



# YEW APARTMENTS

PUBLIC TRUST MEETING  
THE YEW LLC

APRIL 4, 2024

**APPLICANT**  
The Yew LLC  
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Seattle, WA 98103  
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**LANDSCAPE ARCHITECT**  
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Brumbaugh & Associates  
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Phone: (206) 782-3630



# existing conditions

dead end alley remnant

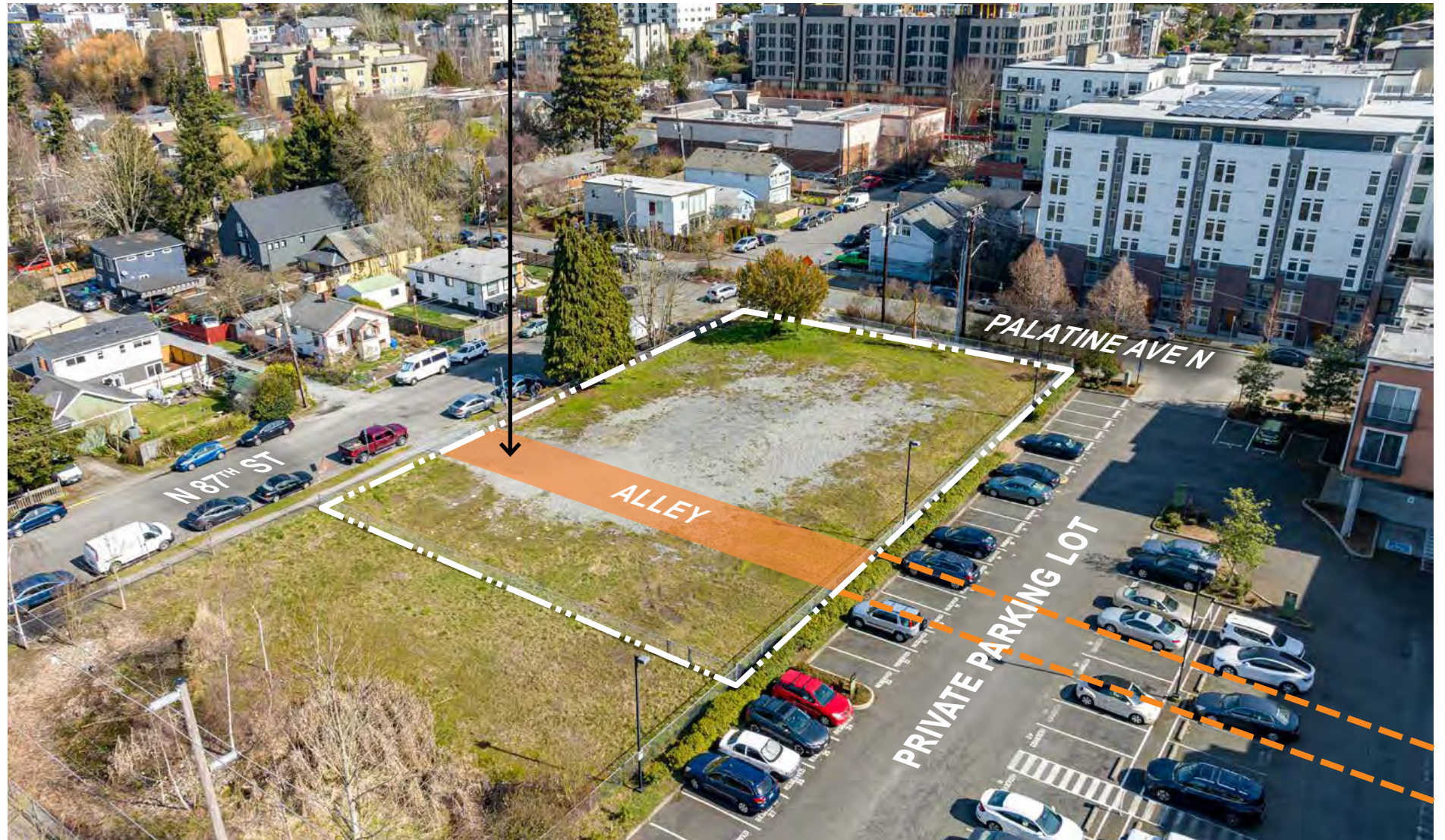


Existing Alley Looking South



Existing Alley Looking North

- Existing alley is a remnant of a previous alley vacation, a large portion of the alley on the south was vacated rendering the remaining portion dead-ended
- Alley is fenced and has not been in use
- No utilities in the alley



Existing Alley Looking Northeast

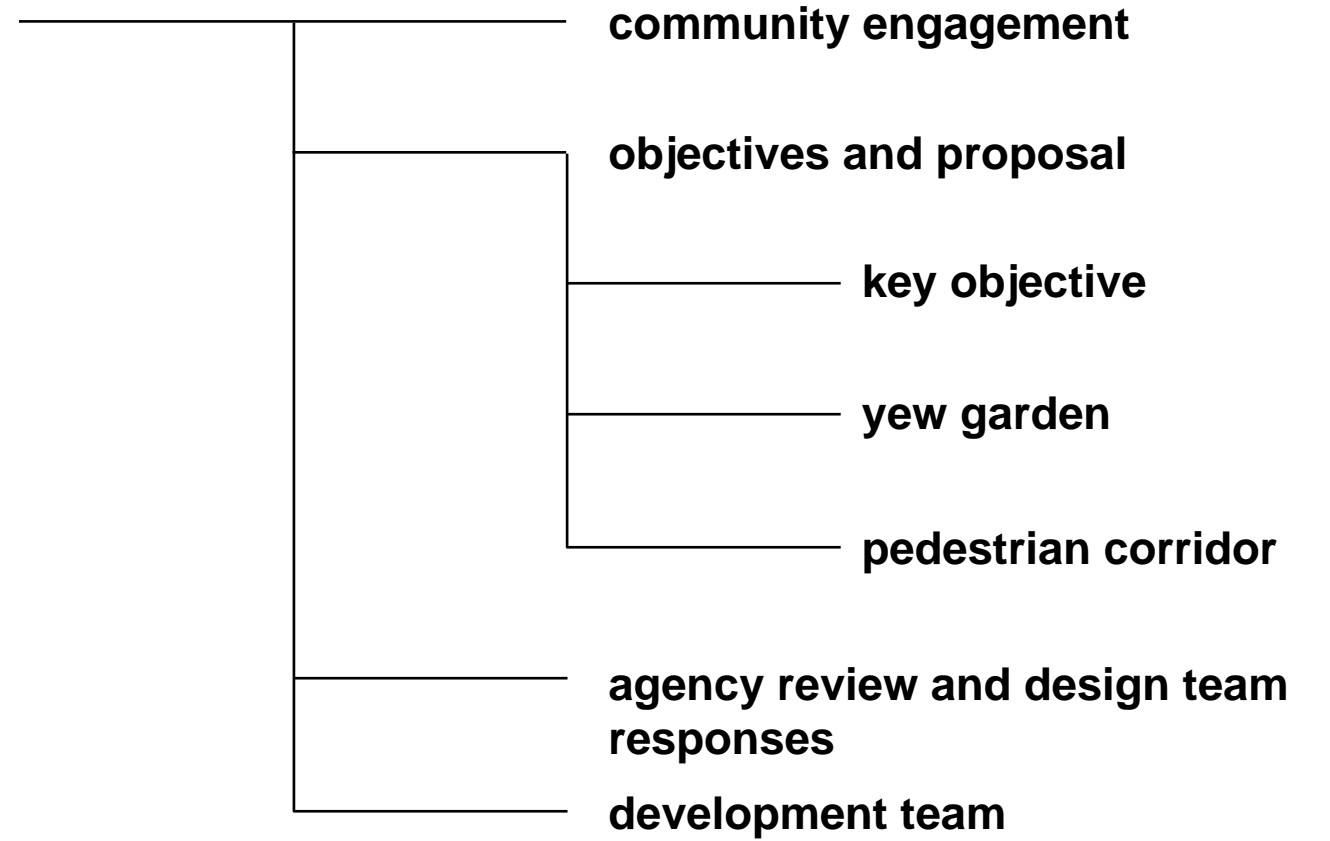


# DEVELOPMENT GOALS

site introduction

urban design context

proposed project



01

# community engagement

The Community Outreach Plan began on March 14, 2023 and was approved by the City of Seattle, Department of Neighborhoods on April 27, 2023.

**8631 PALATINE AVE N**  
Seattle, WA 98103

**ABOUT THE PROJECT**

The project proposes the construction of a multi-story building that will consist of approximately 12 residential units, public and private parking, an open space and landscaping improvements, and a 2.2-acre parking garage. The total height of the building will be around 7 stories. Before you get started, please contact a community member to get an early start on the project and the building could be up in early 2024.

This project includes a request to create the remaining 2,000 square feet of public open space on the parcel located at Palatine Avenue N and N 87th Street. This means the developer would purchase the area from the City of Seattle at market value prior to the City approval of the project. The cost of this area will be the same as the cost of the 2,000 sq ft of public open space. We are looking for public input regarding the general public benefits that could be provided by the project.

To find out more about the project and track our progress through the permitting process, visit the project information page "8631 Palatine Ave N" in the City's Public Information and the Seattle Department of Neighborhoods website. To find out more about any other projects for design review, visit the Seattle Department of Neighborhoods website.

**IS THERE SOMETHING WE SHOULD KNOW?**

We want to hear from the community about our project. Please share your design ideas and any changes that you think our development could contribute to the overall neighborhood by doing our site meeting or contacting us using the information provided below. We accept all comments, though information you share could be made public. Please do not share any personal information.

**COMMUNITY OUTREACH MEETING**

We will be improving the sidewalks and landscaping at the street level. Which are the most important for designing the public areas? (select up to two)

33 responses

Response	Count	Percentage
Welcoming to pedestrians (see)	28	85.0%
Lots of plantings/landscaping	15	45.5%
Lighting "eyes on the street" &	14	42.4%
Attractive building facades at	9	27.3%
Seating/benches to congregates &	9	27.3%
Keeping drug users from loitering	1	3.0%
Lessening the footprint of devel.	1	3.0%
Smart "eyes on the street" safe	1	3.0%

3. Custom Responses:

- Lessening the footprint of development for more public areas
- Smart "eyes on the street" safety design, be welcoming AND safe. Also fix the grading problems along the frontage caused by wetlands/sinking.

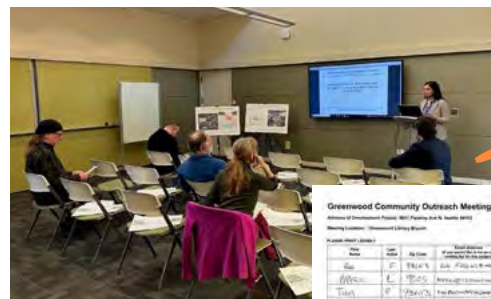
**Electronic and Digital Outreach**

- Interactive project website
- Interactive online survey
- Digital newspaper listing
- Email blasts to community groups



**Printed Outreach**

- Printed project flyers
- Bulletin boards at public spaces



**In-Person Outreach**

- Community meeting at Greenwood Library

Greenwood Community Outreach Meeting

Name	Phone	Address	City	State	Zip	Comments
John	206-465-1234	1234 5th Ave	Seattle	WA	98101	Interested in the project
Jane	206-555-6789	5678 9th Ave	Seattle	WA	98102	Concerned about traffic
Bob	206-333-4444	4444 10th Ave	Seattle	WA	98103	Supports the project
Carol	206-222-3333	3333 11th Ave	Seattle	WA	98104	Wants to see more details
David	206-111-2222	2222 12th Ave	Seattle	WA	98105	Has questions about parking

Fostering public trust through community engagement promotes goodwill among stakeholders and results in a cohesive design.

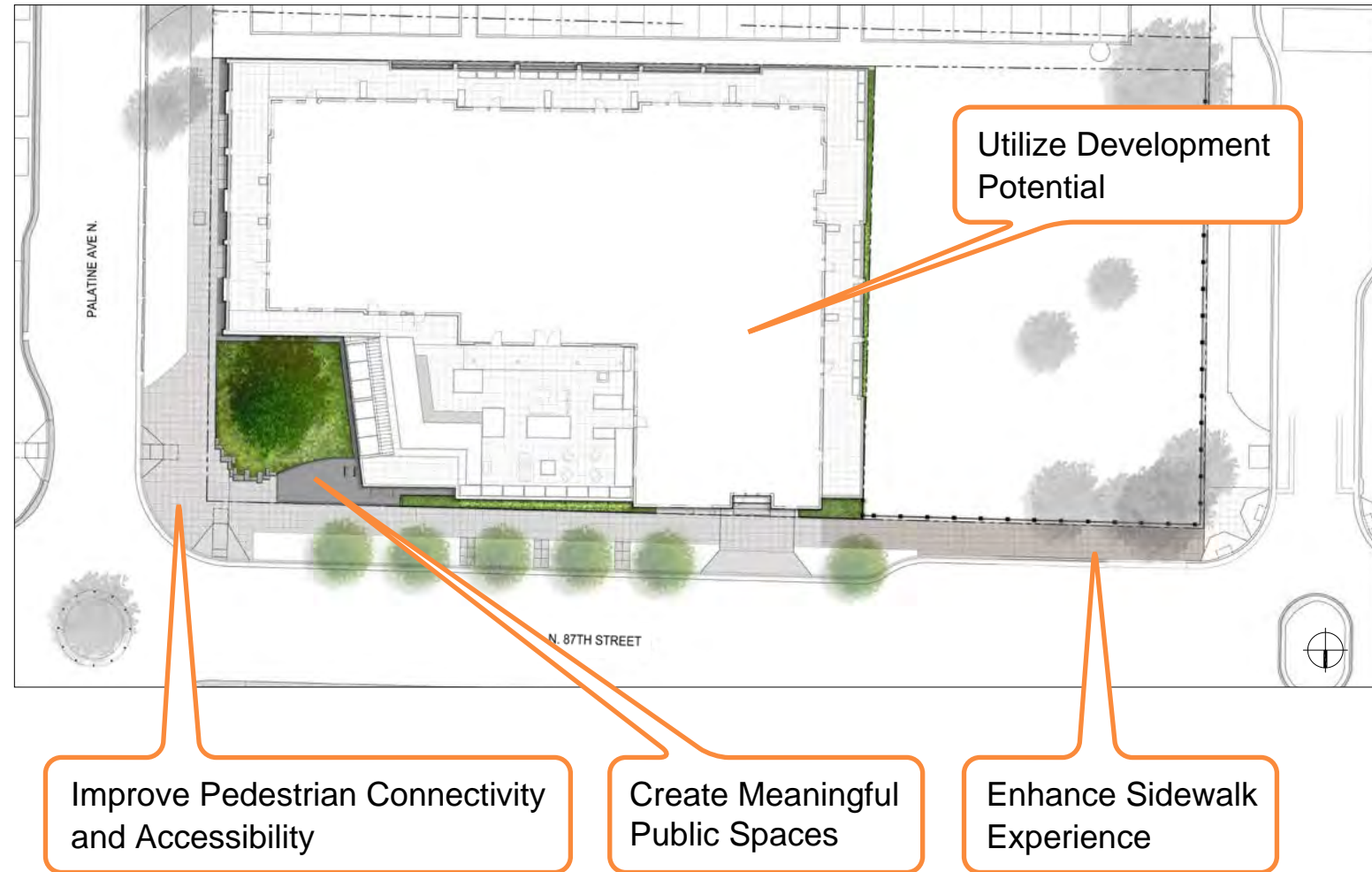
## Key Takeaways from Community Outreach

- Provide continuous sidewalks
- Add welcoming street-level public areas and open spaces
- Design to respect neighborhood scale
- Provide on-site tenant parking
- Design to improve safety in the area



# objectives and proposal

Successful development makes thriving neighborhood.



## 4 Key Objectives with alley vacation request

- **Utilize Development Potential**

The proposed development includes one 7-storied building with five levels of residential use over two levels of parking. There is no retail use proposed. The podium consists of a large residential lobby, leasing offices, amenities, gym and bike storage, vehicular parking and trash loading at grade level.

With the alley vacation, the Owners propose to activate a vacant lot with new market-rate multi-family development in response to the escalating need for housing in the City of Seattle.

- **Create Meaningful Public Spaces**

- **Improve Pedestrian Connectivity and Accessibility**

- **Enhance Sidewalk Experience**



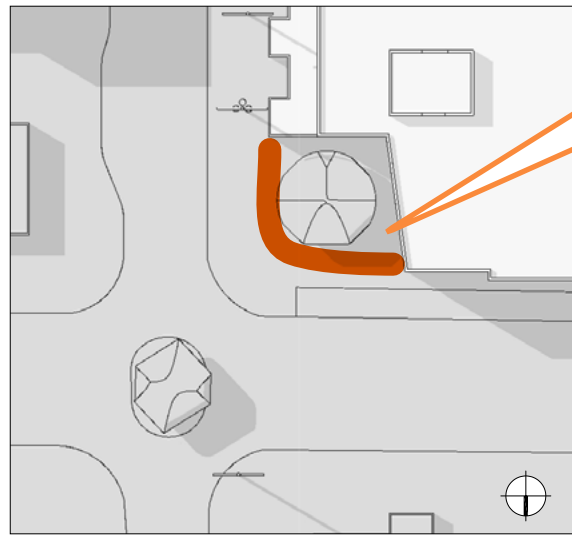
View of proposed public realm at street corner



# objectives and proposal

Placemaking helps us identify and attribute certain characteristics to specific neighborhoods.

## no vacation



FOR RESIDENT USE ONLY

Yew Garden at NE Corner

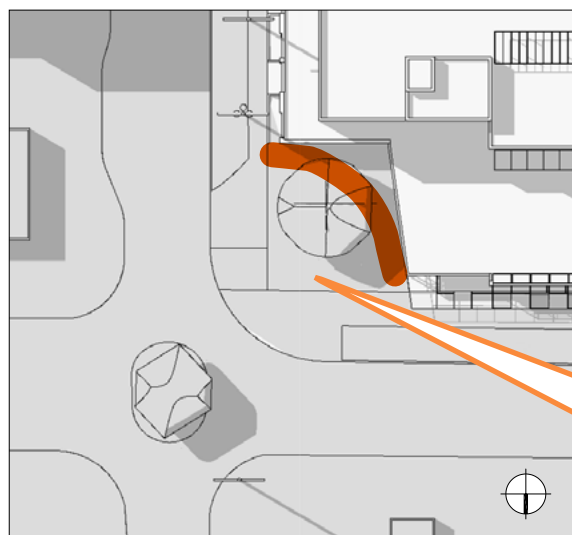
## Yew Garden:

- Proposed 1,900+ SF of public space
- 400+ SF of usable open space, accessible to the public 24/7
- 20 LF of seating for adults and children
- Urban Native Garden and preservation zone for the Pacific Yew

## Environmental and Sustainability Focus:

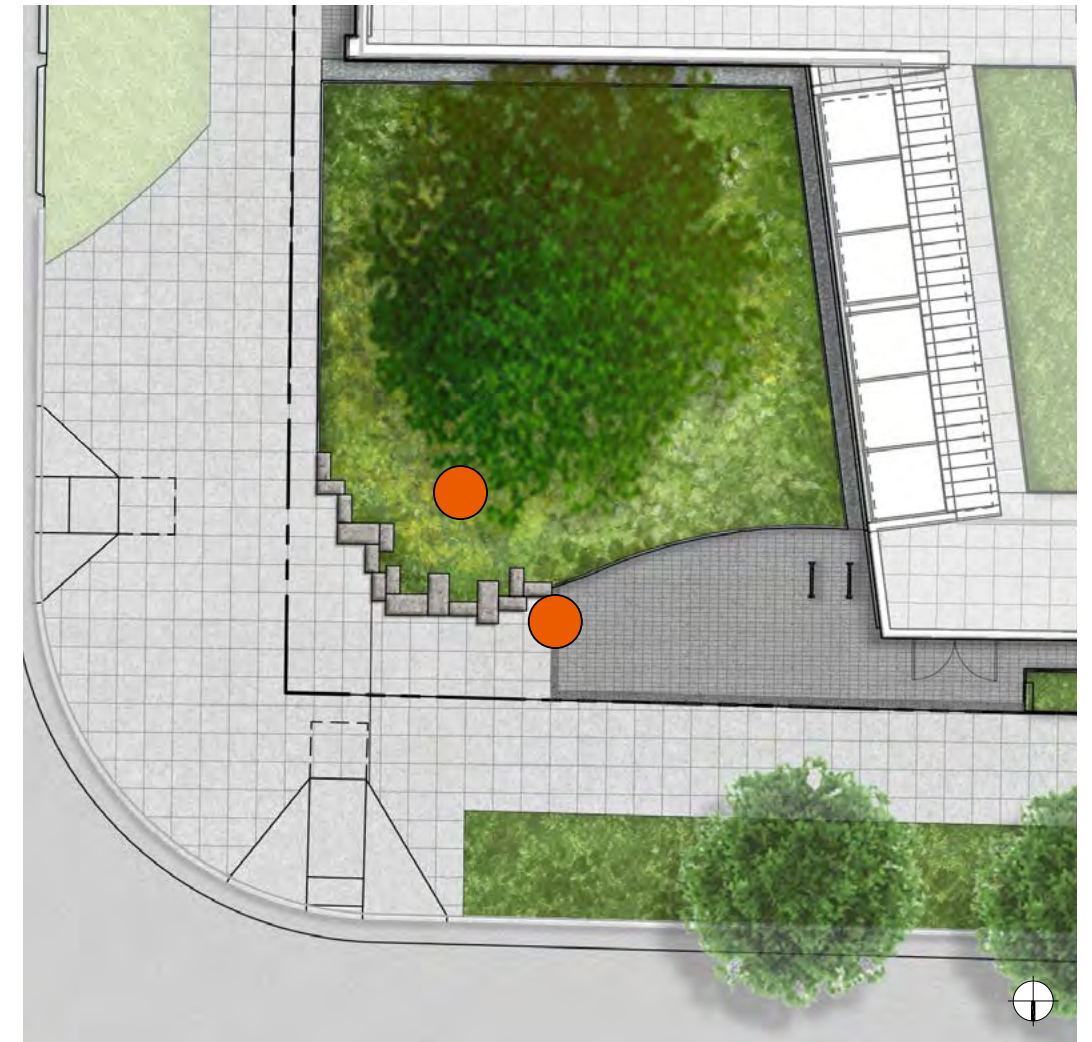
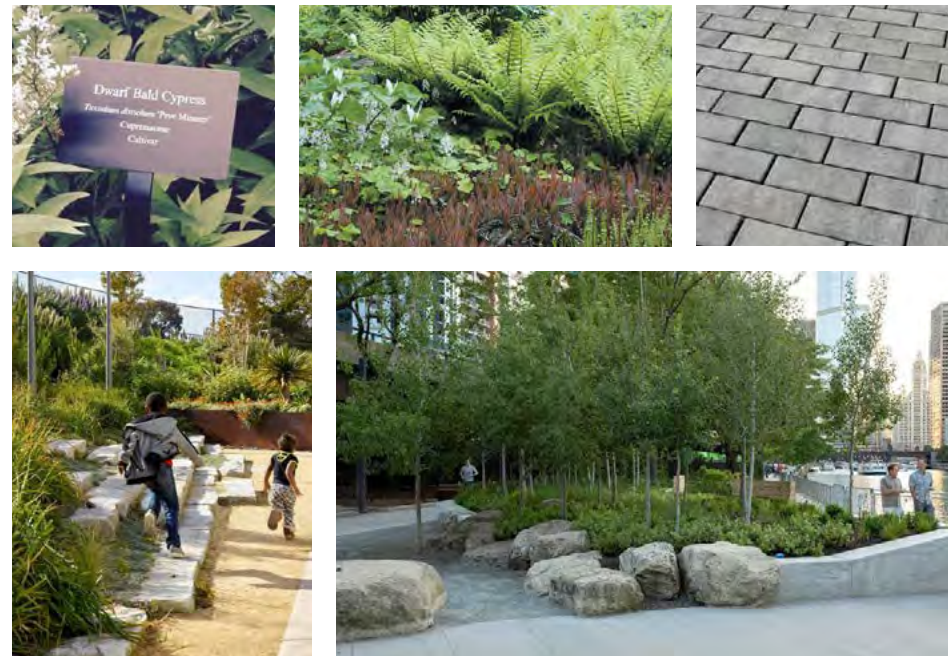
Per the City of Seattle Office of Sustainability & Environment, “protecting and enhancing our urban forest and green spaces remains a key priority in order to ensure the benefits of our natural assets are enjoyed by all Seattle residents.”

## vacation



OPEN TO PUBLIC

Yew Garden at NE Corner

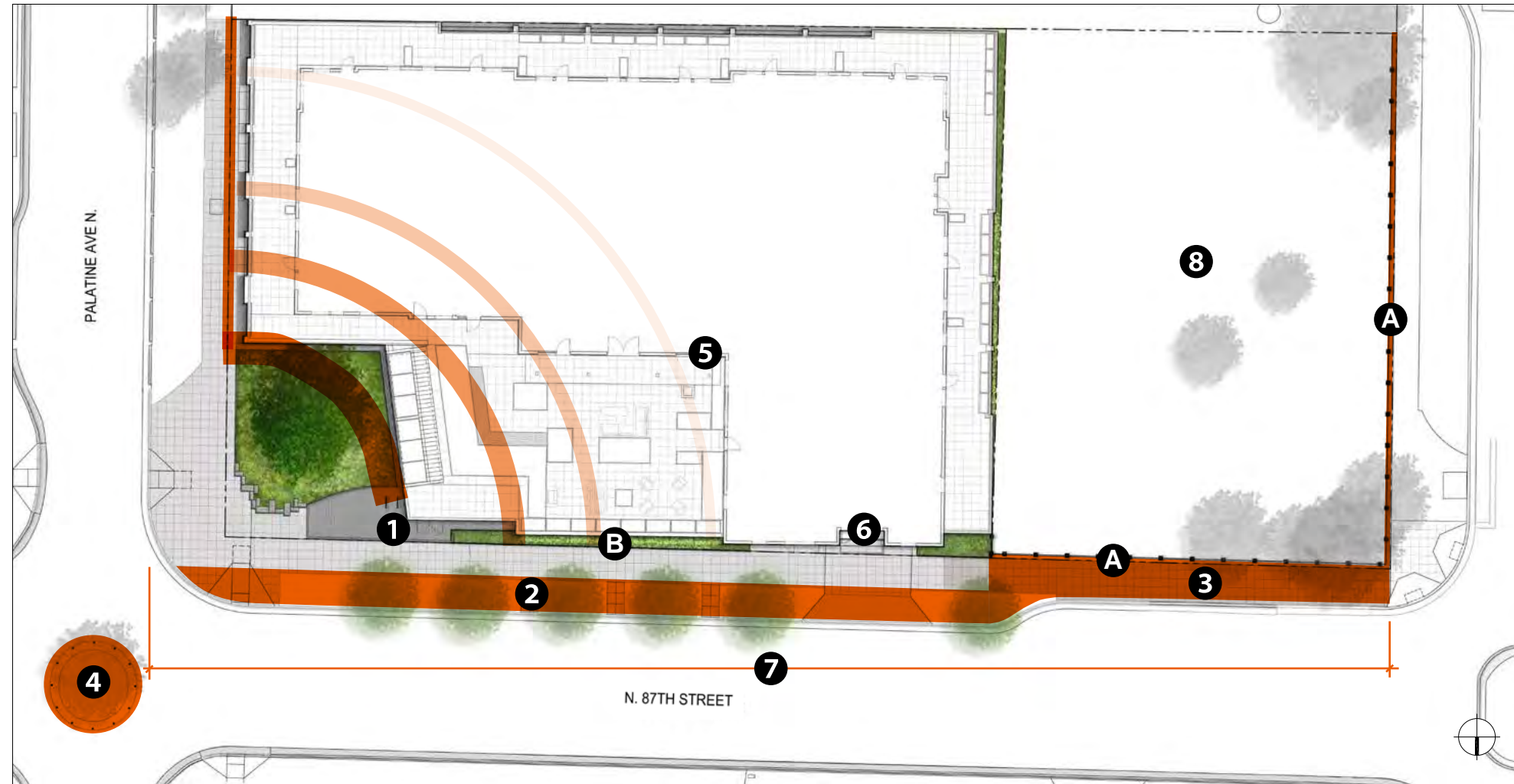




# objectives and proposal

## Pedestrian Corridor

The solution to sustainable urban living is walkable, engaging, and safe sidewalks.



### Design Response to Sidewalk Improvements

- Improve Pedestrian Connection and Accessibility  
Reinforcing Neighborhood Identity
  1. Storefront at residential lobby
  2. New widened sidewalk and planter
  3. New sidewalk for pedestrian connectivity
- Enhance sidewalk experience
  4. Traffic circle & street enhancement

### Design Response to Community Comments

5. Upper building mass recessed from low-density zone
6. On-site tenant parking
7. Sidewalk continuity

### Design Response to Utilization of Adjacent Areas

8. Parcel under PUDA, used for stormwater infiltration, no proposed change



A. Decorative panels at fence and concrete wall



B. Framework with greenscreens and overhead weather protection



# agency review comments

Summary of Key Issues Identified by SDC (dated May 8, 2024):	Design Team Responses
<p><b>1. Emphasis on Public Benefit:</b></p> <ul style="list-style-type: none"><li>• Ensure that the plaza and other public spaces within the project are not just superficial additions but offer substantial benefits to the community.</li><li>• The project team to delineate clearly how these spaces go beyond baseline requirements to enhance public value.</li></ul>	<ul style="list-style-type: none"><li>• Page 5</li></ul>
<p><b>2. Importance of Community Engagement:</b></p> <ul style="list-style-type: none"><li>• Community input has influenced the project’s development. This includes considering wider environmental and community impacts in the project’s scope.</li></ul>	<ul style="list-style-type: none"><li>• Page 3</li></ul>
<p><b>3. Environmental and Sustainability Focus:</b></p> <ul style="list-style-type: none"><li>• Incorporate environmental elements, such as pollinator pathways or ecological enhancements. Ensure that the project’s public spaces contribute meaningfully to the local environment and community.</li></ul>	<ul style="list-style-type: none"><li>• Page 5</li></ul>
<p><b>4. Potential Utilization of Adjacent Areas:</b></p> <ul style="list-style-type: none"><li>• Investigate the adjacent stormwater detention site’s potential to increase its public and environmental value for public benefit.</li></ul>	<ul style="list-style-type: none"><li>• Page 6</li></ul>
<p><b>5. Sidewalk Improvements:</b></p> <ul style="list-style-type: none"><li>• There was support for the proposal to extend and widen the sidewalk on 87th St, viewing it as a potential public benefit. However, it was advised to consult with the Seattle Department of Transportation and the local community for their input on these improvements.</li></ul>	<ul style="list-style-type: none"><li>• Page 6</li></ul>
<p><b>6. Perspective on Alley Vacation:</b></p> <ul style="list-style-type: none"><li>• The vacation of the alley was not seen as a major issue, given its current status as a dead-end. The focus was instead directed towards maximizing the public benefits of the project.</li></ul>	<ul style="list-style-type: none"><li>• Page 3, 4, 5, 6, and 19</li></ul>



# development team

Greenwood Shopping Center, Inc. (Owners) has been active in the Greenwood neighborhood for decades, with a focus on enacting positive social and economic growth in the community by contributing to new residential and retail development opportunities in the area. Examples of such developments include the nearby Greenwood Fred Meyer, Morrow Apartments, and Sedges Apartments.

Other development team members like Baylis Architects (Architect on Record), Brumbaugh and Associates (Landscape Architect) and RAFN (General Contractors) have worked together on numerous multi-family/mixed-use projects of similar scope and scale in the Greenwood neighborhood and in Seattle.



Projects by the development team in Greenwood neighborhood



**Morrow Lane Looking West Greenwood**



**The Sedges at Piper Village Greenwood**



**development goals**

# SITE INTRODUCTION



**existing conditions**

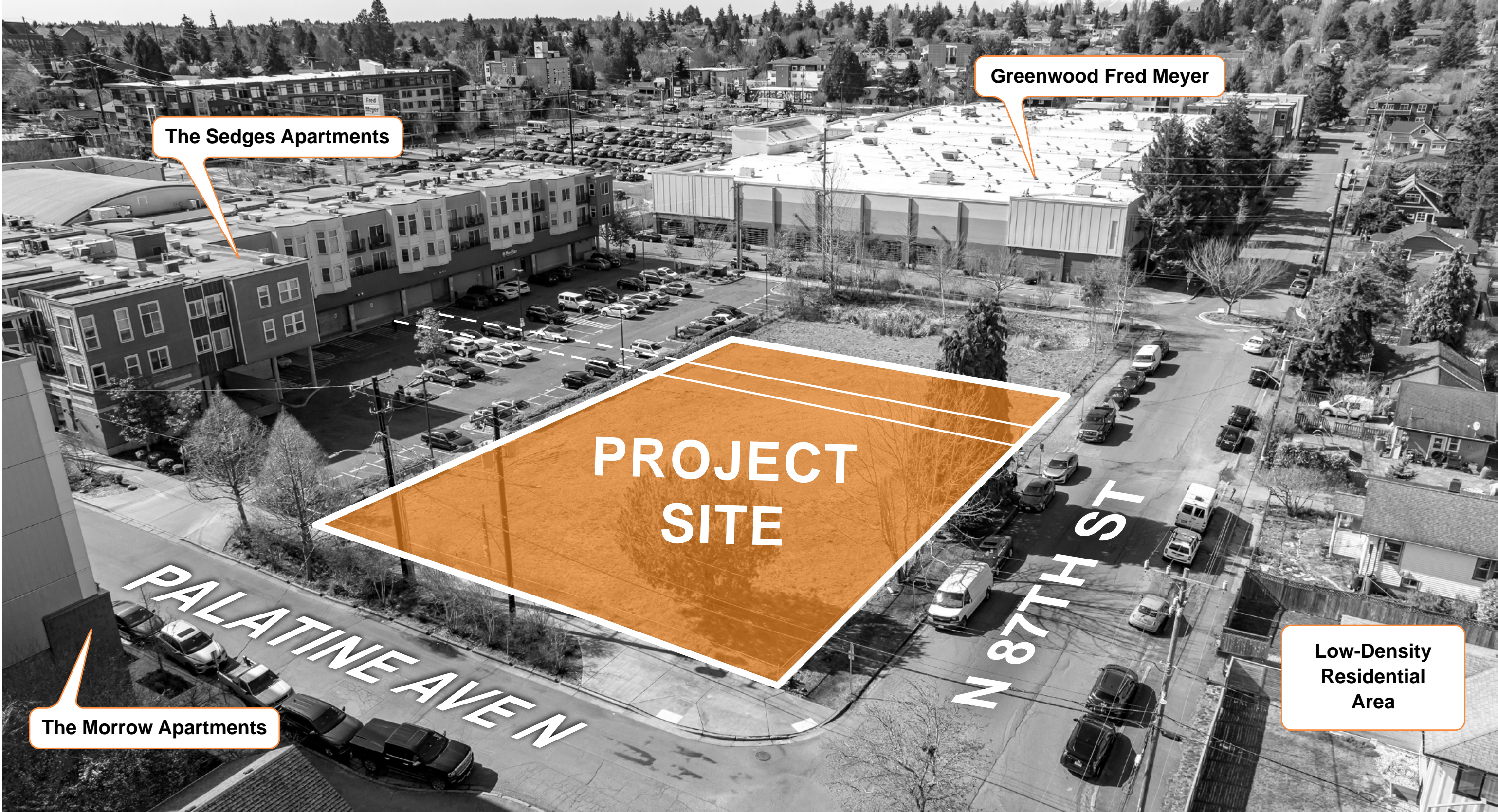
**urban design context**

**proposed project**

02



# existing conditions





# existing conditions

existing developments around project site



1 Single Family Residences West of Greenwood Towers Duplex



2 The Towers on Greenwood  
6-Story (68') Mixed-Use Building



3 Greenwood Storefront



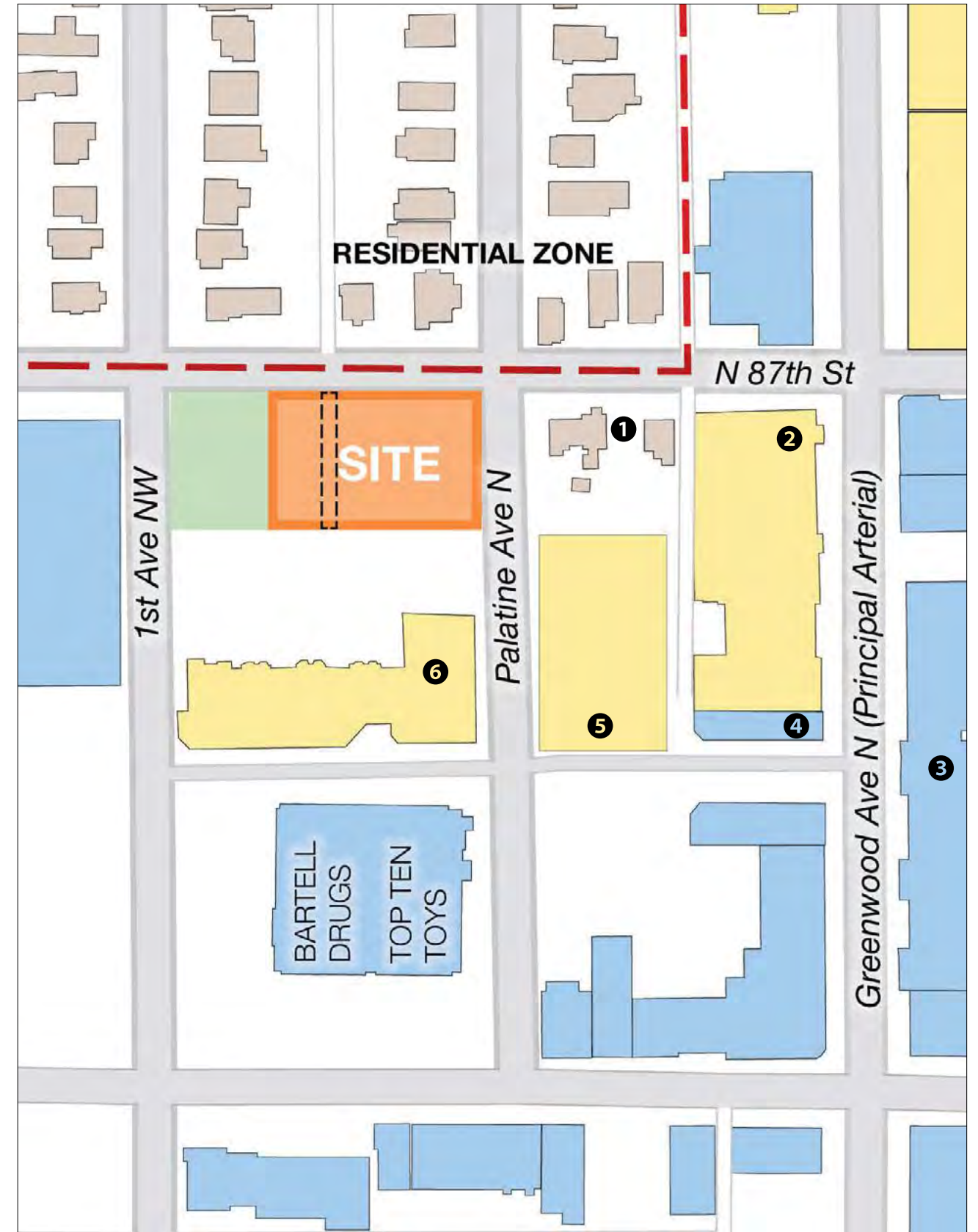
4 Morrow Lane Looking Northwest - Phase II  
1-Way Private Through-Block Connection  
2-Story Commercial Building



5 The Sedges at Piper Village - Phase I  
3-Story (40') Mixed-Use Bldg



6 The Morrow - Phase III  
7-Story (68') Mixed-Use Bldg



Area of Vacation





**development goals**

**site introduction**

**URBAN DESIGN CONTEXT** ——— **9 block analysis**

**proposed project**

03



# 9 block analysis

site boundary diagram



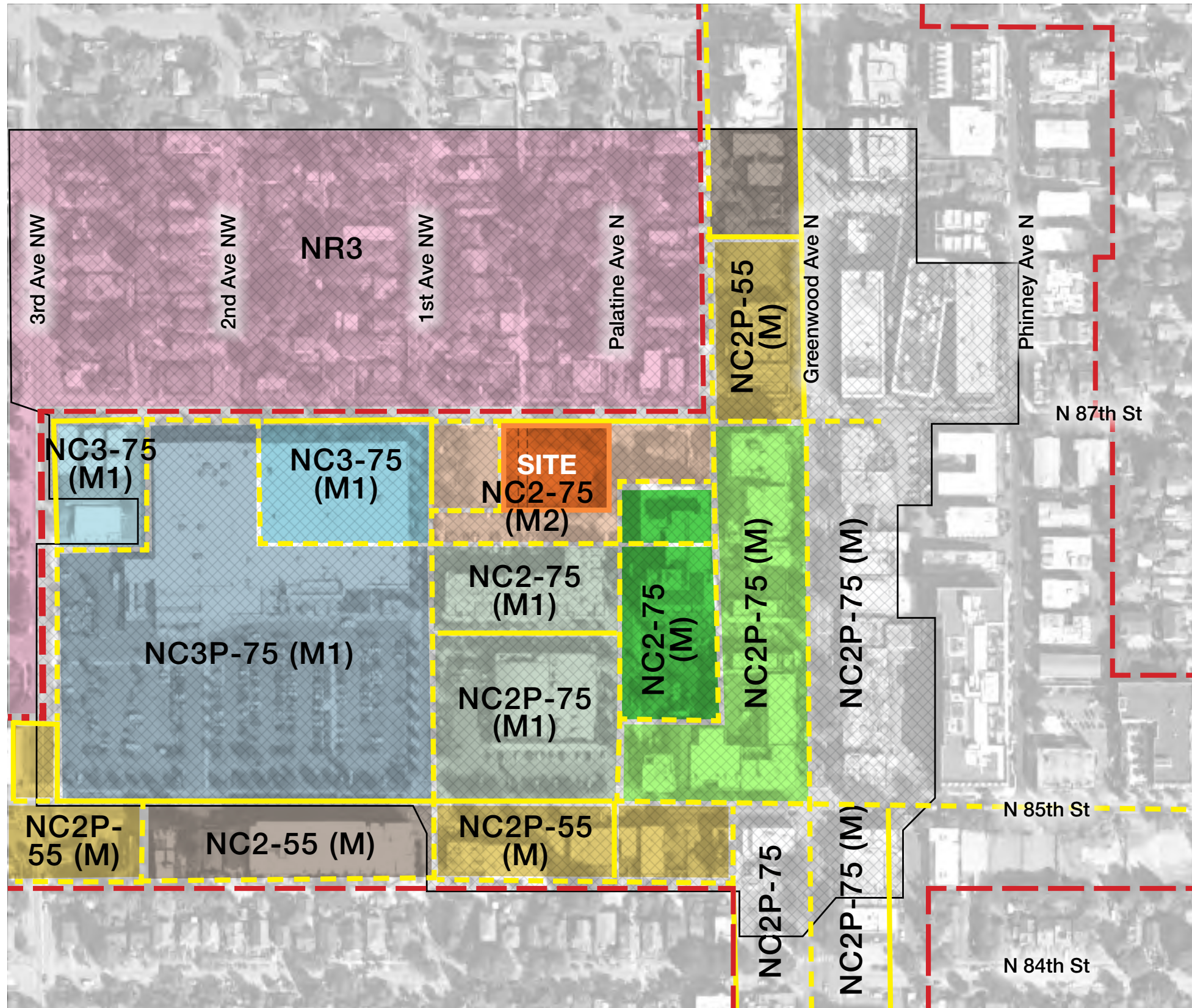
9 block analysis to study adjacencies in context, study street patterns and traffic in the immediate vicinity





# 9 block analysis

neighborhood zoning



## LEGEND

- Site
- Greenwood Phinney Ridge Residential Urban Village
- NC3P -75 (M1)
- NC3 -75 (M1)
- NC2-75 (M2)
- NC2P-75 (M1)
- NC2P-75 (M)
- NC2-75 (M)
- NC2P-55 (M)
- NC2-55 (M)
- NR3
- Peat Zone



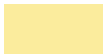


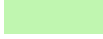


# 9 block analysis

## building use



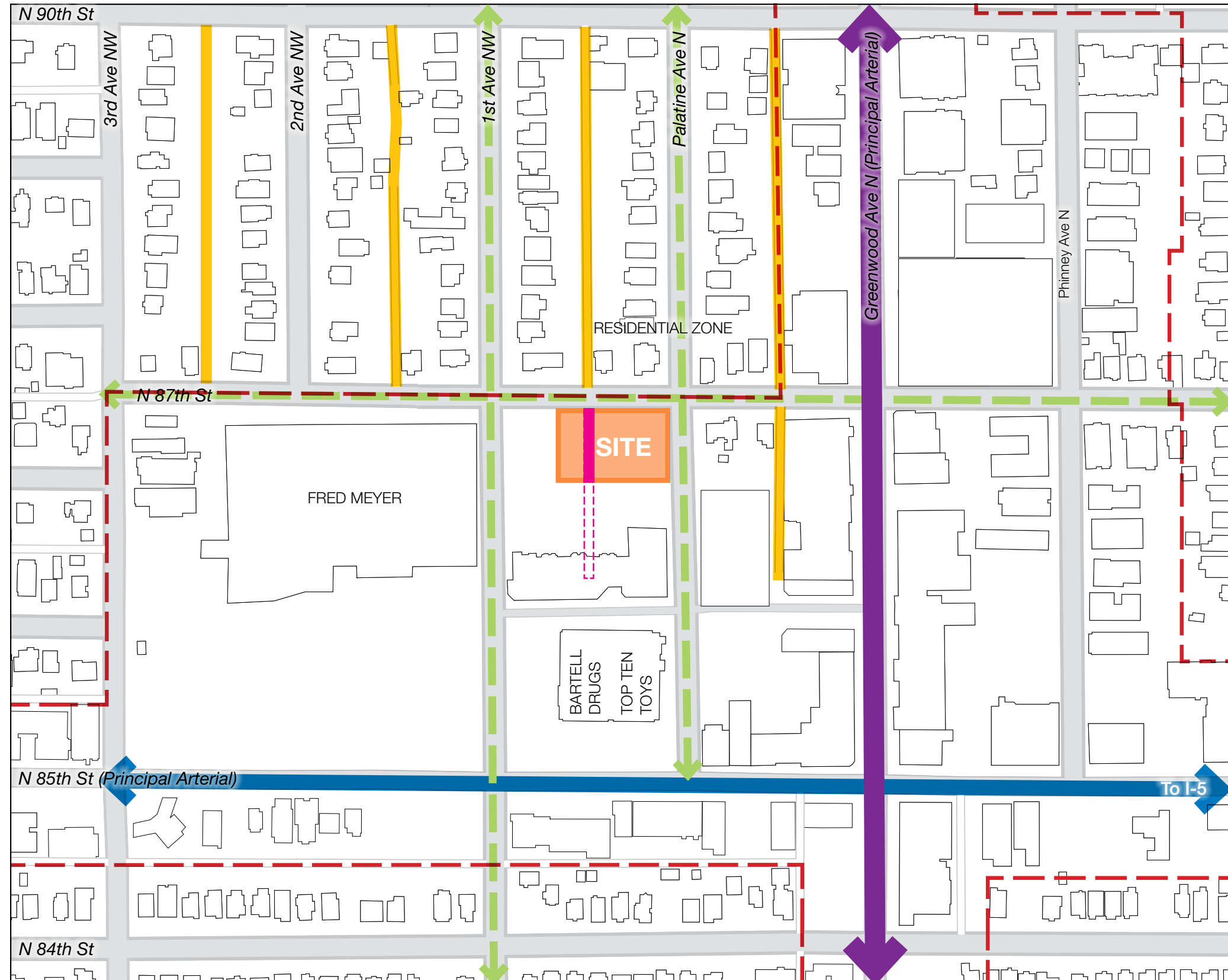
### LEGEND

-  Project Site / The Yew
-  Greenwood/Phinney Ridge Residential Urban Village
-  Multifamily/Mixed-Use Buildings
-  Commercial / Retail / Office
-  Single Family
-  Public Open Space



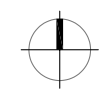
# 9 block analysis

## street classifications



### LEGEND

-  Project Site / The Yew
-  Greenwood/Phinney Ridge Residential Urban Village
-  Principal Arterial
-  Minor Arterial
-  Residential Street
-  Existing Alley
-  Vacated Alley
-  Requested Alley Vacation





# 9 block analysis

traffic patterns

## AM peak



## PM peak



- Alley is non-functional and not serving as a pedestrian or vehicular connection for the neighborhood.
- Vehicular and pedestrian traffic data at AM and PM peak hours indicates no change in traffic impacts due to alley vacation.



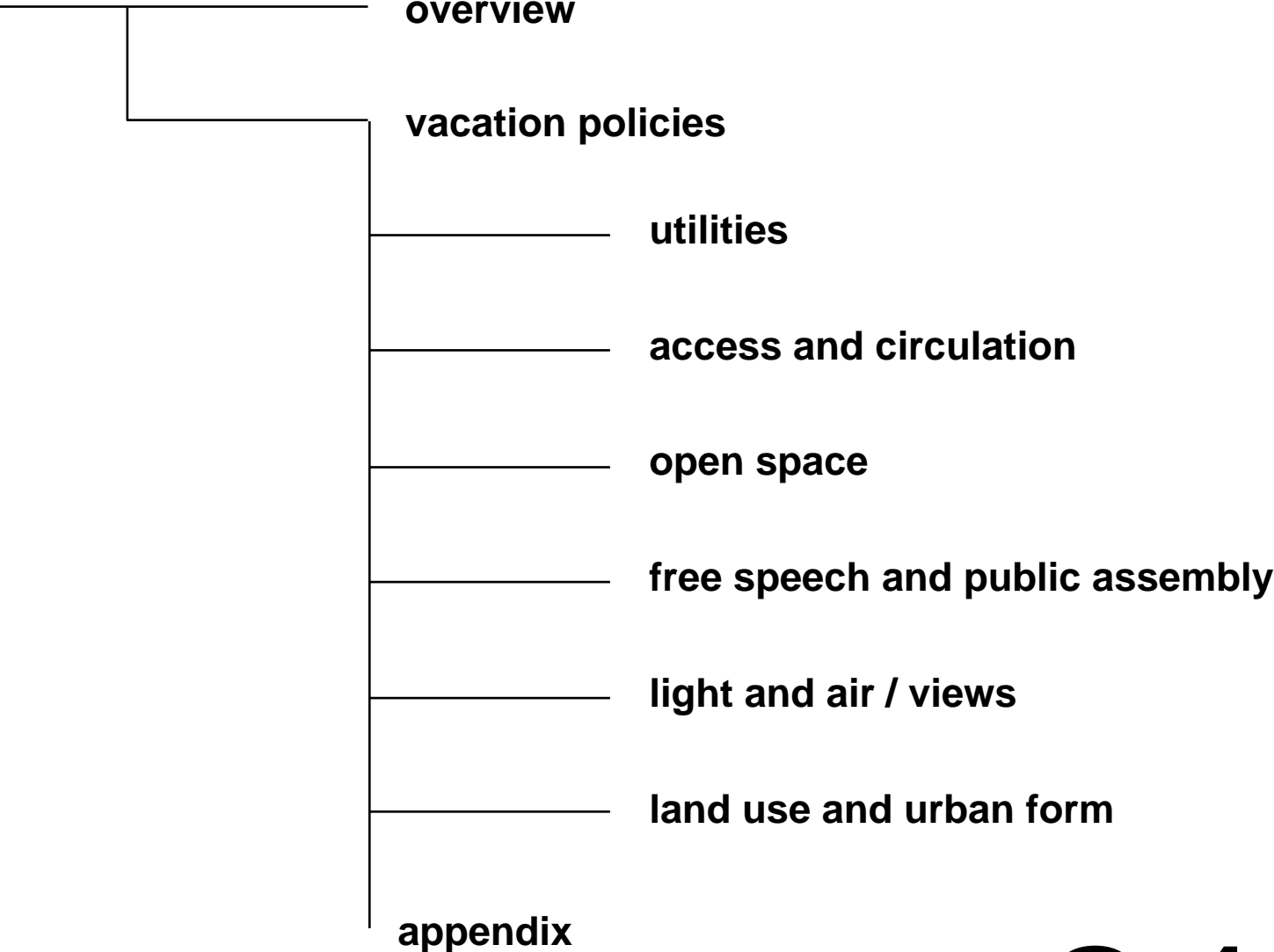


**development goals**

**site introduction**

**urban design context**

# PROPOSED PROJECT





# overview - public trust

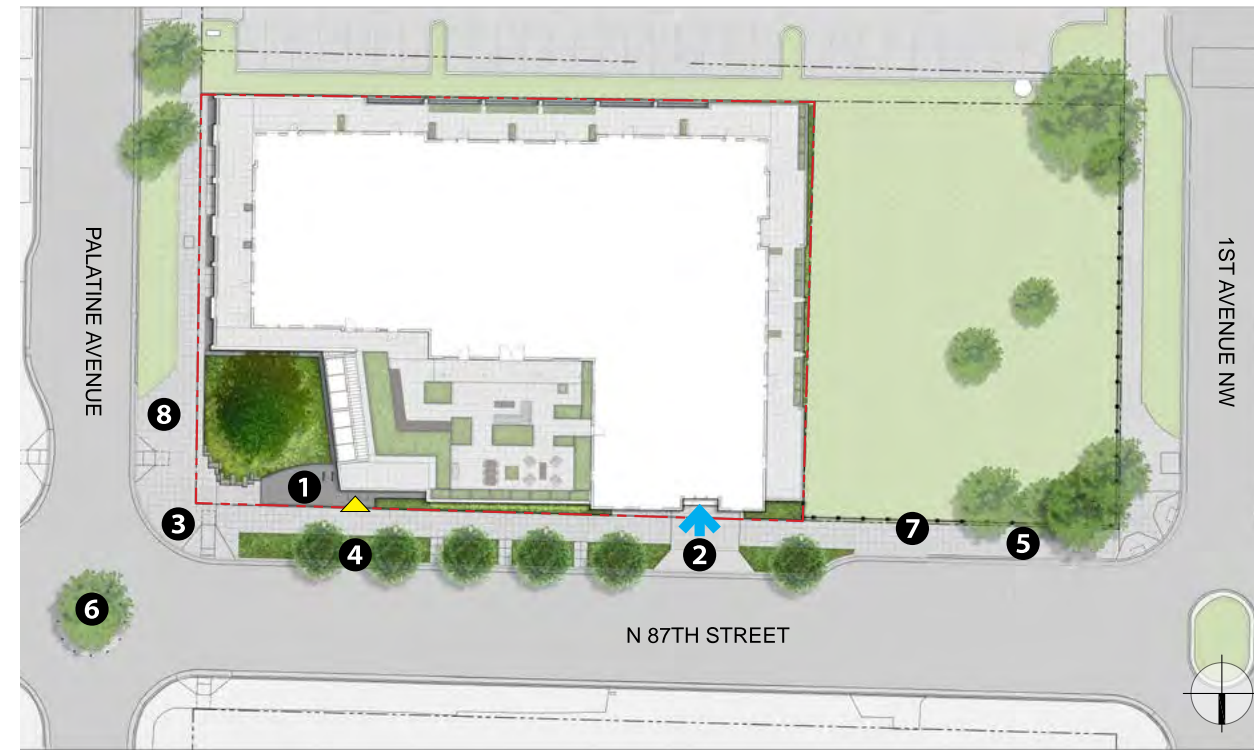
## site plan

### no vacation



1. Private Yew Garden
2. Vehicular Entry from Alley
3. Code Minimum Sidewalk
4. Code Minimum Planter Strip
5. No Sidewalk Extension at PUDA Parcel

### vacation



1. Open Yew Garden
2. Entry for Auto, near existing Alley
3. Widened Sidewalk on N 87th Street
4. Widened Planter strip on N 87th Street
5. Extended Sidewalk from project site west edge to 1st Ave N
6. Improved Traffic Circle and ADA ramps
7. New Fence with Decorative Story Panels at Adjacent PUDA Parcel
8. Widened Sidewalk along Palatine Ave N

### LEGEND

- Property Line
- Landscape
- ▼ Building Entrance Pedestrian Access
- ▼ Garage Entrance



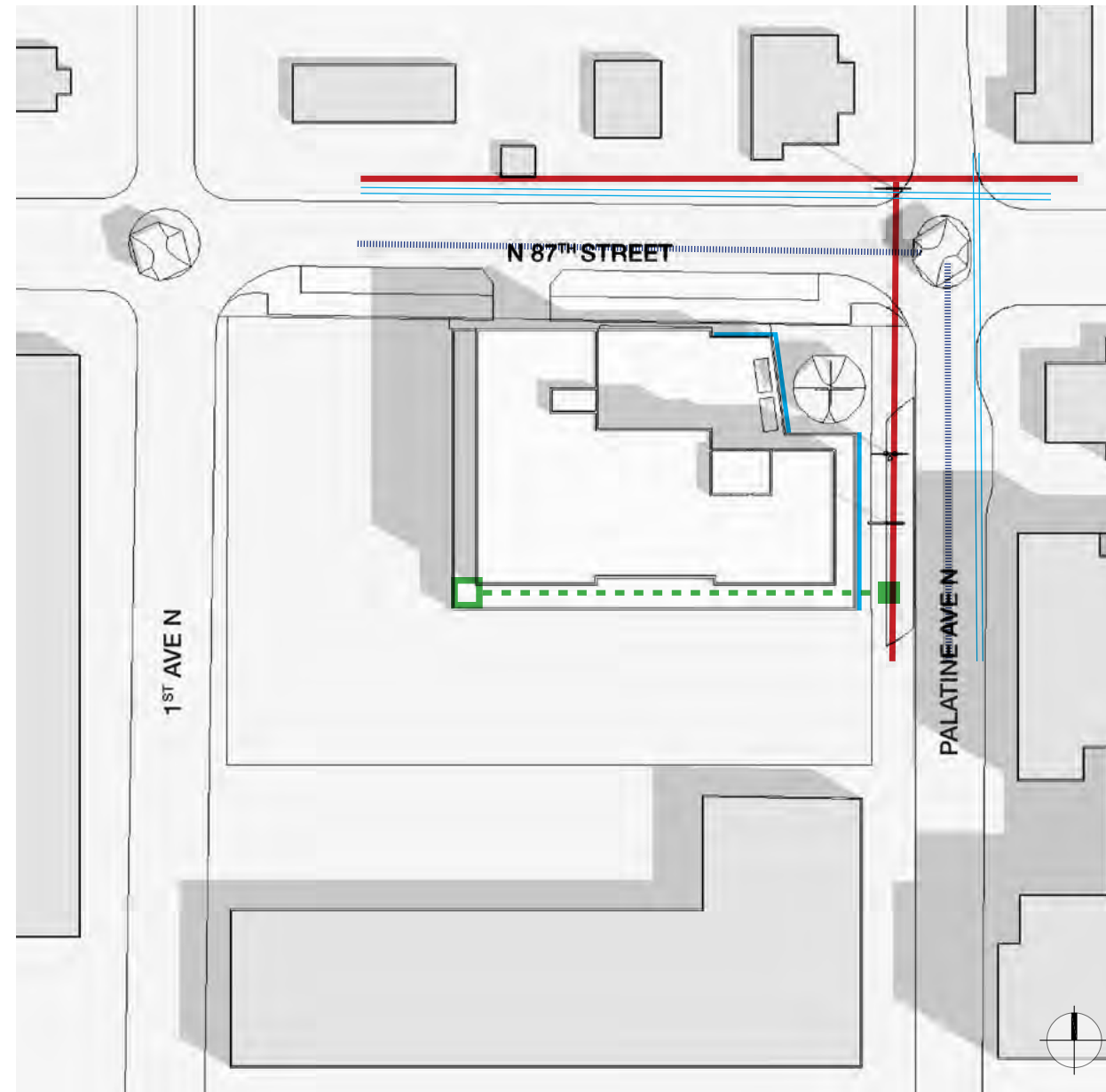
# vacation policies - utilities

## no vacation



- No known utilities in the alley.

## vacation



- All services and utility connections on N 87th Street, except electrical connection through existing SCL vault on Palatine Ave N

### LEGEND

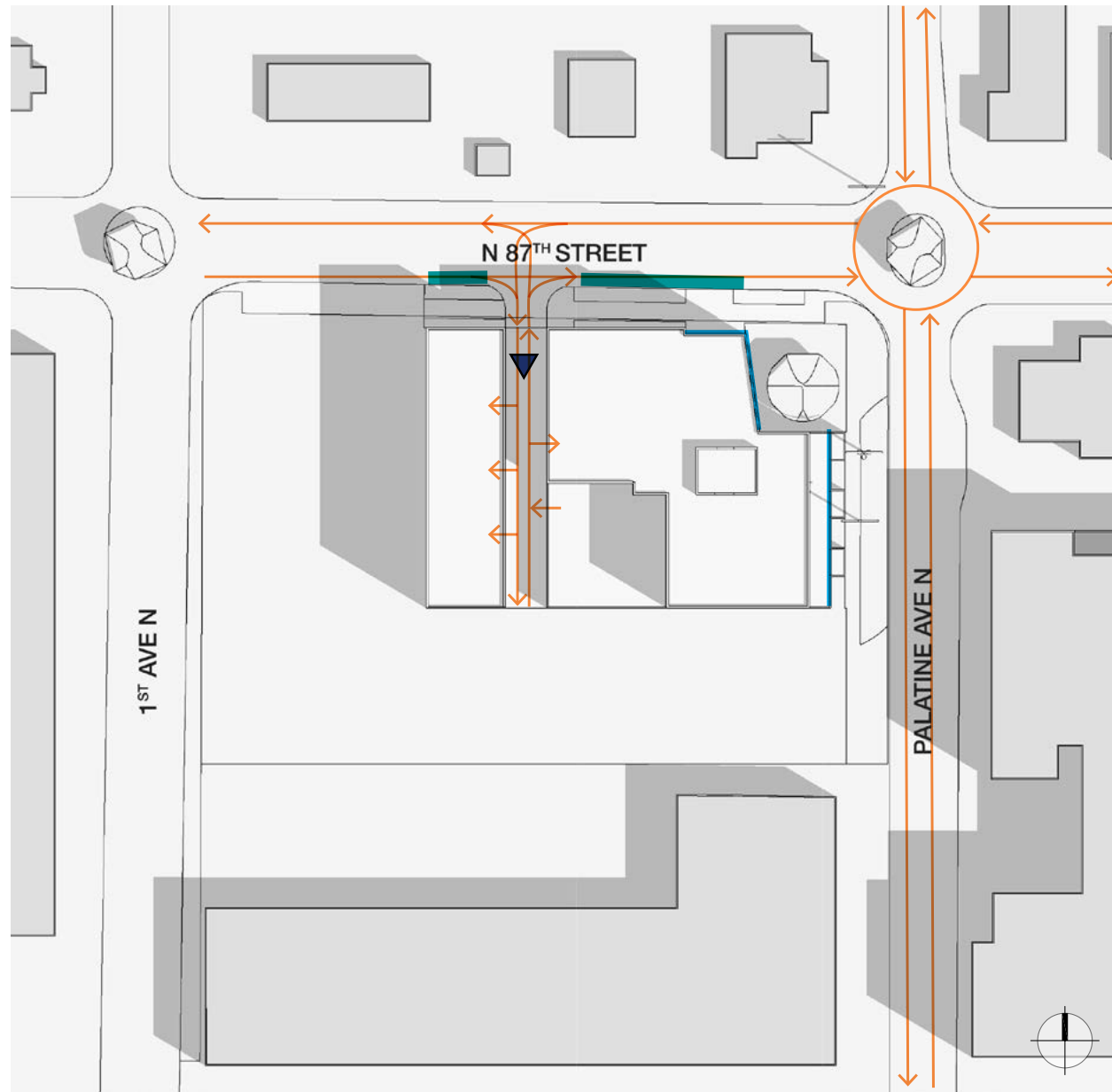
- Transparent Facade
- Sewer Line (Existing)
- Water Line (Existing)
- Electrical Line (Existing)
- Electrical Vault (Existing)
- Electrical Vault (New)



# vacation policies - access and circulation

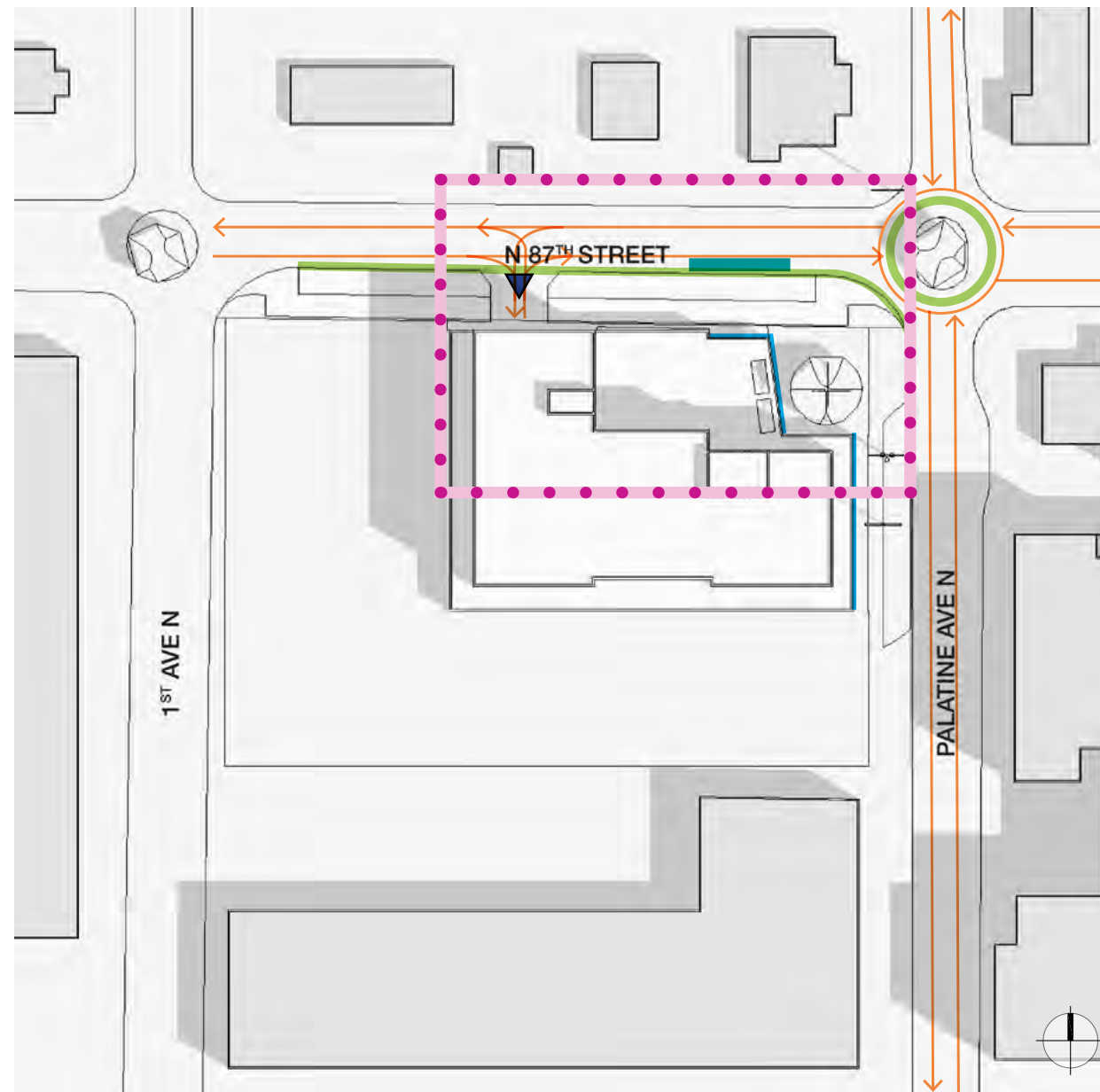
vehicular routes and loading

## no vacation









- Vehicular Entry from Alley
- Pedestrian connection on N 87th Street ends at project site west boundary
- Loading in the alley
- Ride-share / Drop-off on N 87th Street

## vacation



- Vehicular Entry located near existing Alley
- Continuous Pedestrian Connection on N 87th Street from Palatine Ave N to 1st Ave N
- Loading on N 87th Street (SDOT preference)
- Ride-share / Drop-off on N 87th Street

### LEGEND

-  Transparent Facade
-  Vehicle Circulation
-  New Curb Cut
-  Ride Share / Drop-off
-  Garage Entry / Loading Dock
-  Outline of Enlarged Plan on Page 22



# vacation policies - access and circulation

## loading dock - vacation

### Trash and Recycling Loading access:

SPU/Solid Waste recommended using N 87th Street for loading trash and recycling\*. Drivers will park on N 87th Street and enter the building for 2 yd or smaller size dumpsters.

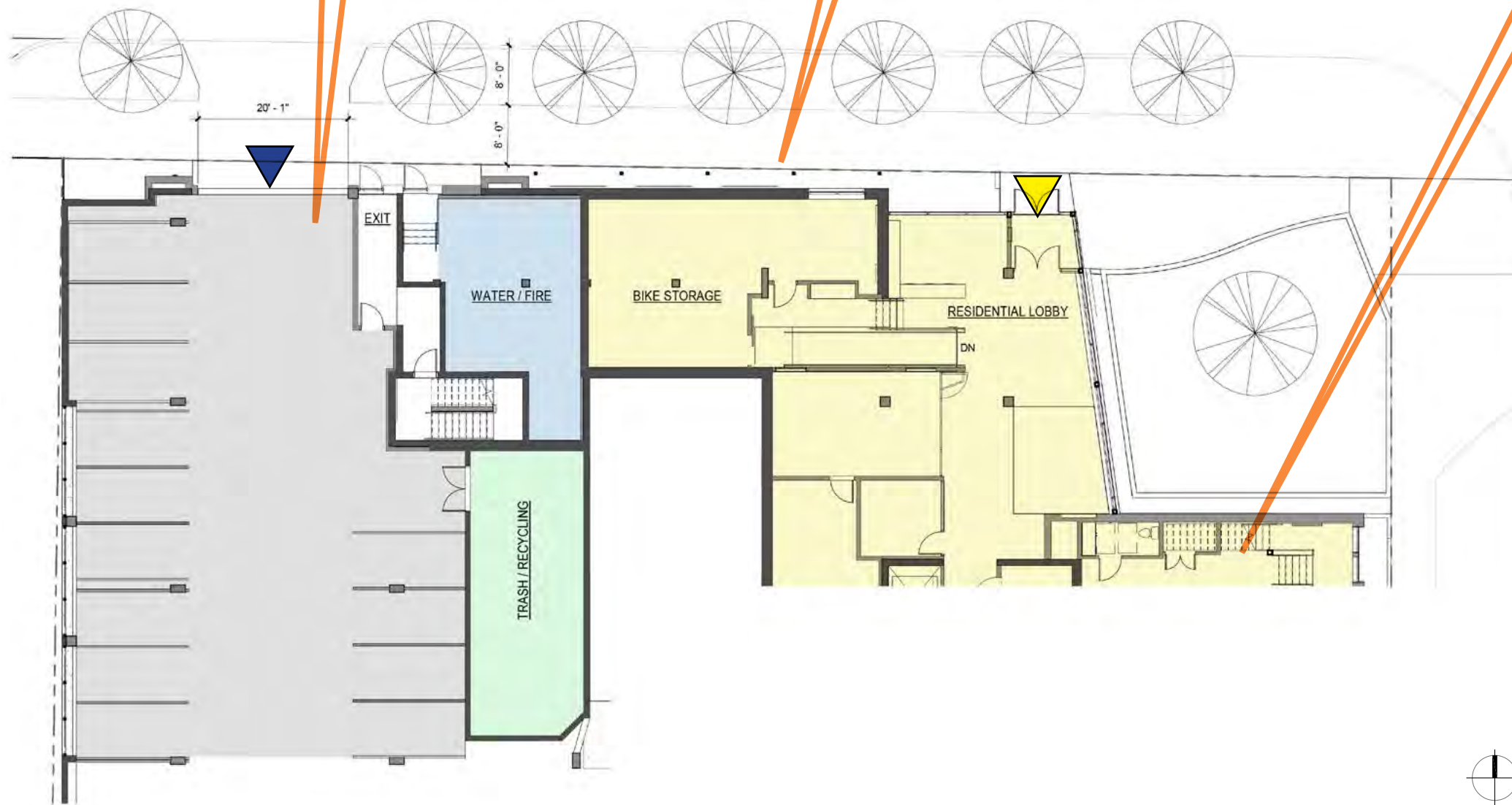
### Site Access:

SDOT and Land Use prefer site access from N 87th Street\*.

### Street-level Uses:



100% residential use is permitted, no retail required\*.

N 87<sup>th</sup> Street



PALATINE AVENUE N

### LEGEND

-  Pedestrian Access
-  Garage Access

- Vehicular access is on N 87th St (SDOT Pre-Submittal Meeting May 18,2023)
- Building access on N 87th St (SDOT Pre-Submittal Meeting May 18,2023)
- Townhomes have private access on Palatine Ave N

\*per Pre-Submittal Conference Meeting notes on May 18, 2023

Enlarged Plan of Site Access Locations (In addition, townhomes have individual entries on Palatine Ave N)



# vacation policies - access and circulation

pedestrian route

## no vacation







- New Sidewalk and planter strip on N 87th Street designed to SDOT code minimum standards provides pedestrian access to project site.
- No change to existing traffic circle and street improvement

## vacation



- New Widened Sidewalk and planter strip on N 87th Street enhances pedestrian experience
- Extended new Sidewalk from project site west edge to 1st Ave N completes pedestrian connection in the neighborhood
- New widened curb provides safety and accessibility with improved ADA ramps and street improvements at the traffic circle

### LEGEND

-  Transparent Facade
-  Pedestrian Access
-  Pedestrian
-  Extended Pedestrian Connection



# vacation policies - pedestrian & cyclist experience

Palatine Ave N and N 87th St intersection



exhibit on page 25

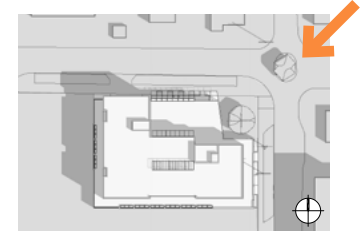
exhibit on page 26

exhibit on page 27

Pedestrian Corner View of Project Site

Existing curb around the traffic circle shows peat subsidence

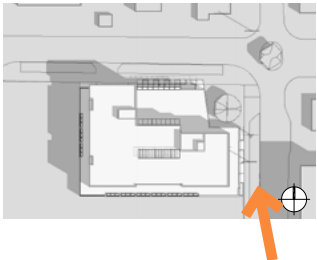
No existing sidewalk along N 87th Street





# vacation policies - pedestrian & cyclist experience

Palatine Avenue N



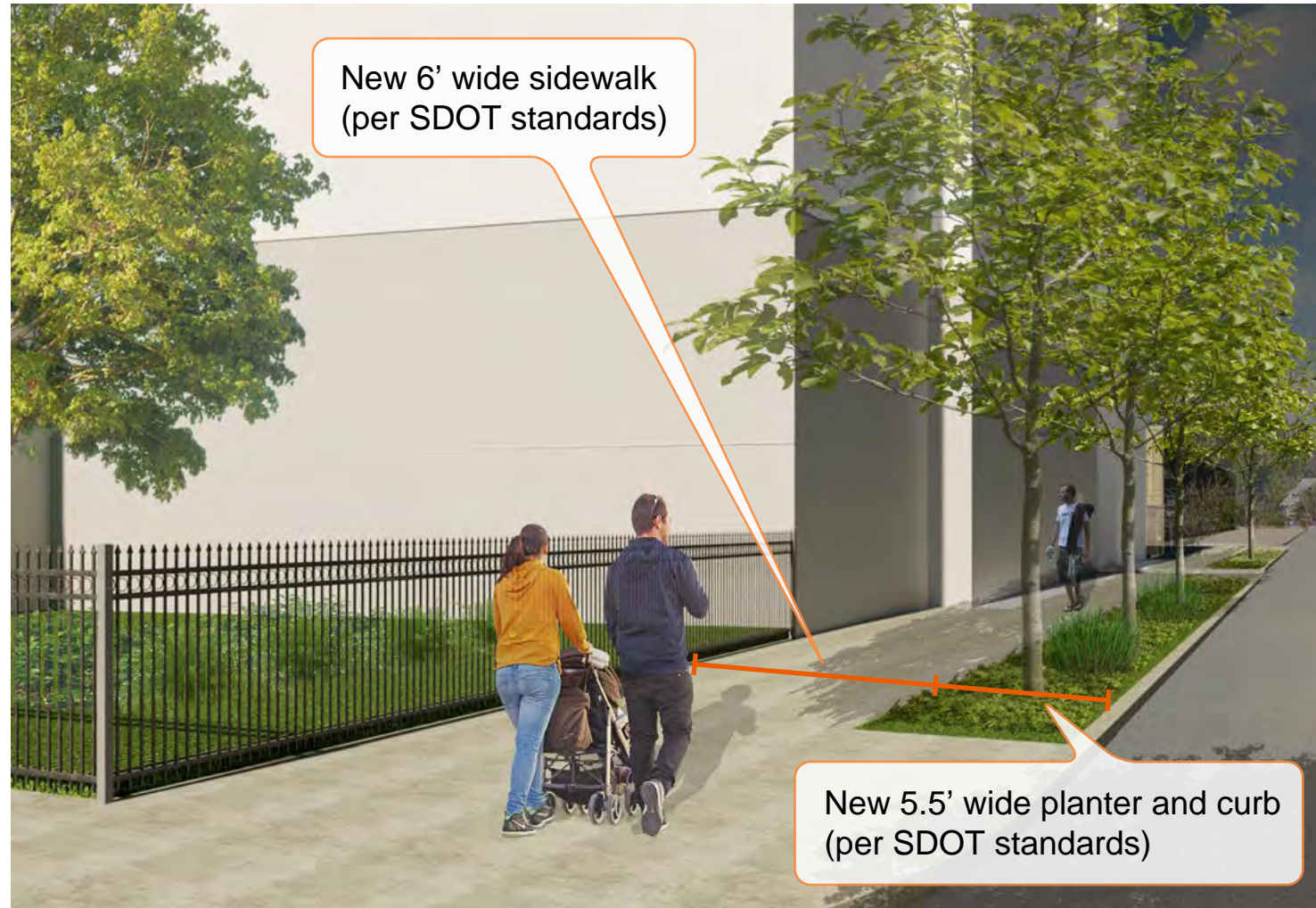
**Pedestrian View of Widened Sidewalk (additional 2' as Public Benefit) at Townhome Entries on Palatine Ave N**  
Additional 2' sidewalk as Public Benefit; no change at existing bio-retention planter



# vacation policies - pedestrian & cyclist experience

N 87<sup>th</sup> Street

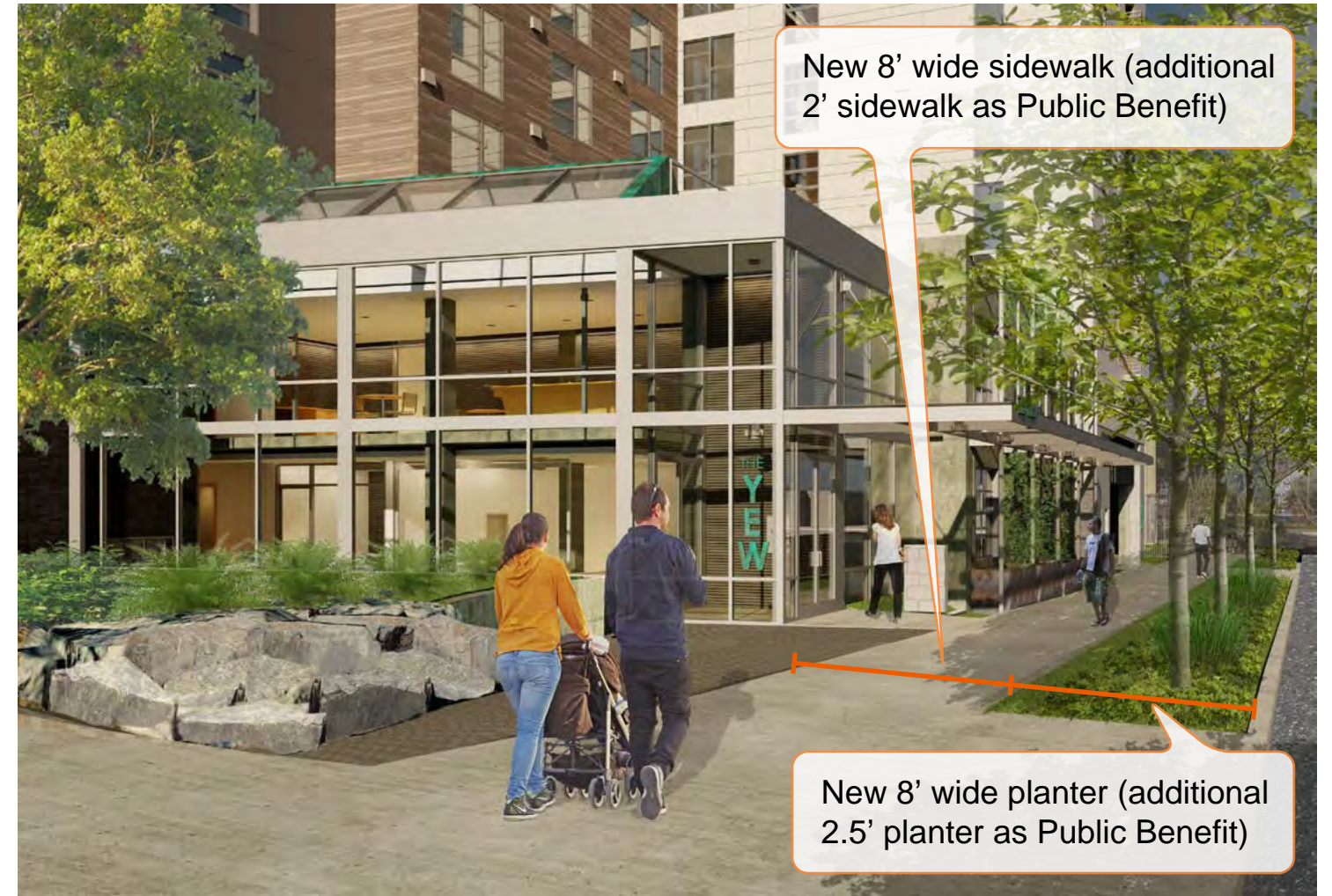
## no vacation



Pedestrian View of New Sidewalk along N 87th Street



## vacation



Pedestrian View of Widened Sidewalk and Widened Planter Strip at Residential Entries on N 87th Street

Additional 2' sidewalk and additional 2.5' planter as Public Benefit





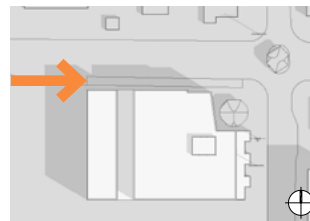
# vacation policies - pedestrian & cyclist experience

N 87<sup>th</sup> Street

no vacation



Pedestrian View of New Sidewalk at Alley entry on N 87th Street



vacation



Pedestrian View of Widened Sidewalk and Widened Planter Strip with On-site Parking Entry on N 87th Street  
Additional 2' sidewalk and additional 2.5' planter as Public Benefit





# vacation policies - open space

## no vacation







- Dead-end alley between two mid-height buildings; not inviting for public use Private Yew Garden for Project Resident Use only.

## vacation



- Open Yew Garden provides placemaking opportunity for neighborhood

### LEGEND

-  Transparent Facade
-  Private Open Space for Residence Only
-  Publicly Accessible Yew Plaza
-  Dead-end alley



# vacation policies - free speech and public assembly




## no vacation



## vacation



### LEGEND

-  Transparent Facade
-  Free Speech and Public Assembly
-  Public Open Space

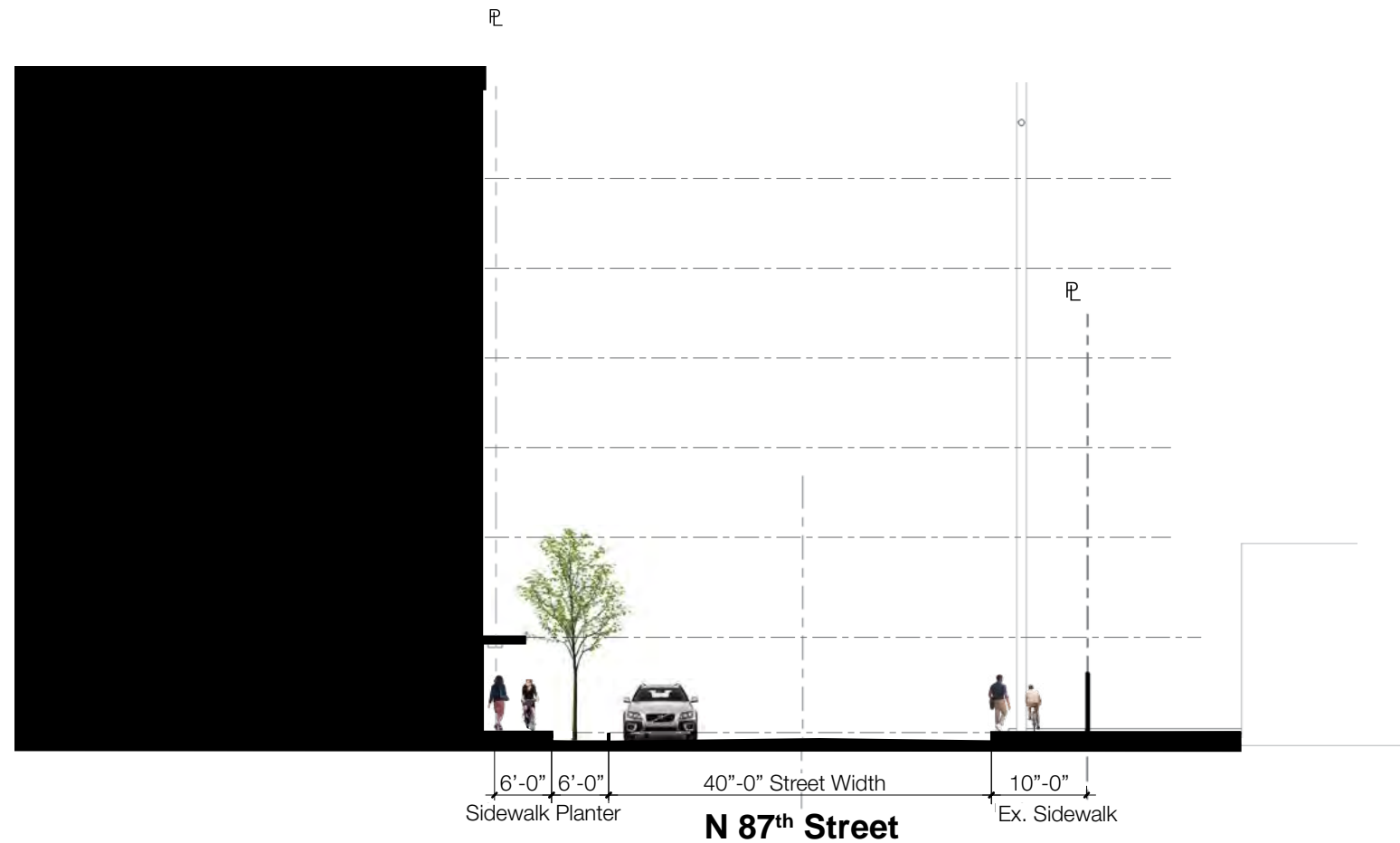
- Free Speech and Public Assembly is not affected by Alley Vacation;
- Proposed Open Space allows more area for Free Speech and Public Assembly



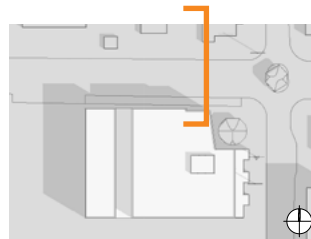
# vacation policies - light and air / views

sidewalk - no vacation vs vacation

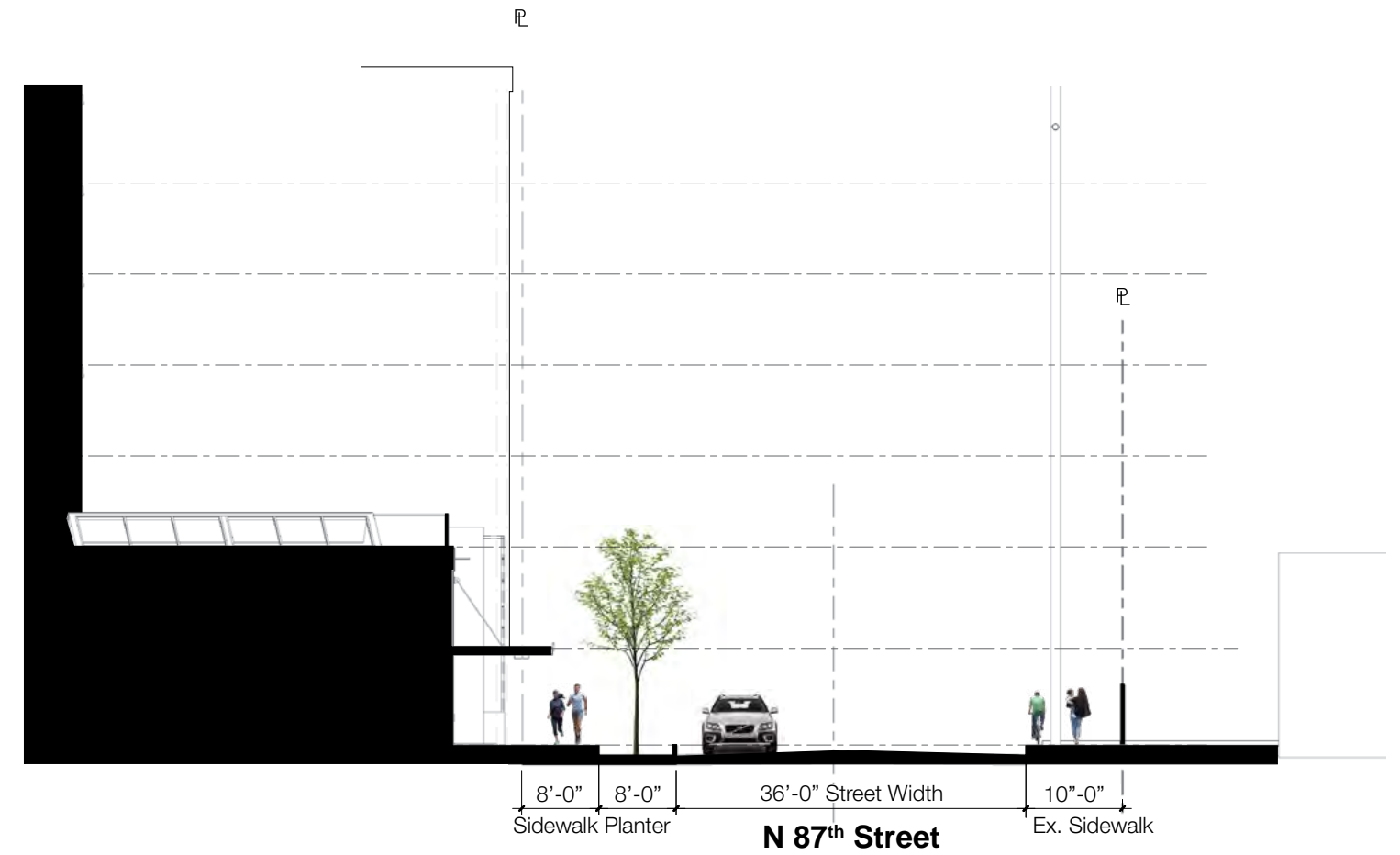
## no vacation



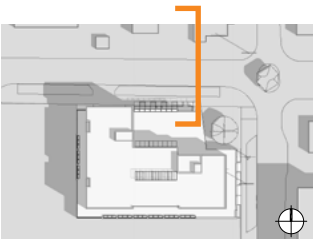
- No code required setback, building mass closer to the street and the low-density neighborhood to the north of N 87th Street compromises the access to natural light and air



## vacation



- No code required setback, building mass recedes substantially at upper mass providing a smooth transition and ample access to natural light and air to the street and low-density neighborhood to the north of N 87th Street





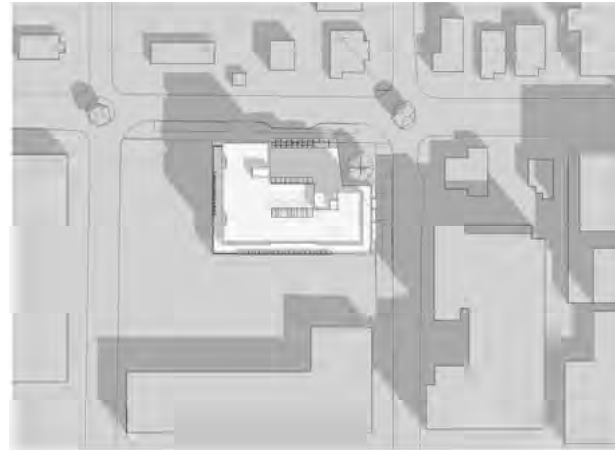
# vacation policies - light and air / views

shadow studies for vacation design

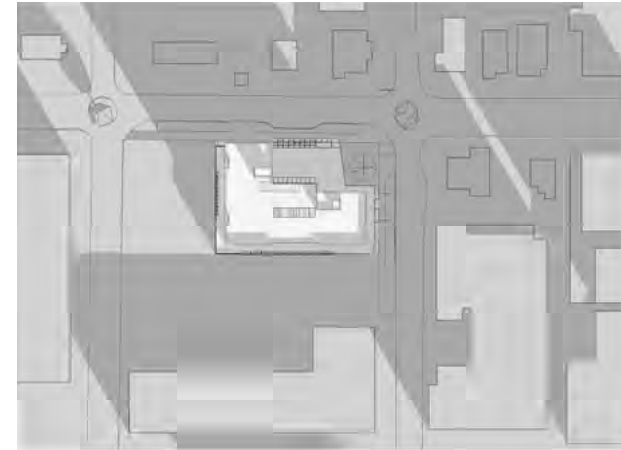
10 AM



Summer Solstice



Equinox



Winter Solstice

Noon



Summer Solstice

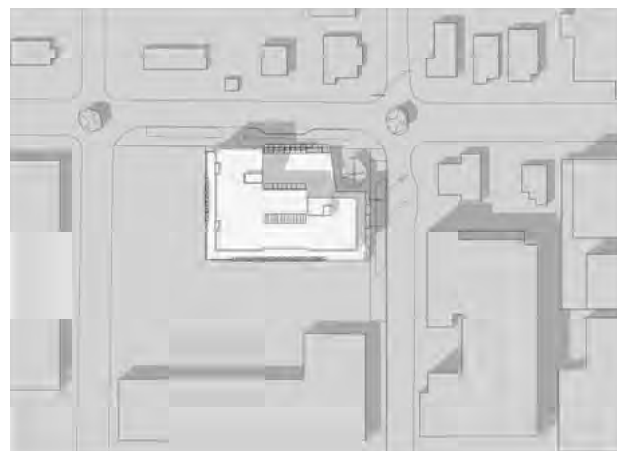


Equinox

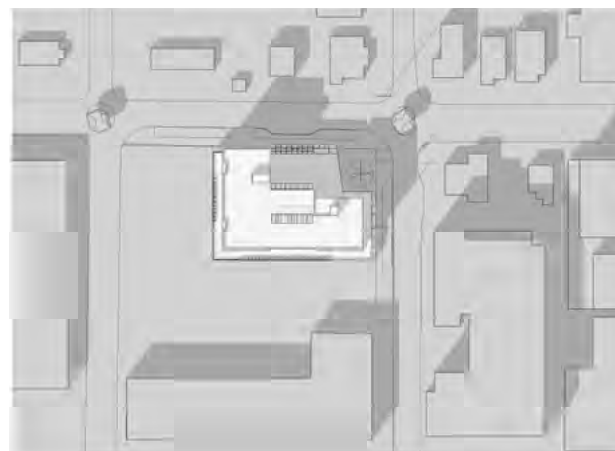


Winter Solstice

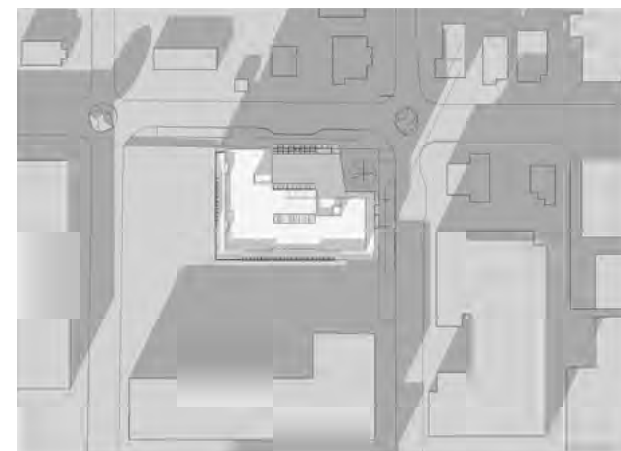
2 PM



Summer Solstice



Equinox



Winter Solstice



# vacation policies - land use and urban form

The alley vacation allows the building form to respond to the site conditions, open space, adjacencies, light and air, view, and the community feedback.

## no vacation



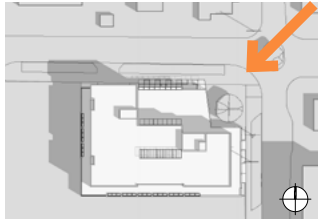
- Building configuration resulting in urban massing on N 87th Street



## vacation



- Building configuration resulting in massing that is respectful of the low-density neighborhood to the north of N 87th Street







**thank you**