent with the overall architectural concept

Yesler Terrace Supplemental Guidance:

Human Scale

Focus on the First Thirty Feet

Strategies and features to meet this guideline include, but are not limited to, the following:

- Provide places to sit at the base of the building.
- Include doors and operable windows with glazing area subdivided by frames, muntins, or mullions; or curtain wall systems whose dividing elements are finely

detailed with snap caps, fins, or expressed structural elements of the window system.

- Express structural elements (such as window and door lintels, colonnades and arcades, and bolt and pin connections), weather protection elements (such as sills, sunshades, canopies, rainwater leaders, downspouts, and eaves), and differentiate these elements from the primary façade through the use of materials, patterns, or ornament.
- Provide distinctive exterior lighting fixtures, window and door hardware, or other functional building elements.
- Use clear, Low E, or slightly tinted glazing to ensure the visibility of pedestrian-oriented commercial uses and to limit glare off of glazed areas.
- Relate window size, proportion, and pattern to unit types and room layouts.
- Coordinate architectural detailing of street-level shop fronts with the dimensions and proportions of building elements above to visually extend the building mass and character to the ground.
- Avoid clear glass with surface reflective coatings or reflectance ratings above .20.

DC2-D-2. Texture: Design the character of the building, as expressed in the form, scale, and materials, to strive for a fine-grained scale, or “texture,” particularly at the street level and other areas where pedestrians predominate.

DC2-E Form and Function

DC2-E-1. Legibility and Flexibility: Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

DC3 Open Space Concept: Integrate open space design with the building design so that they complement each other.

DC3-A Building-Open Space Relationship

DC3-A-1. Interior/Exterior Fit: Develop an open space concept in conjunction with the architectural concept to ensure that interior and exterior spaces relate well to each other and support the functions of the development.

Yesler Terrace Supplemental Guidance:

Building-Open Space Relationship

Private Yards, Patios and Balconies:

Design these areas to:

- Provide refuge and relaxation for residents.
- Integrate with the building design, and with adjacent semi-private or public open spaces.

Courtyards, Gardens and Rooftop Patios: Think of these spaces as shared outdoor rooms. Take advantage of this concept when laying out plots and designing building forms. In stepped buildings, use roofs and terraces for private and communal outdoor patios and gardens. Buildings with courtyards, gardens and rooftop patios should:

- Provide a mix of passive places (e.g. sitting) and active areas (e.g. play) to support residents of all ages and needs. Examples include niches for a single or a few people; larger areas for a crowd; places to sit, cook, garden, play, and exercise; and a variety of levels and materials.
- Provide gardening opportunities in locations where they will be used, incorporating access to light, water, and storage.
- Use native, drought-tolerant, and regionally adapted plants.
- Consider views from above; green roofs are encouraged as a multifunctional design strategy to beautify roofs, enhance space, and provide functional benefits including cooling and stormwater management.
- Apply passive and active design strategies for making spaces safe and secure, such as incorporating natural surveillance techniques and adequate lighting (i.e., CPTED principles).

Forecourts and Entry Courtyards: Forecourts and entry courtyards are a special kind of courtyard condition that can help provide level entry areas for buildings on steeply sloping sites.

Design forecourts and entry courtyards to

- Provide clear physical and visual differentiation between the public realm of the street, park, access drive, or pedestrian pathway and the semi-private realm of the forecourt or courtyard.
- Complement the abutting residential or non-residential frontage, as determined by the primary use of the building frontage adjacent to the forecourt and/or entry courtyard (PL3: Street- Level Interaction: Frontage). Entry courtyards may extend all the way through a project site and effectively become a pedestrian pathway; this is encouraged in order to break up building mass and provide pedestrian permeability.

DC3-B Open Space Uses and Activities

DC3-B-1. Meeting User Needs: Plan the size, uses, activities, and features of each open space to meet the needs of expected users, ensuring each space has a purpose and function.

DC3-B-2. Matching Uses to Conditions: Respond to changing environmental conditions such as seasonal and daily light and weather shifts through open space design and/or programming of open space activities.

DC3-B-3. Connections to Other Open Space: Site and design project-related open spaces to connect with, or enhance, the uses and activities of other nearby public open space where appropriate.

DC3-B-4. Multifamily Open Space: Design common and private open spaces in multifamily projects for use by all residents to encourage physical activity and social interaction.

DC3-C Design

DC3-C-1. Reinforce Existing Open Space: Where a strong open space concept exists in the neighborhood, reinforce existing character and patterns of street tree planting, buffers, or treatment of topographic changes. Where no strong patterns exist, initiate a strong open space concept that other projects can build upon in the future.

DC3-C-2. Amenities/Features: Create attractive outdoor spaces suited to the uses envisioned for the project.

DC3-C-3. Support Natural Areas: Create an open space design that retains and enhances onsite natural areas and connects to natural areas that may exist off-site and may provide habitat for wildlife.

DC4 Exterior Elements and Finishes: Use appropriate and high-quality elements and finishes for the building and its open spaces.

DC4-A Exterior Elements and Finishes

DC4-A-1. Exterior Finish Materials: Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

DC4-A-2. Climate Appropriateness: Select durable and attractive materials that will age well in Seattle's climate, taking special care to detail corners, edges, and transitions.

Yesler Terrace Supplemental Guidance:

Building Materials

Preferred Exterior Materials:

- Use materials that have a durability that is appropriate for an urban application. Masonry (such as local rock, cut stone, brick, or ground face concrete masonry units), integral color cement plaster, metal, and concrete are preferred primary façade materials.
- Where wood and heavy timber are exposed to weather, provide appropriate protection to increase their durability.
- Clad projecting ground-level and upper-level bays in a material that differentiates the bay from the background facade.

Street-Level Facade:

- Along streets, access drives, pedestrian pathways, and open space, use the above preferred materials for at least 50% of the street-level facade, excluding areas with glazing.
- Use the above preferred materials at all heights on facades

DC4-B Signage

DC4-B-1. Scale and Character: Add interest to the streetscape with exterior signs and attachments that are appropriate in scale and character to the project and its environs.

DC4-B-2. Coordination with Project Design: Develop a signage plan within the context of architectural and open space concepts, and coordinate the details with façade design, lighting, and other project features to complement the project as a whole, in addition to the surrounding context.

Yesler Terrace Supplemental Guidance:

Signage

- Permanently attach signs to the ground, building or other structure by direct attachment to a rigid wall, frame, or structure.
- Incorporate signs with the architectural design of a building where feasible; integrate the design of the sign with that of the building for a coordinated

appearance; blade signs are encouraged because they enhance the pedestrian experience.

- Make a sign master plan for projects with four or more nonresidential tenants, and/or where the total area of signs for all uses exceeds 100 square feet.

DC4-CLighting

DC4-C-1. Functions: Use lighting both to increase site safety in all locations used by pedestrians and to highlight architectural or landscape details and features such as entries, signs, canopies, plantings, and art.

DC4-C-2. Avoiding Glare: Design project lighting based upon the uses on and off site, taking care to provide illumination to serve building needs while avoiding off-site night glare and light pollution.

DC4-DTrees, Landscape, and Hardscape Materials

DC4-D-1. Choice of Plant Materials: Reinforce the overall architectural and open space design concepts through the selection of landscape materials.

DC4-D-2. Hardscape Materials: Use exterior courtyards, plazas, and other hard surfaced areas as an opportunity to add color, texture, and/or pattern and enliven public areas through the use of distinctive and durable paving materials. Use permeable materials wherever possible.

DC4-D-3. Long Range Planning: Select plants that upon maturity will be of appropriate size, scale, and shape to contribute to the site as intended.

DC4-D-4. Place Making: Create a landscape design that helps define spaces with significant elements such as trees.

Yesler Terrace Supplemental Guidance:

Fences and Free-standing Walls:

- Where a fence or free-standing wall is proposed in a required setback, any portion that is more than 2 feet above the adjacent sidewalk, park, or pedestrian area should be at least 50% open or transparent.

Plant Materials:

- Emphasize native, drought-tolerant, and regionally adapted plants.
- Design plantings to provide year-round color and texture.
- Integrate landscape amenities with stormwater management features.
- In designing private landscape features, complement plantings in adjacent open spaces.

Hardscape Materials:

- Use durable materials that complement the architectural elements of a project.
- Use light-colored materials with a high solar reflectance for at least 50% of the site's hardscaped area for high foot traffic / recreation applications.
- Consider using natural stone products such as crushed rock or stone dust for light foot traffic or passive use applications.
- Create texture and character in the ground plane through paving details.
- Use permeable paving to support stormwater control requirements.
- Use salvaged wood, stone, metal, and other materials to add character to design features while reducing environmental impacts.

DC4-E Project Assembly and Lifespan

DC4-E-1. Deconstruction: When possible, design the project so that it may be deconstructed at the end of its useful lifetime, with connections and assembly techniques that will allow reuse of materials.

RECOMMENDATIONS

At the conclusion of the RECOMMENDATION review, Staff recommends approval of the project with conditions. The analysis summarized above was based on the design review packet dated Monday, June 22, 2020. After considering the site and context, considering public comment, reconsidering the previously identified design priorities, and reviewing the materials, the Recommendation phase of the subject design and departures are APPROVED with the following conditions:

1. Incorporate seating diagrams into the landscape plans with the next submittal (as illustrated on supplemental sheet 139). (PL1-C Outdoor Uses and Activities, PL1-B-3. Pedestrian Amenities)
2. Include both artwork and graphic metal screen along the service court fronting Yesler Way and wrapping into the west colonnade. (Yesler Terrace CS3 Neighborhood Context, PL2-B Safety and Security, Yesler Terrace DC1-C-2. Visual Impacts)

ANALYSIS & DECISION – DESIGN REVIEW

DIRECTOR’S ANALYSIS

Director’s Analysis

The design review process prescribed in Section 23.41.016.G of the Seattle Municipal Code describing the content of the SDCI Director’s administrative design review decision reads as follows:

1. A decision on an application for a permit subject to administrative design review shall be made by the Director.
2. The Director's design review decision shall be made as part of the overall Master Use Permit decision for the project. The Director's decision shall be based on the extent to which the proposed project meets the guideline priorities and in consideration of public comments on the proposed project

Subject to the preliminary conditions identified during the recommendation phase of review, the design of the proposed project was found by the SDCI Staff to adequately conform to the applicable Design Guidelines.

Staff identified elements of the Design Guidelines which are critical to the project’s overall success.

SDCI staff worked with the applicant to update the submitted plans to address the preliminary design review conditions identified during the recommendation phase of review.

Applicant response to Recommended Design Review Condition:

1. The applicant responded with a memo dated September 21, 2020, noting, the landscape sheets have been updated to reflect the seating on sheets L1.01 and L1.02. The response satisfies the recommended condition for the MUP decision.
2. The applicant responded with a memo dated September 21, 2020, noting, “the service court screen and sliding gate starting at the southwest corner of the Fire Command Center and wrapping around to the northwest retail exit door, as shown, on 1/A1.13, 1A2.02, and 2.A2.02, shall include an art installation as described in the Recommendation Packet pages 40-42, which incorporates graphic imagery and metal screening.” The response satisfies the recommended condition for the MUP decision.

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The applicant shall be responsible for ensuring that all construction documents, details, and specifications are shown and constructed consistent with the approved MUP drawings.

The Director of SDCI finds that the proposal is consistent with the City of Seattle Design Review Guidelines.

DIRECTOR’S DECISION

The Director **CONDITIONALLY APPROVES** the proposed design and the requested departures with conditions listed at the end of this document.

II. ANALYSIS - PLANNED ACTION ORDINANCE

The adopted Planned Action Ordinance (PAO) defines the environmental impacts and required mitigation for redevelopment of Yesler Terrace.

D. A proposed project may qualify as a planned action only if each statement in this subsection 3.D. is correct as applied to the proposed project.

1. *Uses. The proposed project will include only uses that are identified as permitted outright by SMC 23.75.050, or as conditional uses in SMC 23.75.070.*

Proposed uses include 319,272 sf of residential use and 13,216 or retail use. These proposed uses are permitted outright pursuant to SMC 23.75.050.

2. *Floor area. The proposed project will not cause the gross floor area of cumulative development on the Planned Action Site after January 1, 2012, excluding any floor area exempt from floor area limits under SMC 23.75.085 and SMC 23.75.090, to exceed any of the floor area limits set forth in Table A for subsection 3.D.*

Per Table A for subsection 3.D, the cumulative floor area limits for planned actions by use are as follows: 3,950,000 sf maximum residential floor area; 900,000 sf maximum floor area for offices, medical services, and lodging; and 150,000 sf maximum floor area for other uses.

The proposal includes 319,272 sf of residential use, a total cumulative residential floor area of 1,762,076 sf for the Planned Action Site.

The proposal includes 13,216 sf of retail, a total cumulative retail floor area of 29,503 sf for the Planned Action Site.

This project is located in the SW Sector, the cumulative residential floor area for the SW Sector is 451,214 sf which is below the 1,437,500 sf maximum limit.

3. *Highrise structures.*
 - a. *All portions above 85-feet in height of any proposed high-rise structure, as defined in SMC Chapter 23.75, are substantially consistent with Exhibit D to this ordinance.*
 - b. *The proposed project will not result in more than a total of 13 high-rise structures, as so defined, on the Planned Action Site.*

The proposed towers comply with the land use code SMC 23.75 and are consistent with exhibit D of this ordinance.

This project includes 2 towers. The current total number of high-rise structures permitted thus far in the Planned Action Site is zero, resulting in a new cumulative total of 2 towers.

4. *Street vacation. If a proposed project includes or requires the vacation or dedication of streets within the Planned Action Site, the effect of the vacation or dedication is consistent with the street configuration shown on Exhibit E to this ordinance.*

The proposal does not include the vacation or dedication of public right-of-way.

5. *Trip generation. The proposed project, together with all other development within the Planned Action Site, is not expected to generate more than any of the numbers of net new motor vehicle trips set forth in Table B for Section 3.D, based on the methodology and assumptions set forth in Appendix N to the DEIS or any subsequent methodology and assumptions approved by the Director.*

According to the Traffic Analysis (Heffron Transportation, Inc., April 3, 2019), the total daily trip generation is estimated at 950 total weekday vehicle trips, with 67 total AM peak hour trips, and 80 PM peak hour trips. Creating a total cumulative total of 178 AM peak hour trips and 209 PM peak hour trips.

The number of estimated trips from the six other developments within the Planned Action Site were also considered and are outlined in traffic analysis (MUPs- 3012978, 3015055, 3017950, 3020158, 3020159, 3023987, 3022132, 3026743, 3028954, 3032434, and 3030186) with 2,410 cumulative daily trips. These trips combined with trips generated from the proposal would trigger two transportation related mitigation measures identified in the Yesler Terrace FEIS and listed within the Planned Action Ordinance:

- 6th Avenue/James Street (re-time traffic signal improvement) (Threshold 65 PM peak hour trips)

- 6th Avenue/Yesler Way (install traffic signal improvement) (Threshold 65 PM peak hour trips)

The City of Seattle Department of Transportation completed the re-timing of the traffic signal at the 6th Avenue/James Street intersection in 2016 as part of their city-wide retiming project. Therefore, the only transportation-related mitigation triggered by the cumulative projects is signalizing the 6th Avenue/Yesler Way intersection, which has been added as a condition at the end of this decision.

The initial disclosure of the potential impacts from this project was made in the PAO checklist submitted by the applicant dated April 3, 2019. SDCI has analyzed the PAO checklist, reviewed the project plans and additional information in the file and has determined that the proposal is consistent with the scope of the PAO and compliant with the mitigation described in the PAO, as described in the sections below.

AIR QUALITY

The PAO requires lots that are located wholly or partially within 200' of the Interstate 5 right-of-way, that contain residential uses shall include HEPA filtration systems on all common area makeup air intakes?

A condition has been added requiring this documentation prior to construction permit issuance.

The proposal is consistent with the adopted Air Quality section of the PAO.

PLANTS AND ANIMALS

The PAO identified one Tier 1 tree (#158) and nine Tier 2 trees on and adjacent the subject site. The Tier 1 tree is marked as permitted for relocation in the Yesler Terrace Exhibit C and will be relocated within the site limits. There are 9 Tier 2 trees proposed for removal. Per the PAO each removed Tier 2 tree shall be replaced by one replacement tree. Each replacement tree shall be of a size and species determined by SDCI to have a canopy cover potential at least equal to the tree that was removed. Replacement trees shall be located within the Yesler Terrace Planned Action Site, except that if a planting and maintenance plan is approved by WSDOT, the applicant may elect to plant replacement trees on WSDOT property between the Planned Action Site and Interstate 5.

Revised landscape sheet L.003 uploaded 11/13/2020 indicates the replacement canopy with be provided within the project limits. A condition has been added at the end of the decision to include this sheet in the building permit set.

The proposal is consistent with the adopted Yesler Terrace Tree Protection Plan.

ENERGY – CLIMATE CHANGE AND GREENHOUSE GAS EMISSION

The PAO requires 75% of non-hazardous demolition and construction waste to be diverted from landfills. This requirement will be fulfilled as part of the building permit. A condition has been added requiring this documentation.

The proposal is consistent with the adopted Energy section of the PAO.

NOISE

The applicant has submitted a noise mitigation plan which included steps to limit decibel levels and duration of construction-related noise, as well as procedures for advanced notice to surrounding properties, consistent with the adopted Yesler Terrace PAO. Sound levels and mitigation measures are incorporated into the building design to meet the interior noise threshold, specified in the PAO. The proposal meets the noise section of the PAO.

LIGHT AND GLARE

Proposed exterior lighting, both construction-related and permanent, will be shielded and directed away from adjacent buildings, and from helicopters using Harborview Medical Center's heliport. All glazing shall have an exterior reflectance rating not to exceed .20 with no first surface reflective coatings. The applicant included notes on sheets A2.01, A2.02, and A2.03 referring to these conditions. The proposal is consistent with the adopted light and glare section of the PAO.

HISTORIC RESOURCES

The proposal does not include any alterations to the exterior of the Steam Plant (now referred to as the Epstein Community Center), a designated City of Seattle landmark, nor is it adjacent to or across the street from a designated landmark. This adopted historic resources section of the PAO does not apply.

TRANSPORTATION

To be consistent with the PAO, development must include through-block public pedestrian access in certain locations, as specified in the ordinance. This site does not include specified through-blocks; this requirement does not apply to this project site.

Since the proposal contains more than 20 residential units, the project includes shared parking, unbundled parking from residential units and will provide a transportation information center in the lobby as measures to reduce the total amount of parking and the number of drive-alone commute trips as noted on the plan set

The proposal is consistent with the adopted transportation section of the PAO.

PUBLIC UTILITIES

The PAO requires all plumbing fixtures meeting EPA WaterSense standards, or certified to meet a standard that is determined by the Director to provide substantially equal or better water conservation. This requirement will be fulfilled as part of the building permit. A condition has been added requiring this documentation.

The proposal is consistent with the adopted Public Utilities section of the PAO.

DETERMINATION - PLANNED ACTION ORDINANCE

Pursuant to the authority for Type I decisions listed in SMC 23.76.006.B, SDCI has determined that the proposal is consistent with the scope of the PAO and compliant with the mitigation described in the PAO, with the Type I condition listed below. No further environmental review mitigation is required.

CONDITIONS – DESIGN REVIEW

Prior to Issuance of a Construction Permit

1. The conceptual design, including proposed size, locations, and theme, of the mural on the west elevation and art along the stoop walk shall be subject to review and approval by the Land Use Planner. (Crystal Torres, crystal.torres@seattle.gov)

Prior to Final Certificate of Occupancy

2. Final installation of the mural on the west elevation and art along the stoop walk shall be subject to inspection and approval by the Land Use Planner. The size, locations and theme shall be generally consistent with the conceptual design as previously approved by the Land Use Planner. (Crystal Torres, crystal.torres@seattle.gov)

For the Life of the Project

3. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner.

CONDITIONS – PLANNED ACTION ORDINANCE (Type I condition)

Prior to Issuance of a Construction Permit

4. Provide a Construction Management Plan that has been approved by SDOT. The Construction Management Plan shall include all applicable mitigation described in the Planned Action Ordinance for Yesler Terrace. The submittal information and review process for Construction Management Plans are described on the SDOT website at: [Construction Use in the Right of Way](#)
5. Subject to review and approval by SDOT, install traffic signal at the intersection of 6th Avenue/Yesler Way or SDOT letter providing further direction concerning additional traffic study analysis due to COVID-19. (Crystal Torres, crystal.torres@seattle.gov)
6. Provide documentation of HEPA filtration systems on all common area makeup air intakes. (Crystal Torres, crystal.torres@seattle.gov)

7. Include revised landscape sheet L.003 uploaded 11/13/2020 in the building permit set. (Crystal Torres, crystal.torres@seattle.gov)
8. Provide Waste Management Tracking plan, showing cumulative Yesler Terrace combined demo/construction waster 75% diversion rate. (Crystal Torres, crystal.torres@seattle.gov)
9. Provide documentation plumbing fixtures meeting EPA WaterSense standards, or certified to meet a standard that is determined by the Director to provide substantially equal or better water conservation.

Crystal Torres, Land Use Planner
Seattle Department of Construction and Inspections

Date: December 10, 2020

CT:drm

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the three-year life of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a two-year life. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met, and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.