

UDPS Committee Meeting

June 5, 2019

- Welcome and Introductions
- Seattle Design Review Presentation
- 725 Yesler Way Presentation
- News and Updates

Seattle Design Review Presentation



Engage with Design Review

<http://www.seattle.gov/sdci/about-us/who-we-are/design-review>

Design Review

Created in 1994 to...

1/ encourage better design & site planning that enhances the character of the city & ensures that new development fits sensitively into neighborhoods

2/ provide flexibility in the application of development standards

3/ improve communication and participation among developers, neighbors, and the City early in the design and siting of new development

Applies to...

1/ development on private property

2/ development in specific zones

3/ development over square footage thresholds



Design Review Boards...

1/ city is divided into 8 Boards

2/ each Board has 5 members, representing the following interests:

- community
- design
- development
- residential
- business/landscape

3/ all Board members are volunteers and are appointed by the Mayor and Council for a 2-year term that can be extended by 2 years

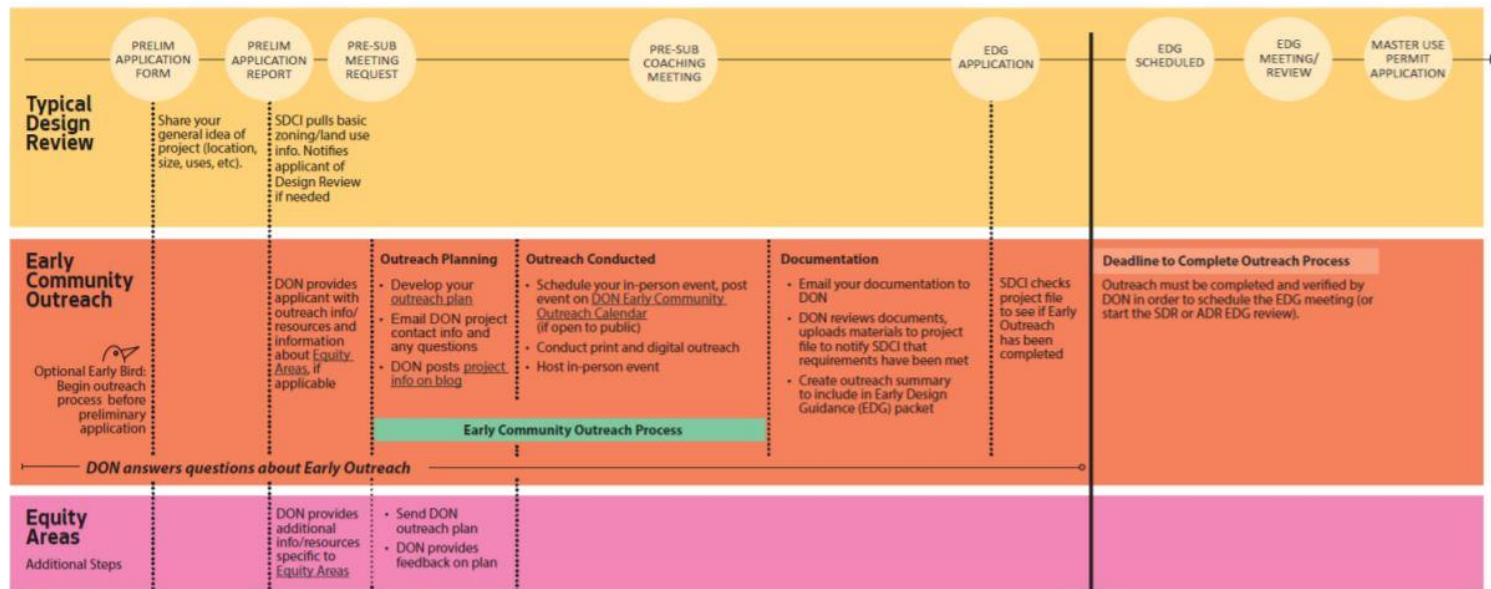
Design Guidelines are...

1/ adopted by the Mayor & Council

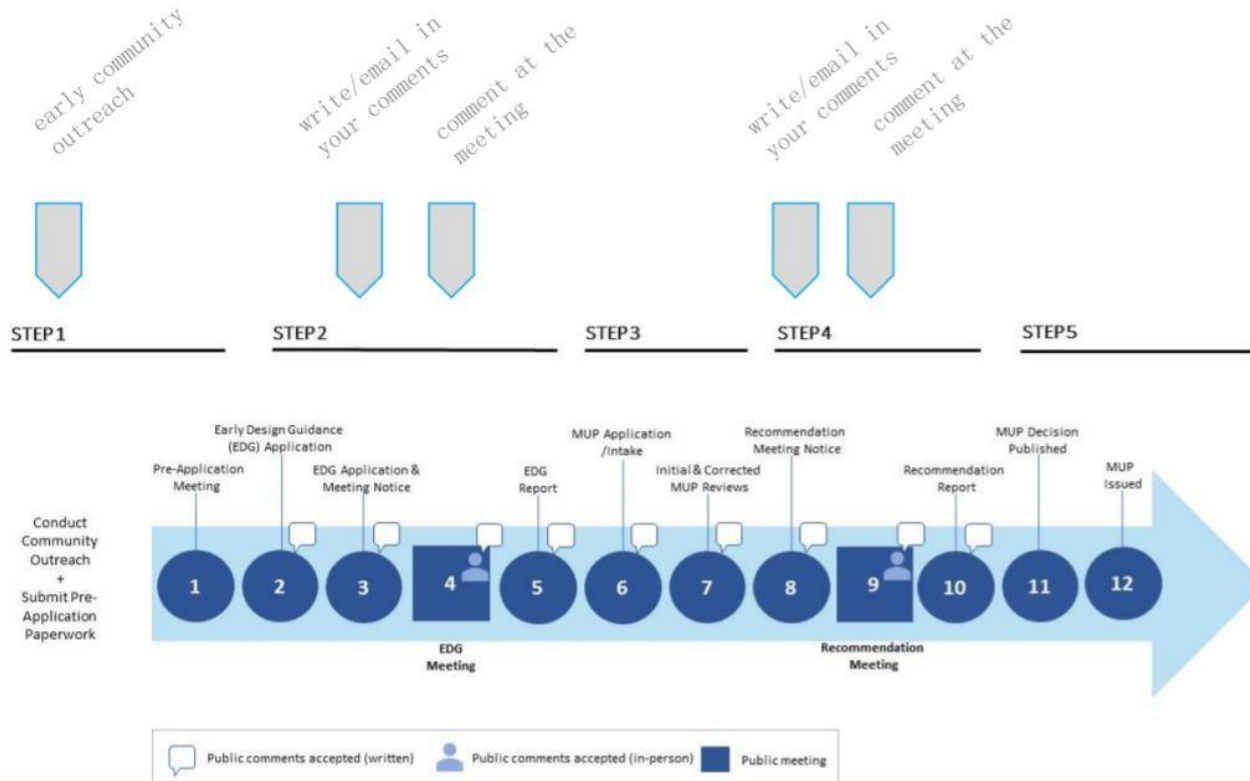
2/ the code authority of the program

3/ used by Boards and staff to judge the merits of proposed development

Early Community Outreach for Design Review



City of Seattle Design Review Program & Points of Influence












What type of feedback do we want in Design Review?

Yes, please!	Nope
reference unique neighborhood features & character	zoning classification, including uses & building height maximums
architectural design	density
building forms & materials	parking quantity
pedestrian comforts	traffic congestion
screening for privacy	views from private property

Use your Design Guidelines!

citywide	http://www.seattle.gov/sdci/about-us/who-we-are/design-review/design-guidelines
downtown	
neighborhood specific	

How can I influence the design of my neighborhood?

	TO DO:
	familiarize yourself with the adopted design guidelines
	think about what you like about how your neighborhood looks, what works, & what could be improved
	review and consider materials prepared and presented for design review
	write/email SDCI and attend design review meetings
	apply to serve on a design review board
	join/attend meetings of your local community groups that focus on land use issues
	reach out to the development teams of the proposed projects in your neighborhood
	participate in the development of neighborhood design guidelines (central area, u-district, ballard, etc)
	attend outreach events organized by and follow project information provided by the applicant as part of the community outreach requirement

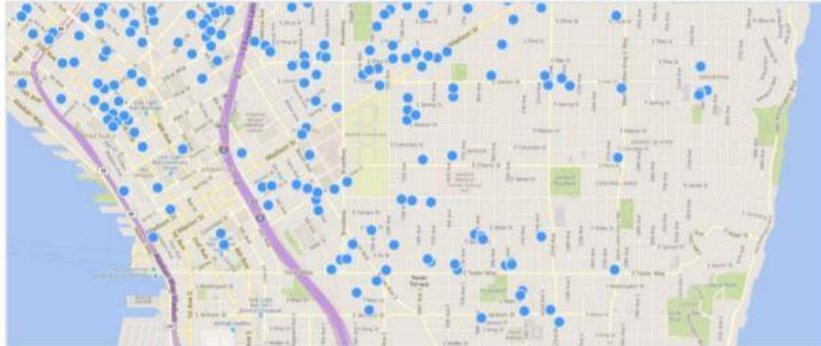
Find Out Where New Buildings are Proposed: Shaping Seattle




**WHAT'S SHAPING SEATTLE?
FIND OUT ON OUR NEW MAP!**

Use our new map for more details about this project,
current active Seattle Design Review projects, plus
much more!

VISIT SHAPING SEATTLE: BUILDINGS
SEATTLE.GOV/DPD/SHAPINGSEATTLE



3501 RAINIER AVE S



Project #1022302: Land Use Application to allow a six-story, 31-unit apartment building, playing for four vehicles in its building in a one-story, detached garage, existing structure to be demolished.

View Design Process (44 146)

Project Timeline

- Early Design Guidance (i)
- Application Accepted (i)
- Project Under Review
Project review will include additional design and architectural analysis, and environmental (SEPA), geotechnical, and zoning review.
- Decision Published (i)
- Construction Permit Issued (i)
- Construction Completed (i)

Project Documents

Key project documents:

- Decision Recommendation (179 KB)
- Design Process (44 146)
- Public Review (201 496)
- Meeting Report (180 KB)

See all project documents.

Make a Comment

Attend a Meeting

View more

find,
learn &
comment

Make a Comment

You can submit comments about this project below. Your email address and comments, in their entirety, will be entered into the public record for this project and posted on our website.

Email address

Enter email

Comment

Enter comment

Submit

Attend a Meeting

Early Design Guidance Meeting

All early design guidance meetings are held during the first phase of the Design Review process. In this meeting, the Design Review Board evaluates the proposed site and context analysis, the missing concepts, and early design considerations.

Step 15, 2016 06:30 PM

West Seattle Senior Center
4217 SW Oregon St Hudson Hall

725 Yesler Way

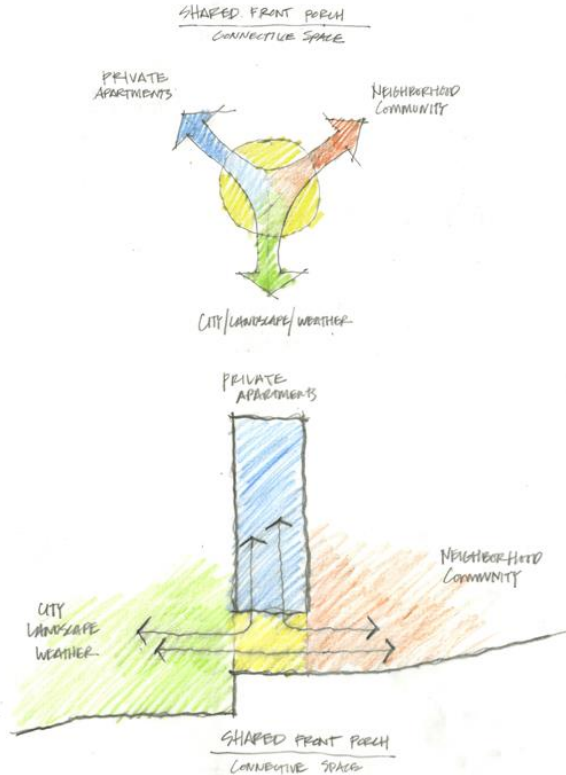
First Hill Improvement Association

Urban Design and Public Space Committee Meeting

YESLER TOWERS



OUR PROJECT VALUES: City, Community, and Place



CITY

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

COMMUNITY

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

Sharing

Strengthens Yesler Park by extending and sharing the view
Amenities redefined

Open and accessible to neighborhood
A destination within the neighborhood and within the city
Everyone should feel that they have **permission to inhabit**, use and enjoy the space.

The right to **appropriate** the space.

Facilitating Connections

Physically (ground plane) and visually (into the towers)

PLACE

A community within itself
Social spaces, corridor "places", lobbies for gathering that are safe within and around the building

Incorporating **phenomenon of nature**:
sunsets, reflected light, rain

Community room as a focal point
Flexibility and **dual use** of spaces

Meandering is promoted

Provide places to **sit and touch**

Accommodate both **Active** users and **Passive** users



DESIGN CONCEPT

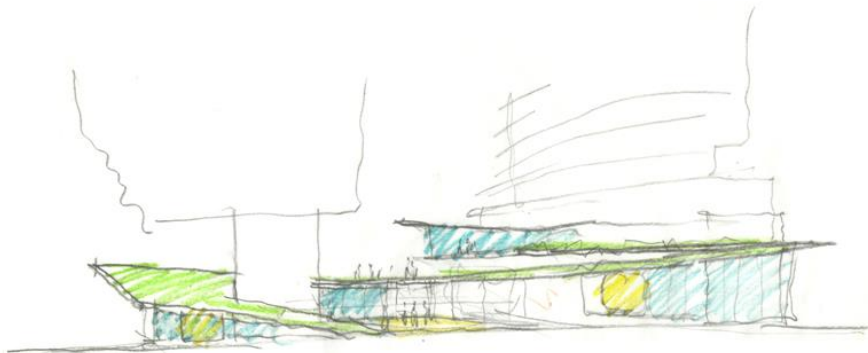
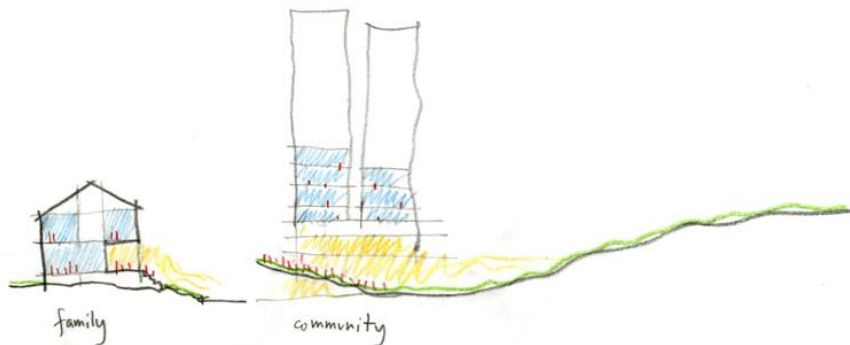
Community FRONT PORCH a connective space

Sharing

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

Connections

park to the podium
residents to the neighborhood
neighborhood to the city landscap
city to Yesler Terrace

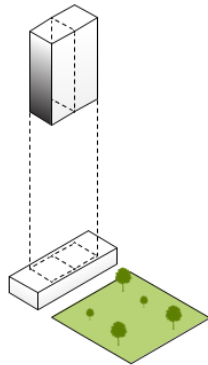


SITE PLAN



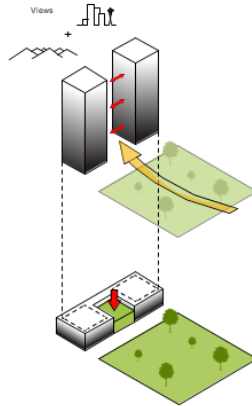
MASSING CONCEPT

1. Zoning Massing



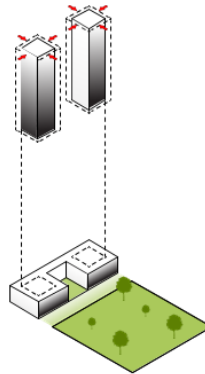
- Creates a wall against park
- Blocks views to west

2. Split Towers and Eroded Podium



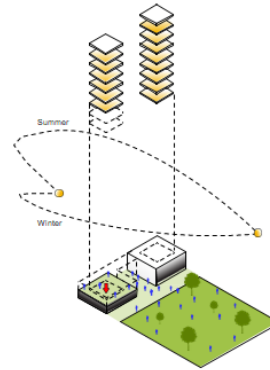
- Views expand
- Light and air between towers
- Publicspace extends into site

3. Slender Towers



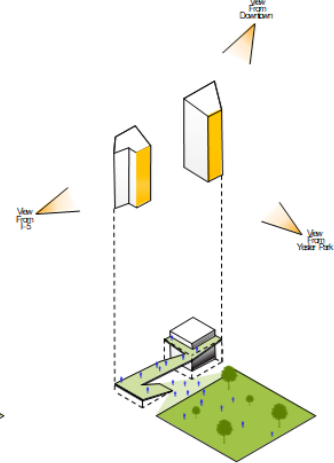
- Park views increase
- Shadows minimize
- Apartments receive more daylight

4. Public Podium



- South tower base is further eroded
- Increased light, views and air
- Podium becomes a public entity / amenity
- Park "extends" up multiple levels on site
- Increased resident and community interaction

5. Shaped Towers



- Tower shape responds to important contextual views from I-5, downtown and Yesler Terrace Park

PODIUM VIGNETTES



View from Yesler Way



View from Yesler and Washington



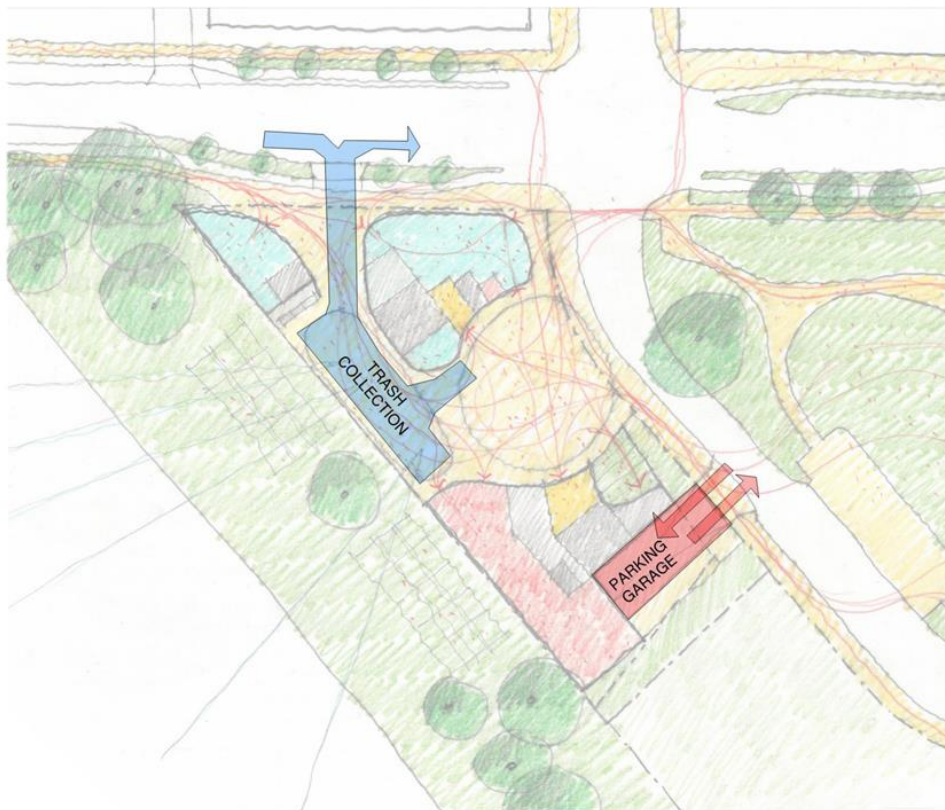
View from Yesler Terrace Park

TOWER MASSING



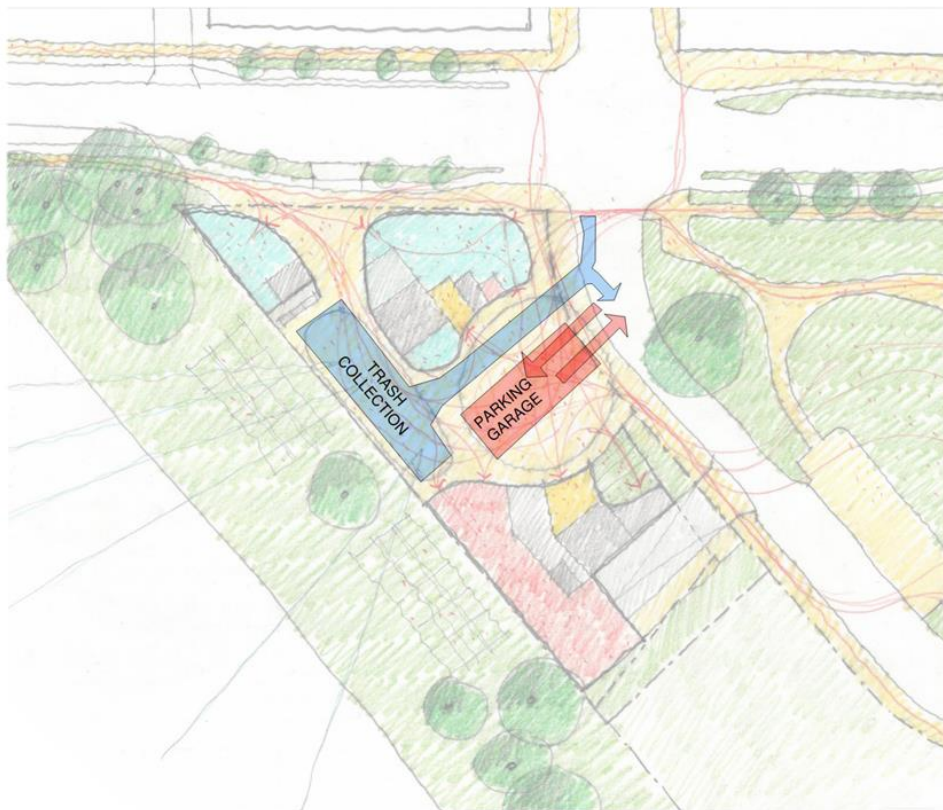
TRASH COLLECTION AND PARKING GARAGE ENTRANCE OPTIONS

OPTION 1 - Yesler Curb Cut



TRASH COLLECTION AND PARKING GARAGE ENTRANCE OPTIONS

OPTION 2 - Consolidated Curb Cuts



SITE PLAN



News and Updates

FIFTH ANNUAL FIRST HILL FIDOS

Thursday,
June 13th
6-8pm

**FREEWAY PARK
@ SENECA PLAZA**

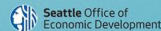


**ENTER YOUR DOG
to WIN PRIZES FOR:**

- Best in Show**
- Best Costume**
- Best Trick**
- Cutest Dog**

**SHOW STARTS
at 6:15**

**Bring your
dogs,
friends,
& family**



**An official job posting is up
for First Hill's homeless
outreach worker.**

Have you submitted your
voice to the First Hill
Community Survey?

<https://www.surveymonkey.com/r/9SKGYGW>

Become a FHIA Member!

firsthill.org/join-fhia

June 13 - First Hill Fidos

June 26 - 725 Yesler Way Design Review

June 27 - First Hill Tree Walk

July 1 - FHIA Transportation Committee Meeting

July 9 - FHIA Public Meeting

July 10 - FHIA UDPS Committee Meeting

July 11 - First Hill Bingo

July 17 - 615 8th Avenue Design Review
