

Transportation, Waterfront & Seattle Center Committee YEW APARTMENTS - CF 314530

MAY 7, 2026



APPLICANT

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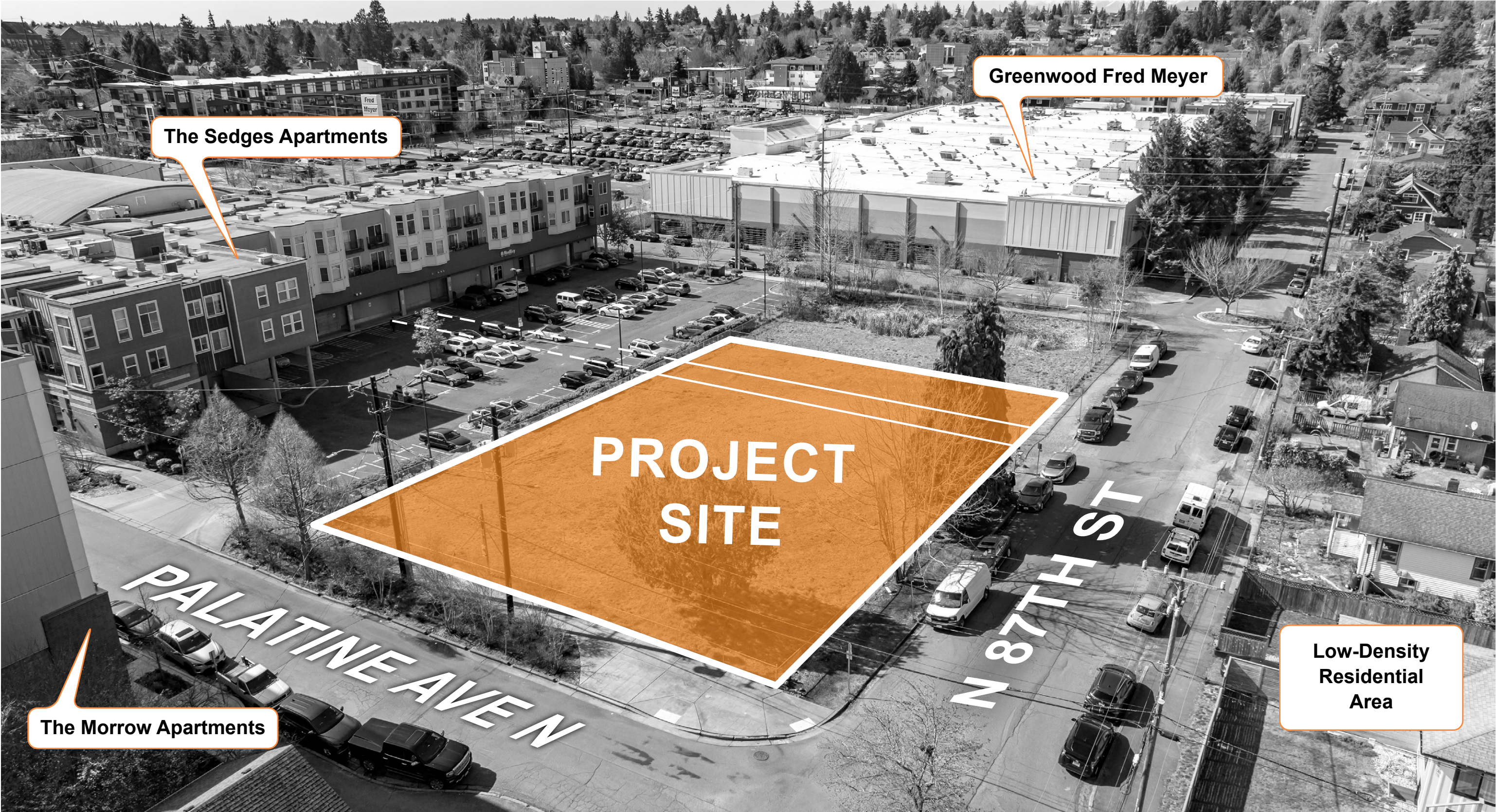
project location

within Council District 6

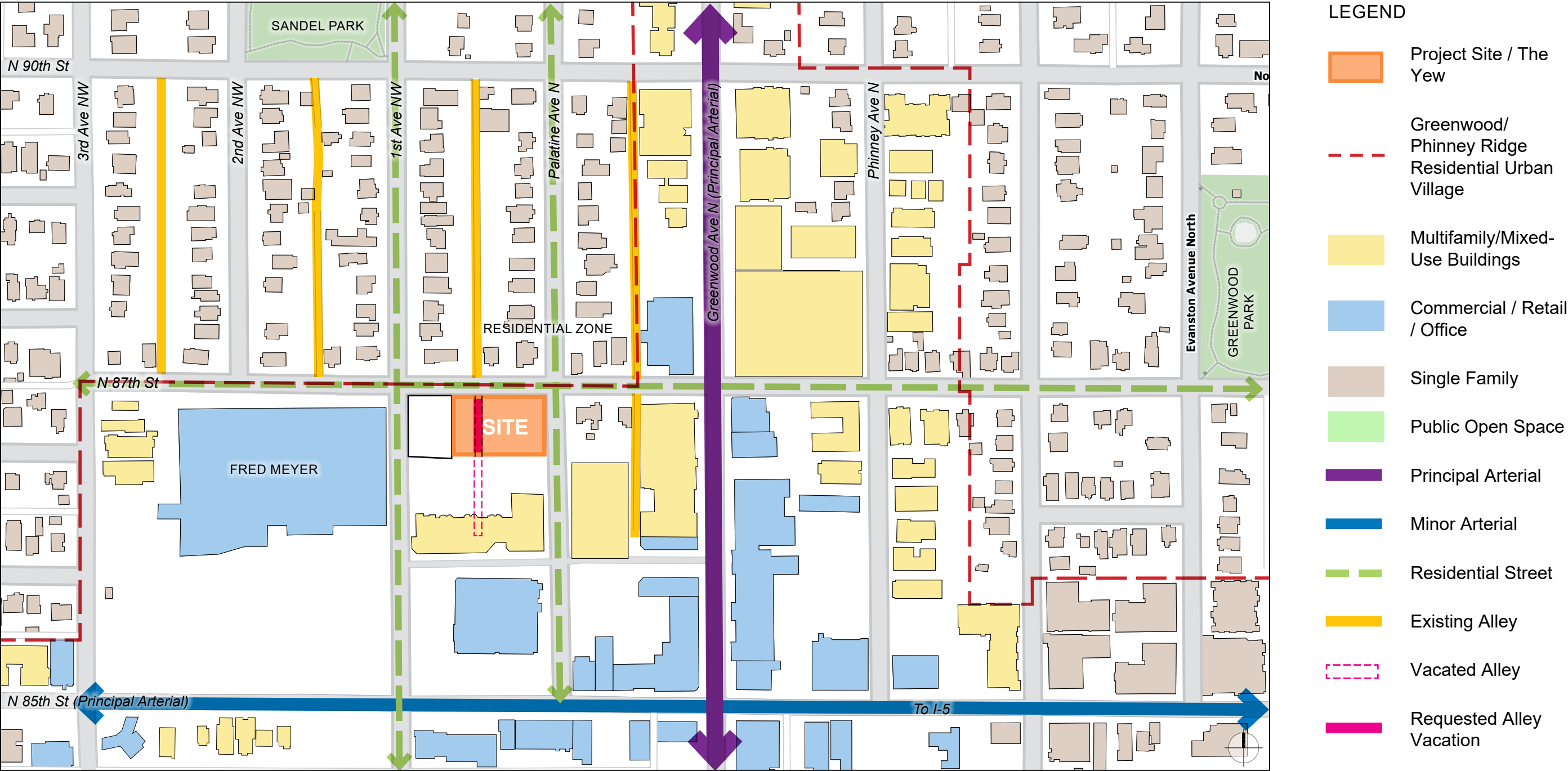


project location

within Council District 6



9 block analysis



existing conditions

dead end alley remnant

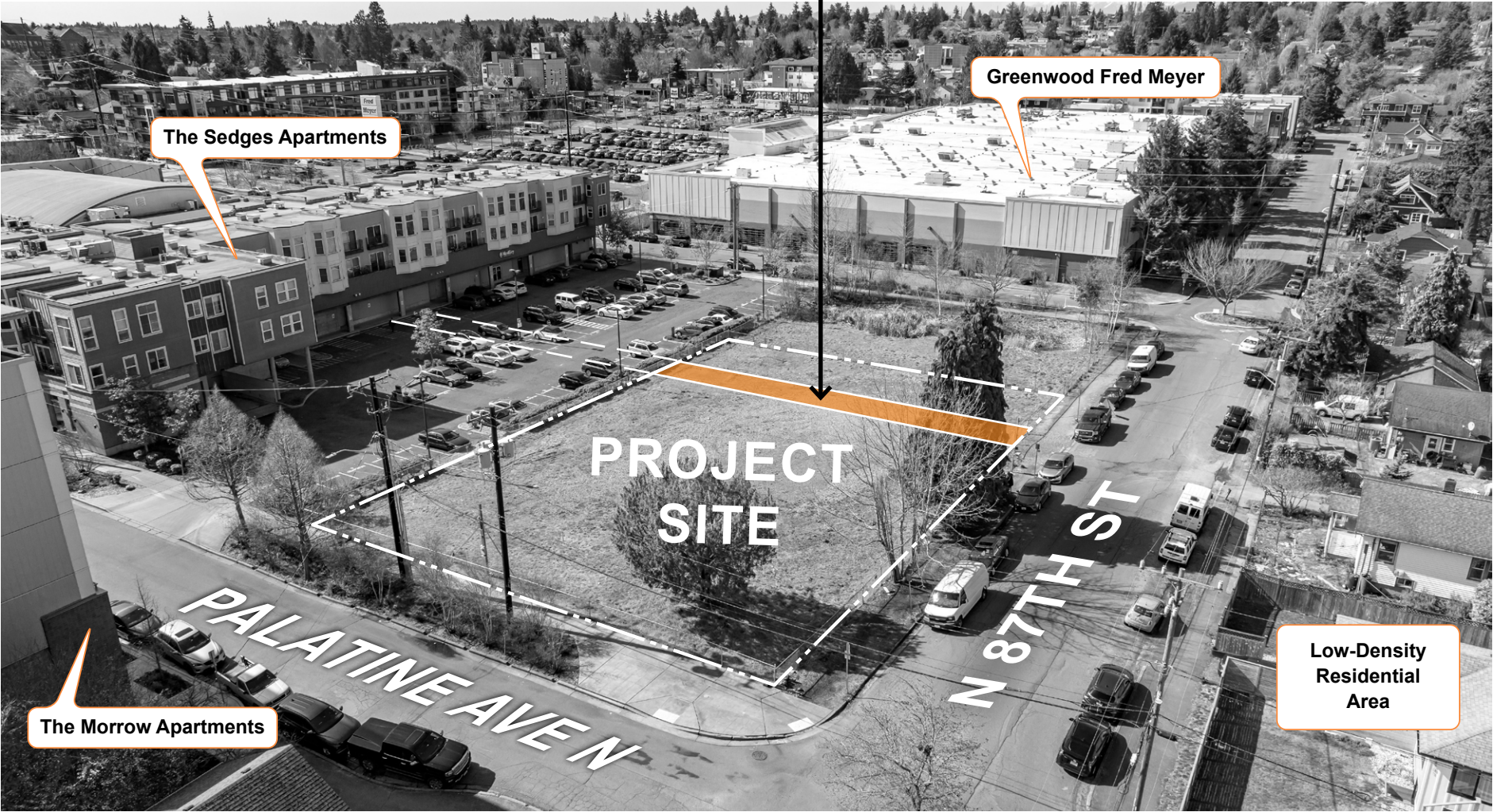


Existing Alley Looking South



Existing Alley Looking North

- In 1972, by Ordinance 100842, the alley portion to the south (to N 85th St) was vacated leaving a dead end remnant
- Alley is fenced and has not been in use
- No utilities in the alley

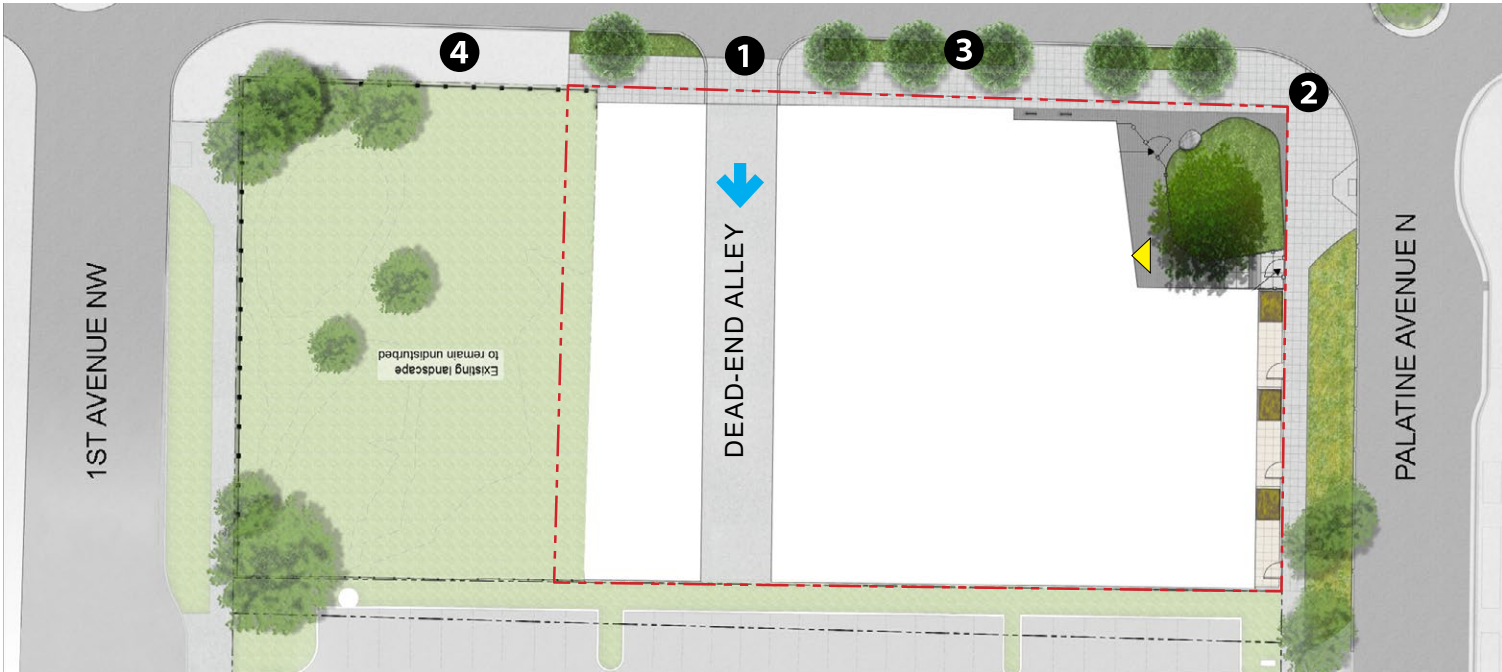


Existing Alley Looking Northeast

overview - vacation / no vacation

site plan

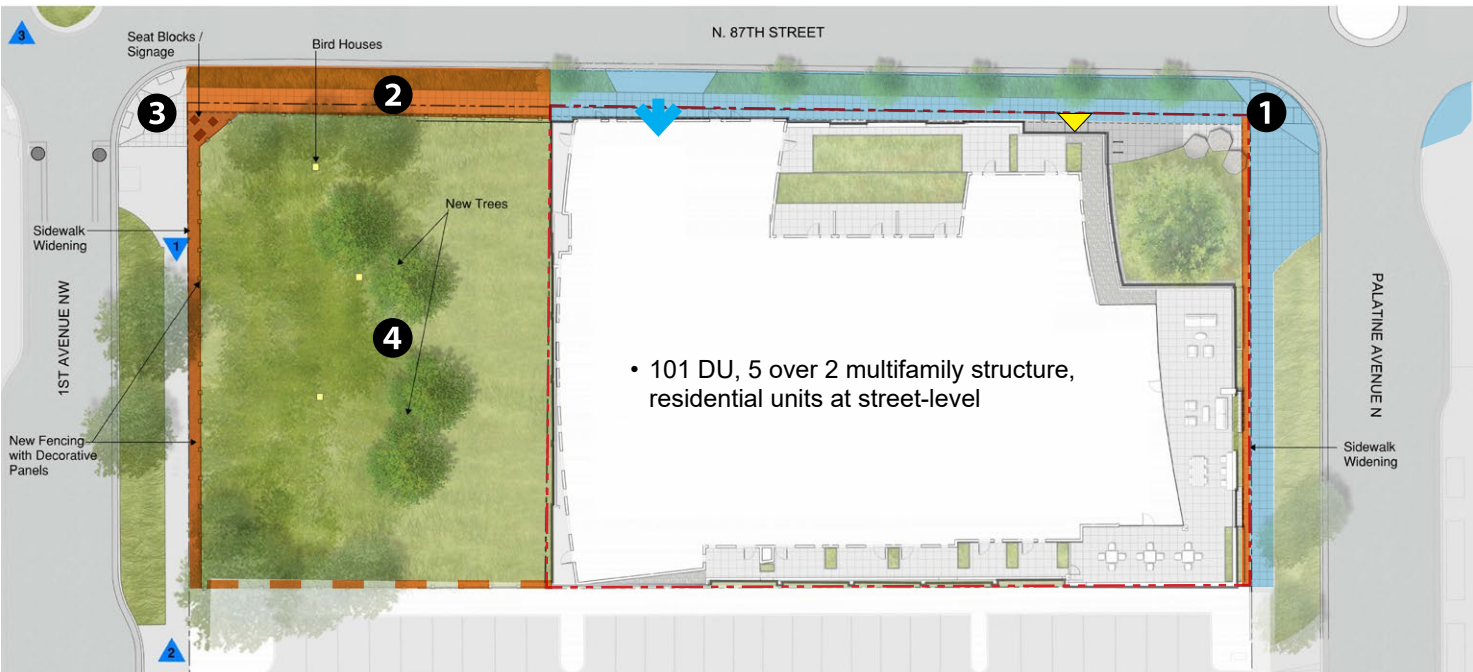
no vacation



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



vacation



1. New Extended Sidewalk Connection
2. New Widened Sidewalk
3. New Discoveries in the Neighborhood
4. Enhance Existing Green Open Space



LEGEND

- | | |
|-------------------------------------|-----------------|
| Property Line | Garage Entrance |
| Landscape | Required |
| Building Entrance Pedestrian Access | Public Benefit |

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.



Electronic and Digital Outreach

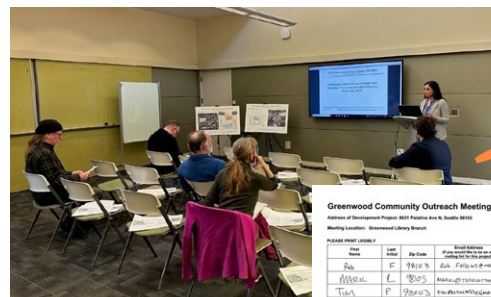
- Interactive project website
- Interactive online survey
- Digital newspaper listing
- Email blasts to community groups

Printed Outreach

- Printed project flyers
- Bulletin boards at public spaces

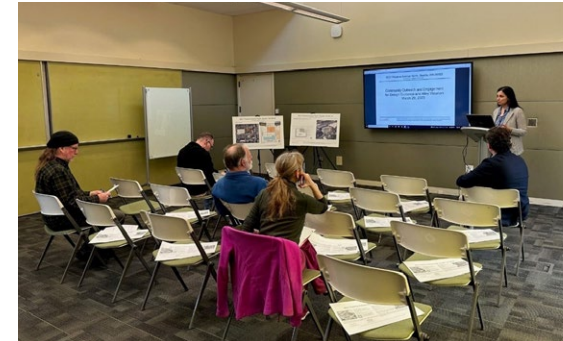
In-Person Outreach

- Community meeting at Greenwood Library



Community Outreach Meeting 1 - March 29, 2023

- Introduced the development



Key takeaways from Meeting 1

- 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

Community Outreach Meeting 2 - January 17, 2025

- Reviewed revised development and proposed public benefits package

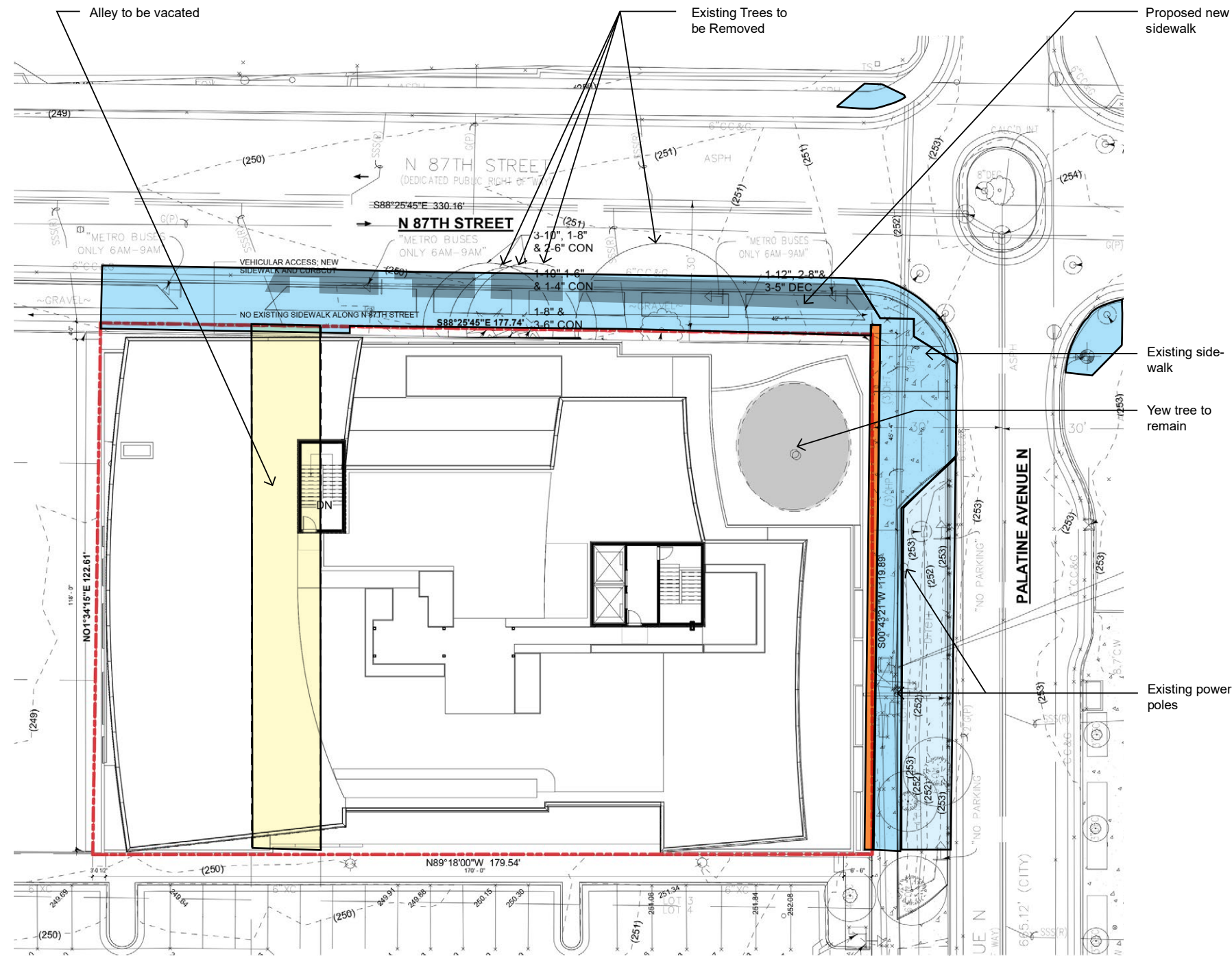


Key takeaways from Meeting 2

- General support for proposed public benefits package
- Conservative Parcel - develop planting and ongoing long-term maintenance; improve as a public amenity rather than simply vacant parcel
- Sidewalk extension is a value-add

composite site plan

vacated alley



Site Plan



Yew tree

LEGEND

-  Alley to be vacated = +/- 2,000 sf
-  Code Required ROW Improvements
-  Area Toward Public Benefit Improvements = 1,670 sf



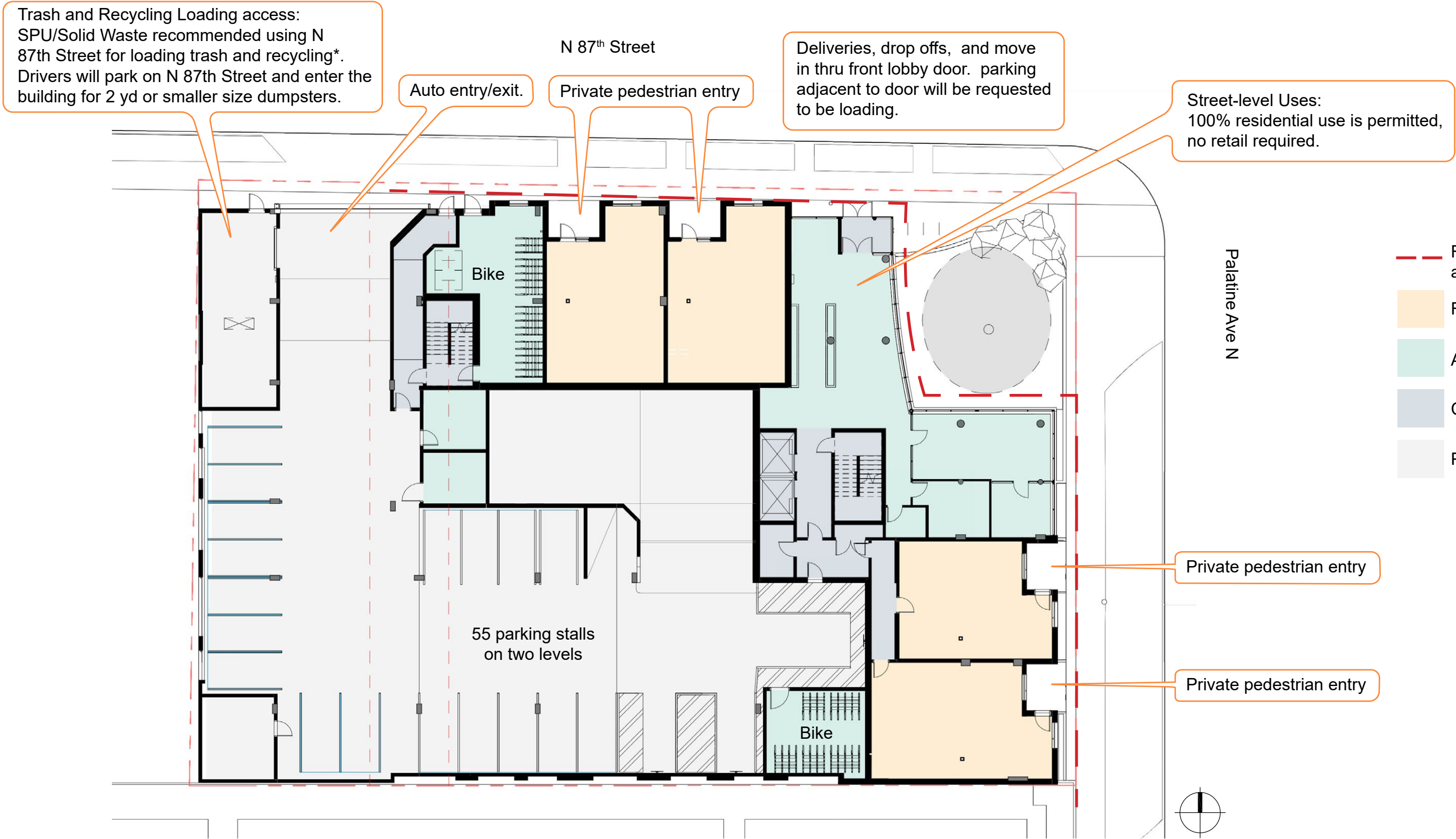
NE Corner Aerial View



NW Corner Aerial View

Street Level Uses

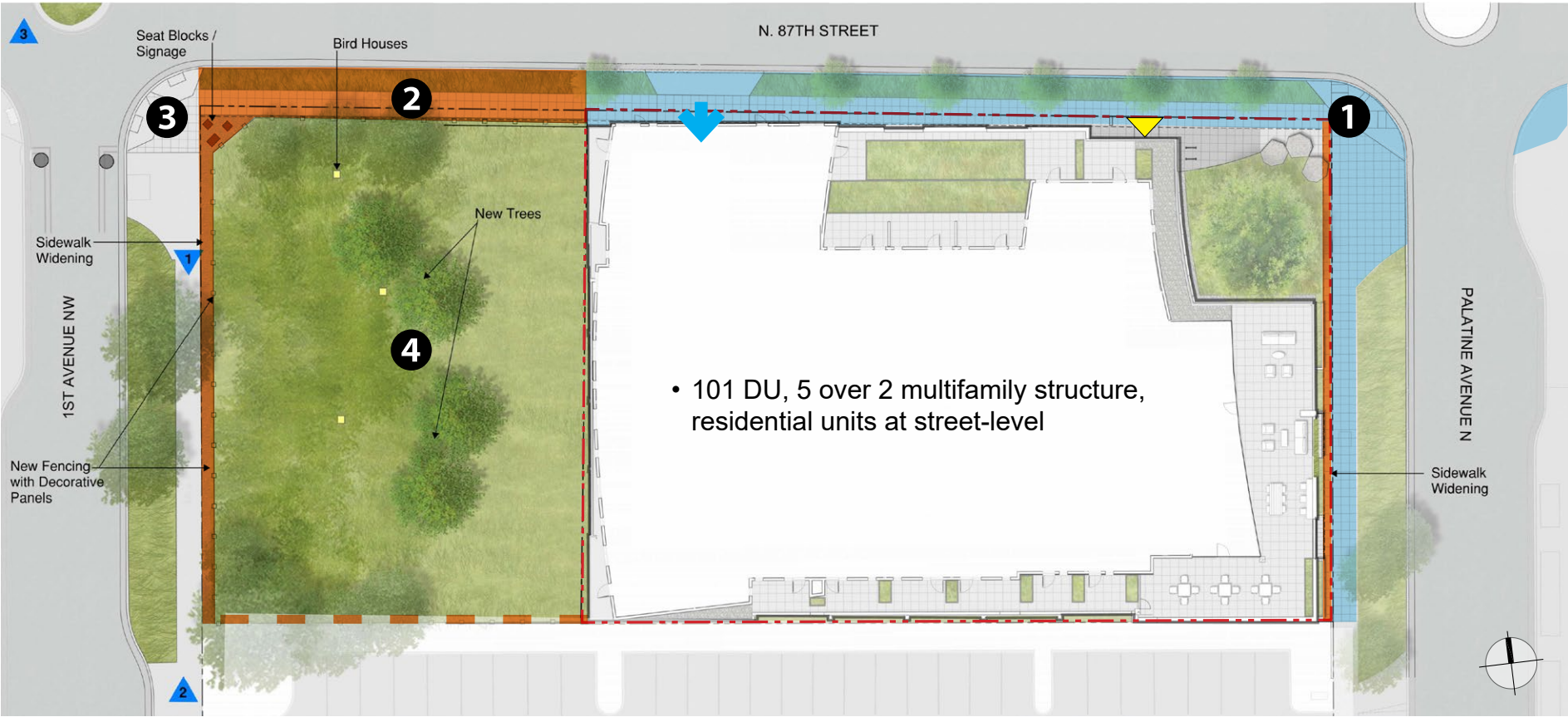
level 1 floor plan



overview - public benefit

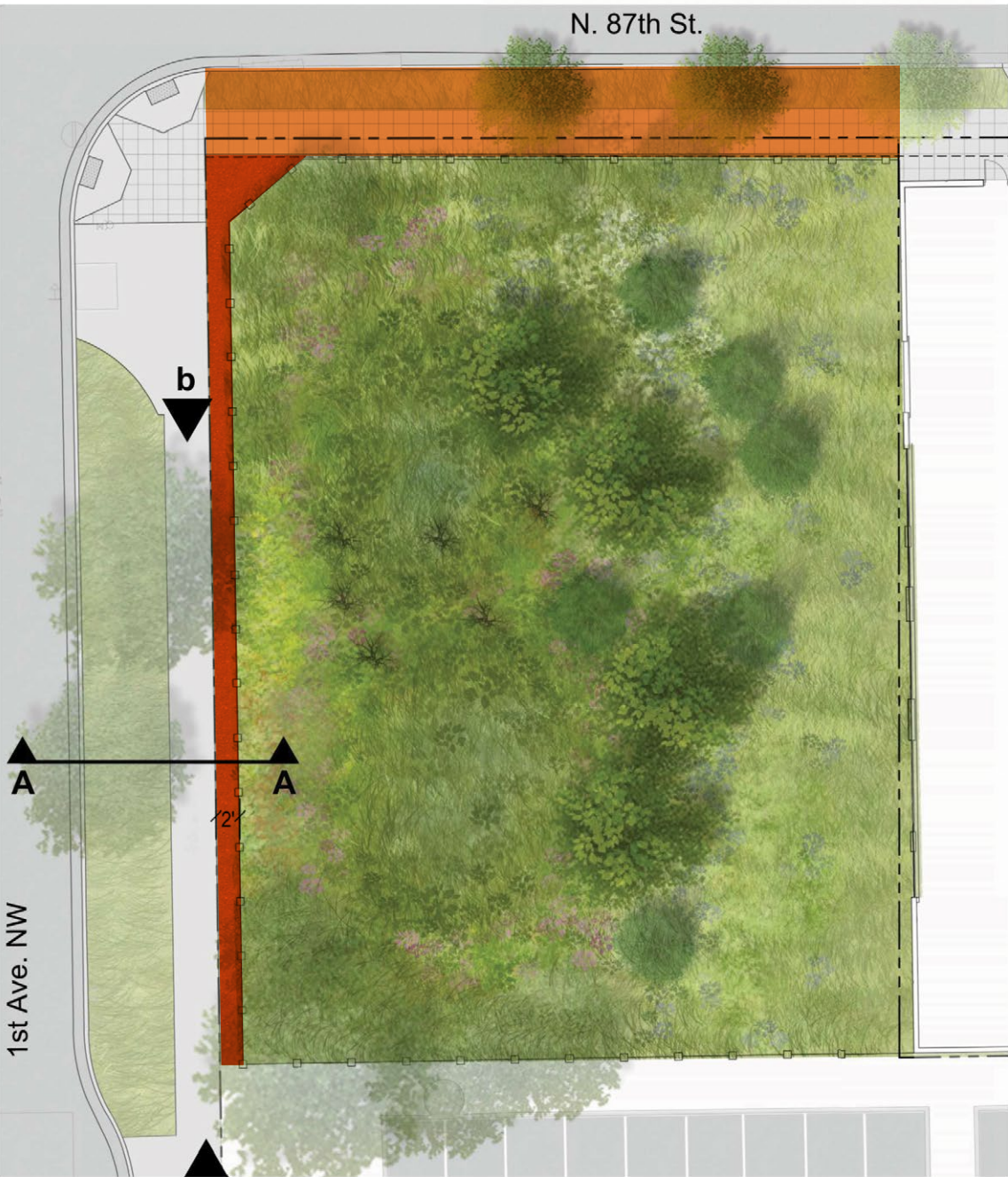
site plan

- 1. New Extended Sidewalk Connection
- 2. New Widened Sidewalk
- 3. New Discoveries in the Neighborhood
- 4. Enhance Existing Green Open Space



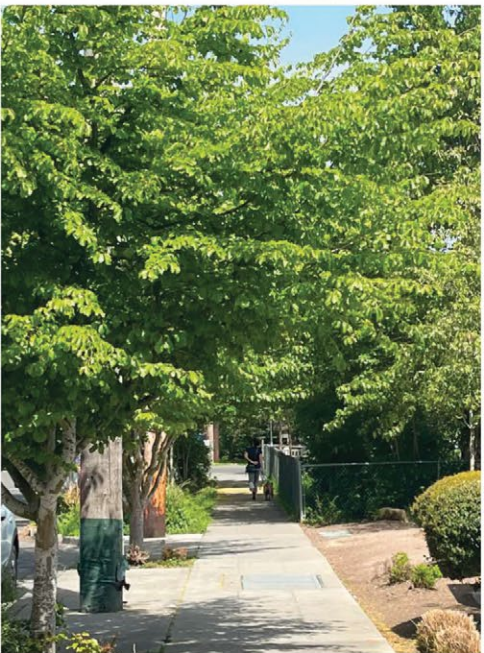
	Public Benefit	Description	Size/Dimension of Proposed Benefit	Code	Estimated
1	Sidewalk Improvements - Palatine Avenue N	New 2' Sidewalk Easement to Widen Existing 6' Sidewalk on Palatine Ave N to Promote Walkability COS Standard Sidewalk Surfacing	245 sf	Not Required	\$7,644.00
2	Sidewalk Improvements - N 87th Street	New 6' Sidewalk and 6' Planter Extension to Complete the Pedestrian Connection - COS Standard Sidewalk - COS Standard Planter Strip and Curb	554 sf 554 sf	Not Required	\$17,284.80 \$23,268.00
3	Sidewalk Improvements - 1st Ave N	New 2' Pervious Pavers to Widen Existing 6' Sidewalk to Promote Walkability COS Standard Sidewalk Surfacing/Gravel/Paving	245 sf	Not Required	\$7,644.00
4	Conservation Parcel Enhancements	Improve Adjacent Existing Stormwater Conservation Parcel with New Planting - New Planting Plan - Ongoing Quarterly Maintenance of the Conservation Parcel - Birdhouses - Decorative Fence Panels	3 215 LF	Not Required	\$145,910.40 \$8,850.00 \$2,250.00 \$90,300.00
5	Sidewalk Enhancements on 1st Ave N	- Wayfinding Signage - Resting Blocks	1 2	Not Required	\$5,000.00 \$3,000.00
TOTAL					\$ 311,151.20

public benefit: NEW EXTENDED SIDEWALK CONNECTION

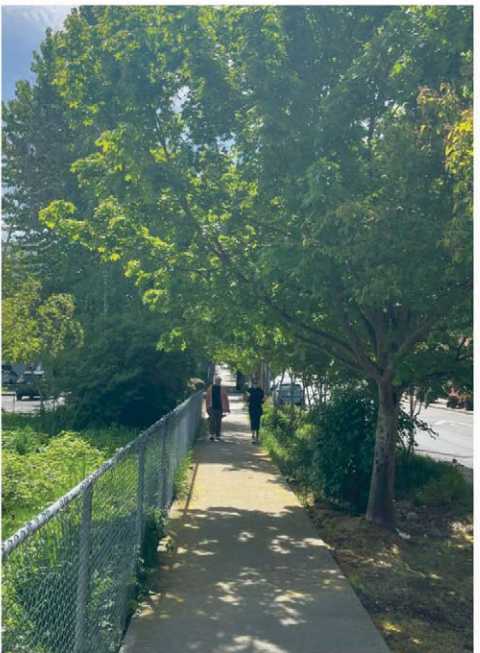


- LEGEND**
- New 6' planter strip = 554 sf
 - New 6' sidewalk = 554 sf
 - New 2' pervious paver = 245 sf

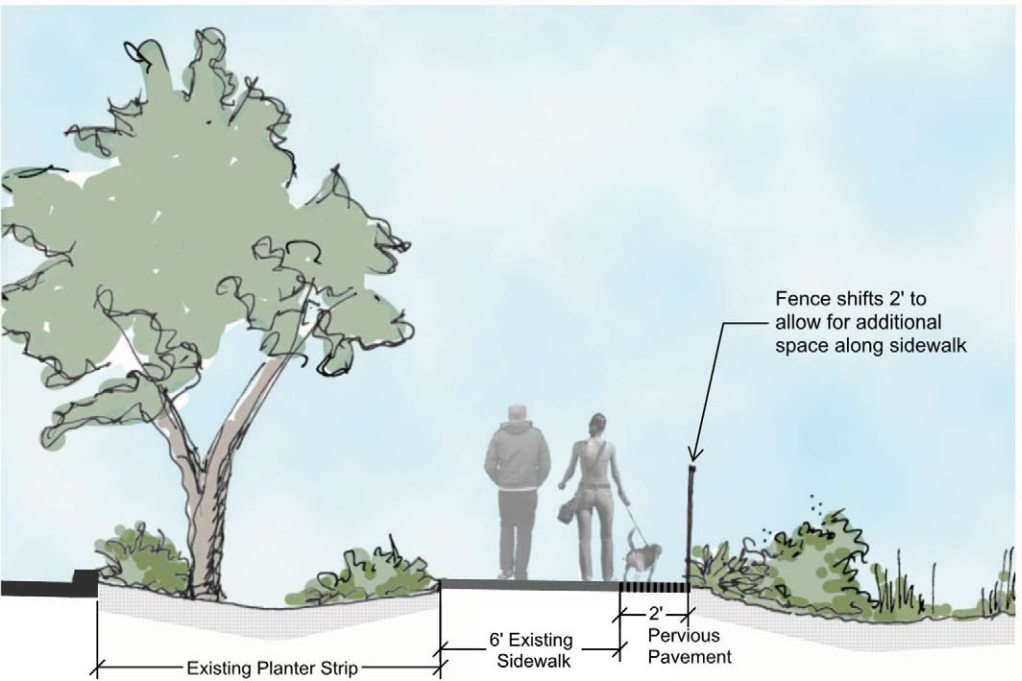
EXISTING SIDEWALK ALONG 1ST AVE. NORTH



a View Looking North

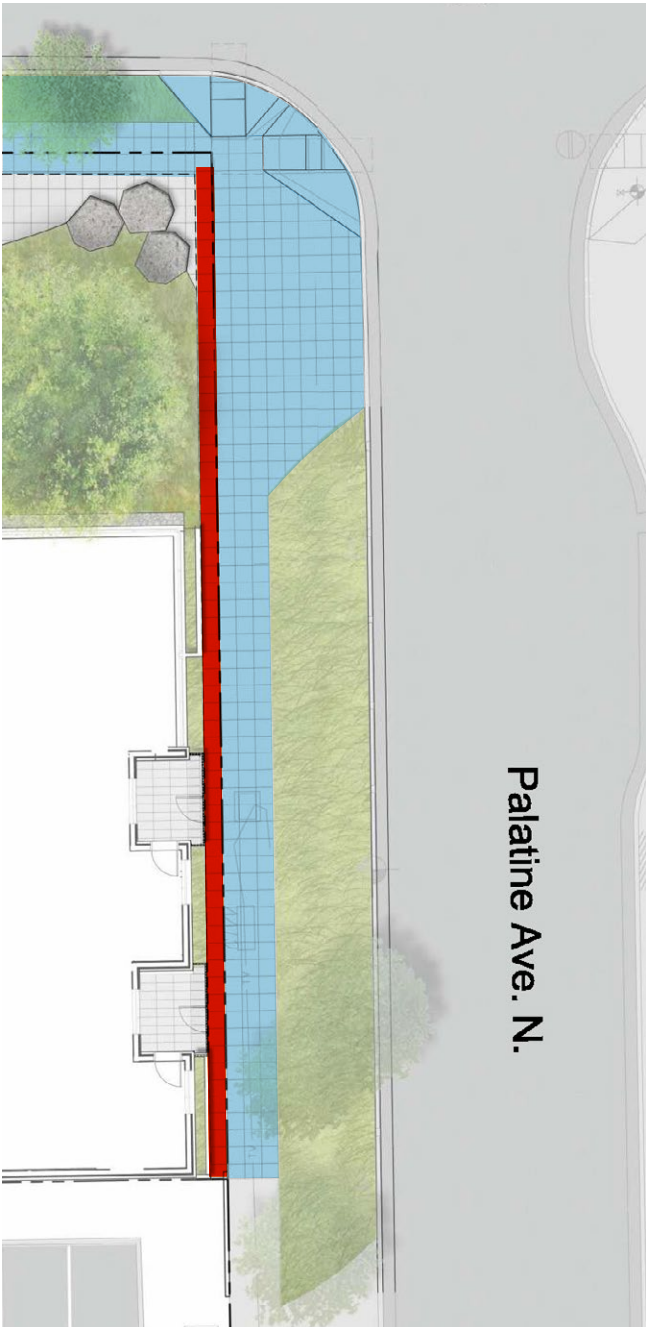


b View Looking South



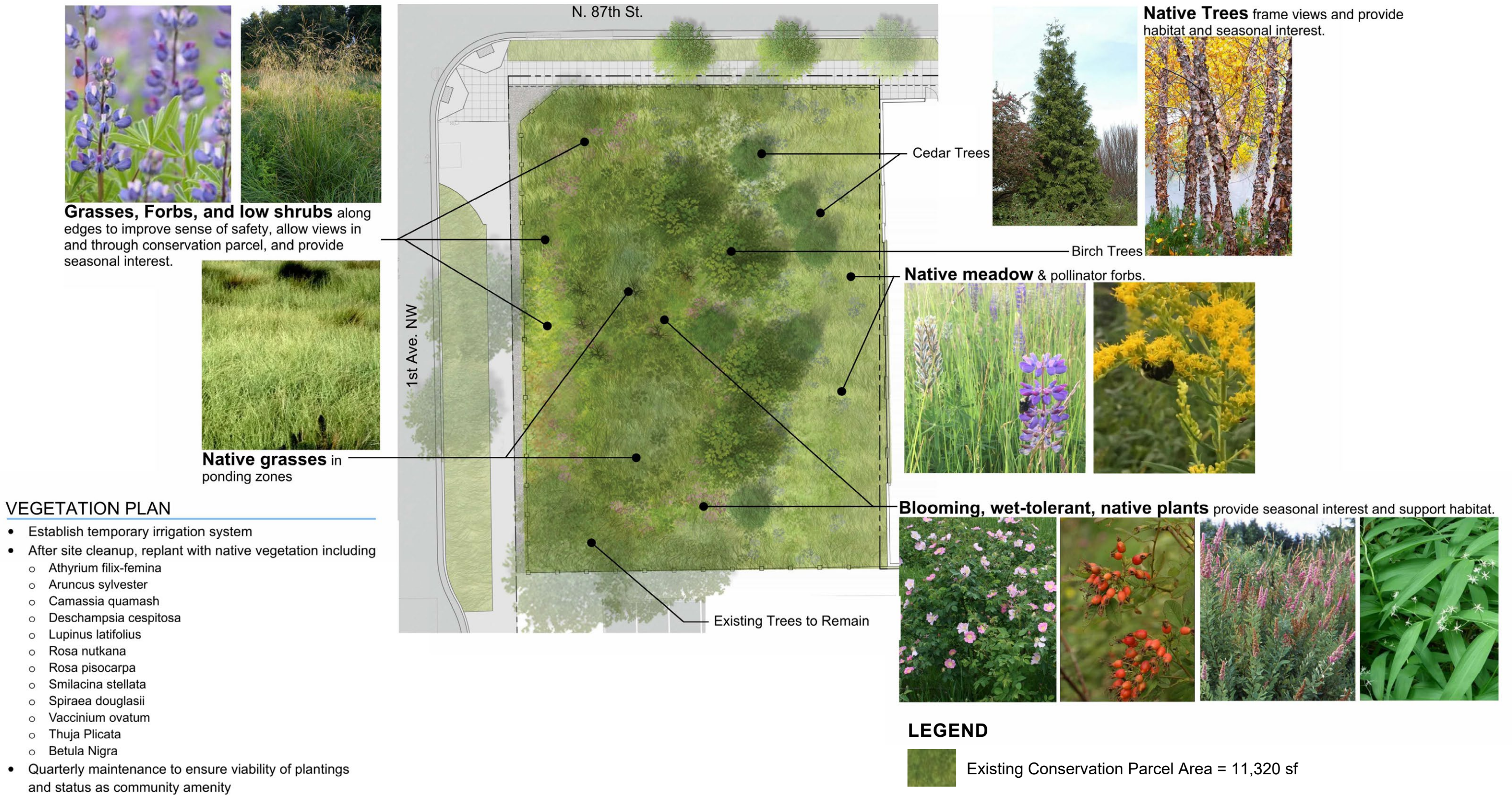
A-A Section At Sidewalk Looking North

NEW WIDENED SIDEWALK



- LEGEND**
- New 2' Sidewalk Easement to Widen Existing 6' Sidewalk = 245 sf

public benefit: ENHANCE EXISTING GREEN OPEN SPACE



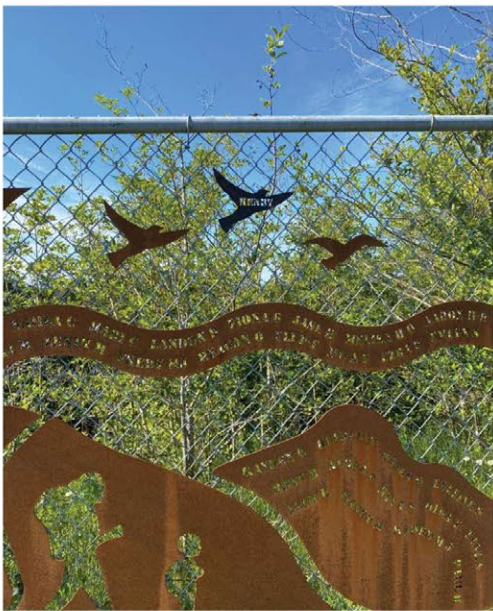
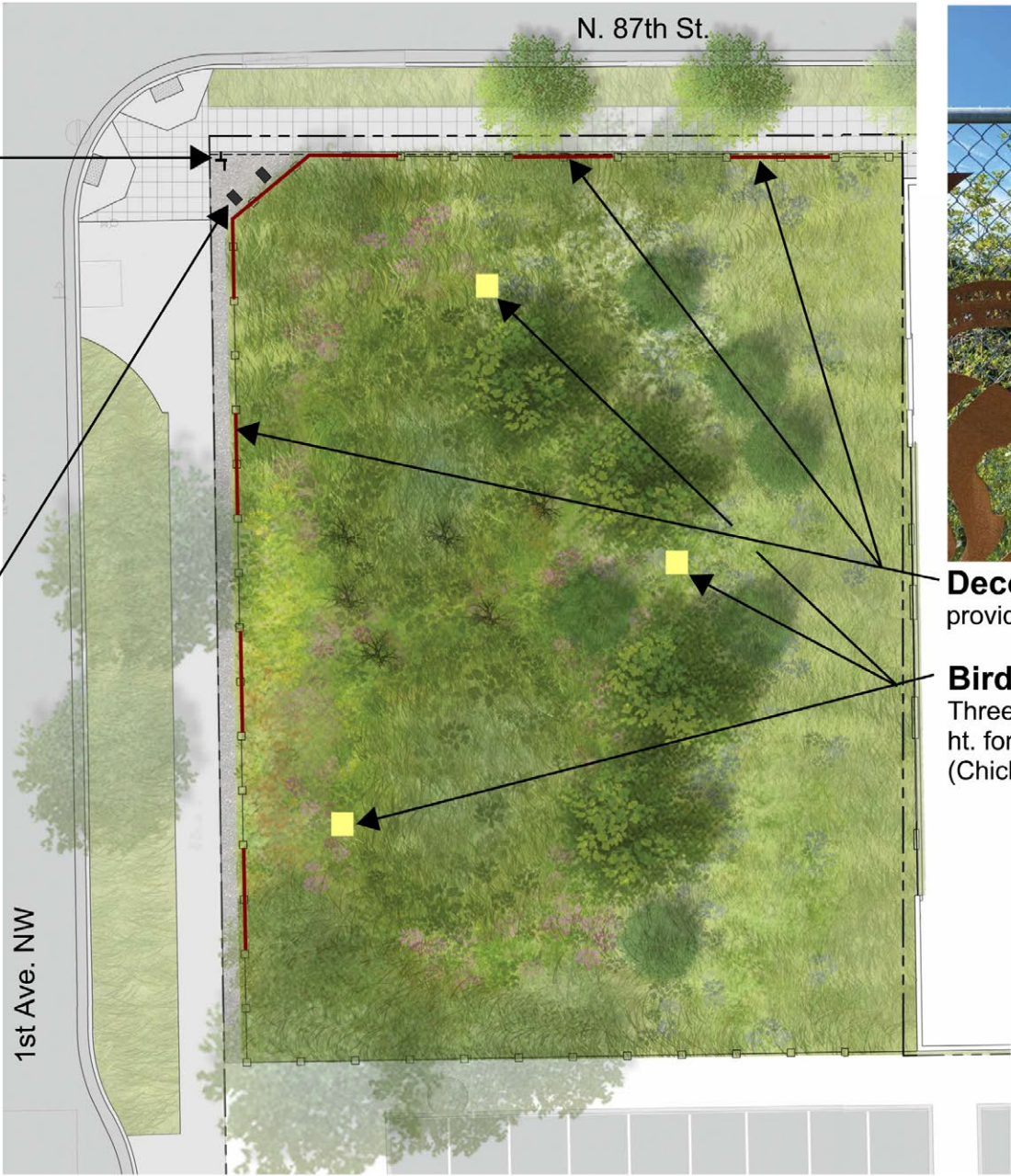
public benefit: NEW DISCOVERIES IN THE NEIGHBORHOOD



Neighborhood Signage:
Vertical element at corner to provide directional markers to local amenities (Parks, theater, trails)



Resting Blocks:
Stone blocks for resting, and sitting. Vandal resistant, provide continuity of materials with stone building elements at corner of 87th and Palatine.

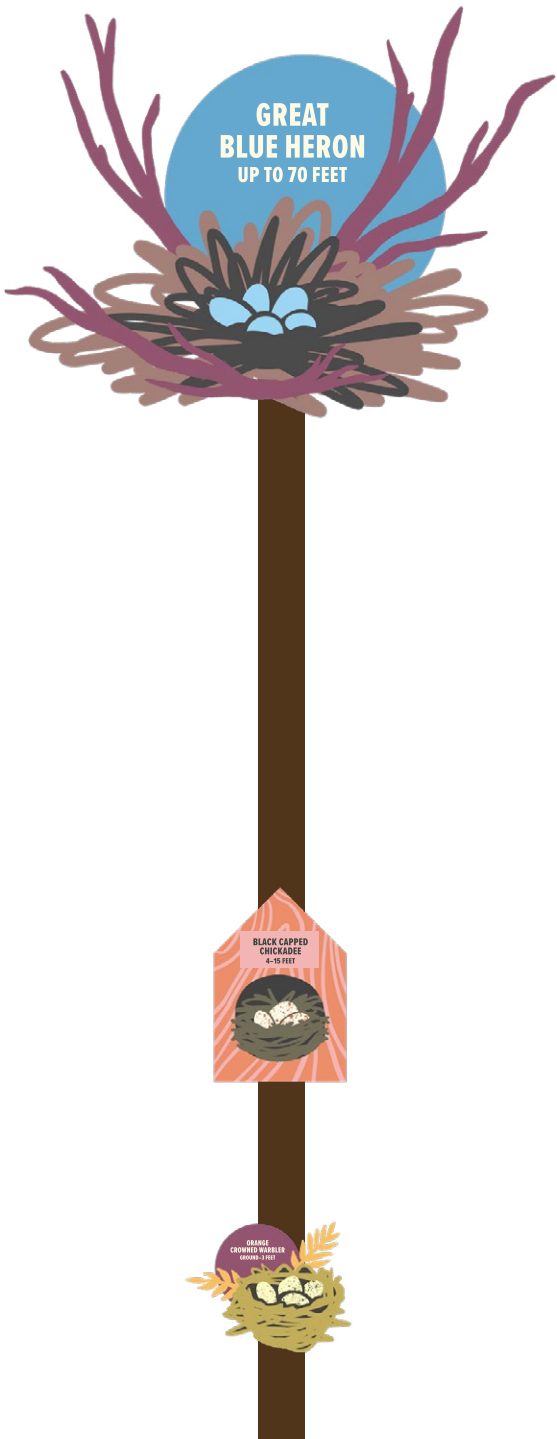


Decorative Fence Panels: Panels provide points of interest around the conservation parcel, providing story telling of flora and fauna, history of Greenwood as Woodland, etc.

Bird Houses:
Three locations, mounted on poles 8-12' ht. for seasonal song bird nesting (Chickadees, Nut-Hatches, Wrens).



Sign Posts



NOTES

- To further inform the artwork, the fence post will have fun, doodly illustrations of what kinds of nests these birds actually make. If viewers are lucky they might be able to recognize and identify one in the parcel!
- Placement on the post will be relative to nesting heights, and relative to scale of nests (the largest being the heron on top).
- I will work with the design team to come up with copy and information, but the colors, style and fabrication method will be the same as the fence artwork, tying them together into one cohesive installation.

Mockups



NOTES

- Large clusters of illustrations activate the fenceline, with plenty of space in between allowing the natural vegetation to play an equal role.
- The layered, organic shapes respond to and feel integrated into their surroundings.
- The over-the-top scale engages with the community by creating interest from afar, and allows for fun interaction up close.
- Pieces are created from laser cut aluminum composite material (ACM), and hand painted with design.
- The chosen style of the fence does not impact artwork, but I recommend something dark or black so it recedes visually.

THANK YOU

