

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

MAY 7, 2026



APPLICANT

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ARCHITECT

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LANDSCAPE ARCHITECT

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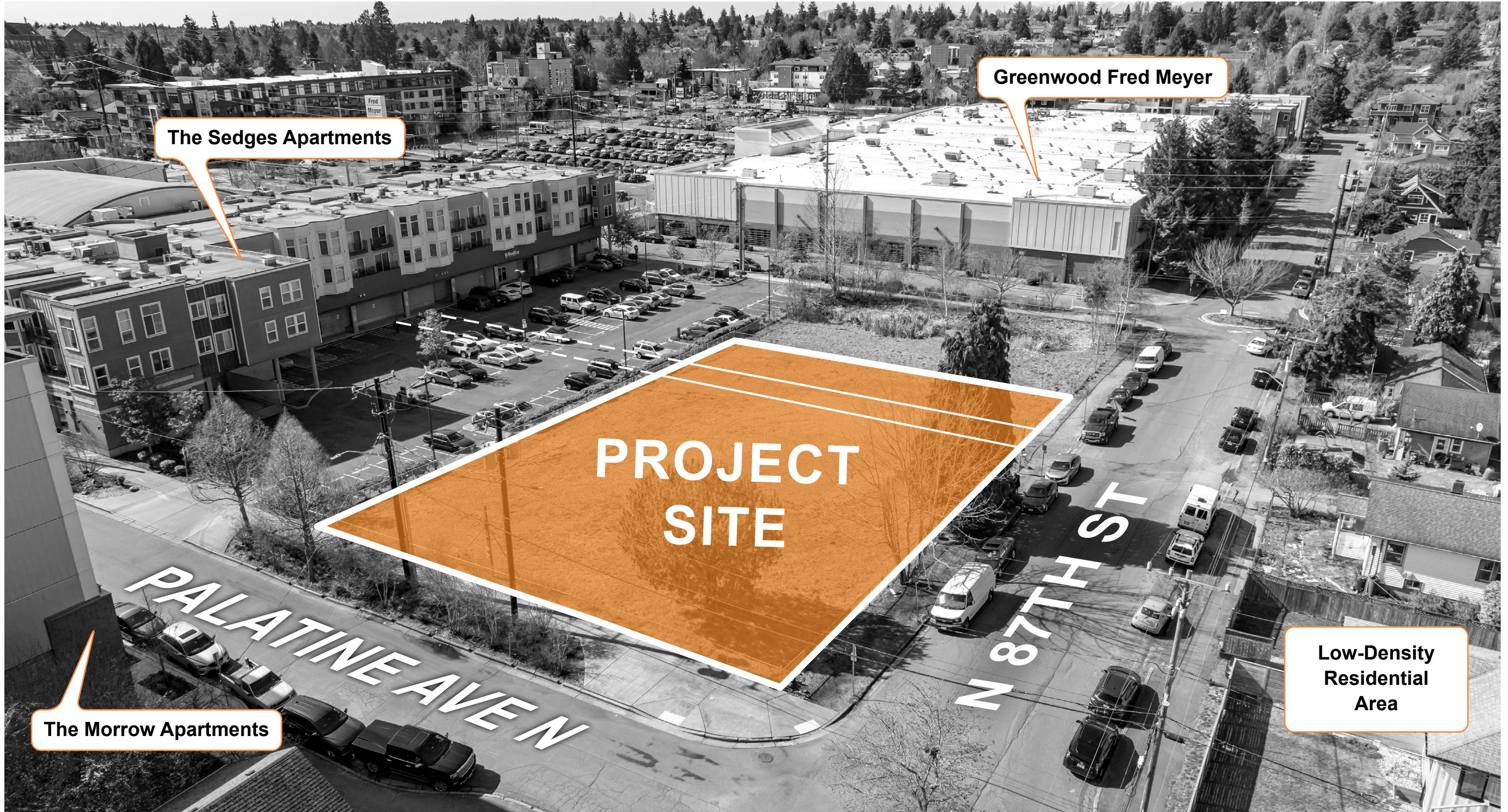
project location

within Council District 6



project location

within Council District 6



9 block analysis



existing conditions

dead end alley remnant

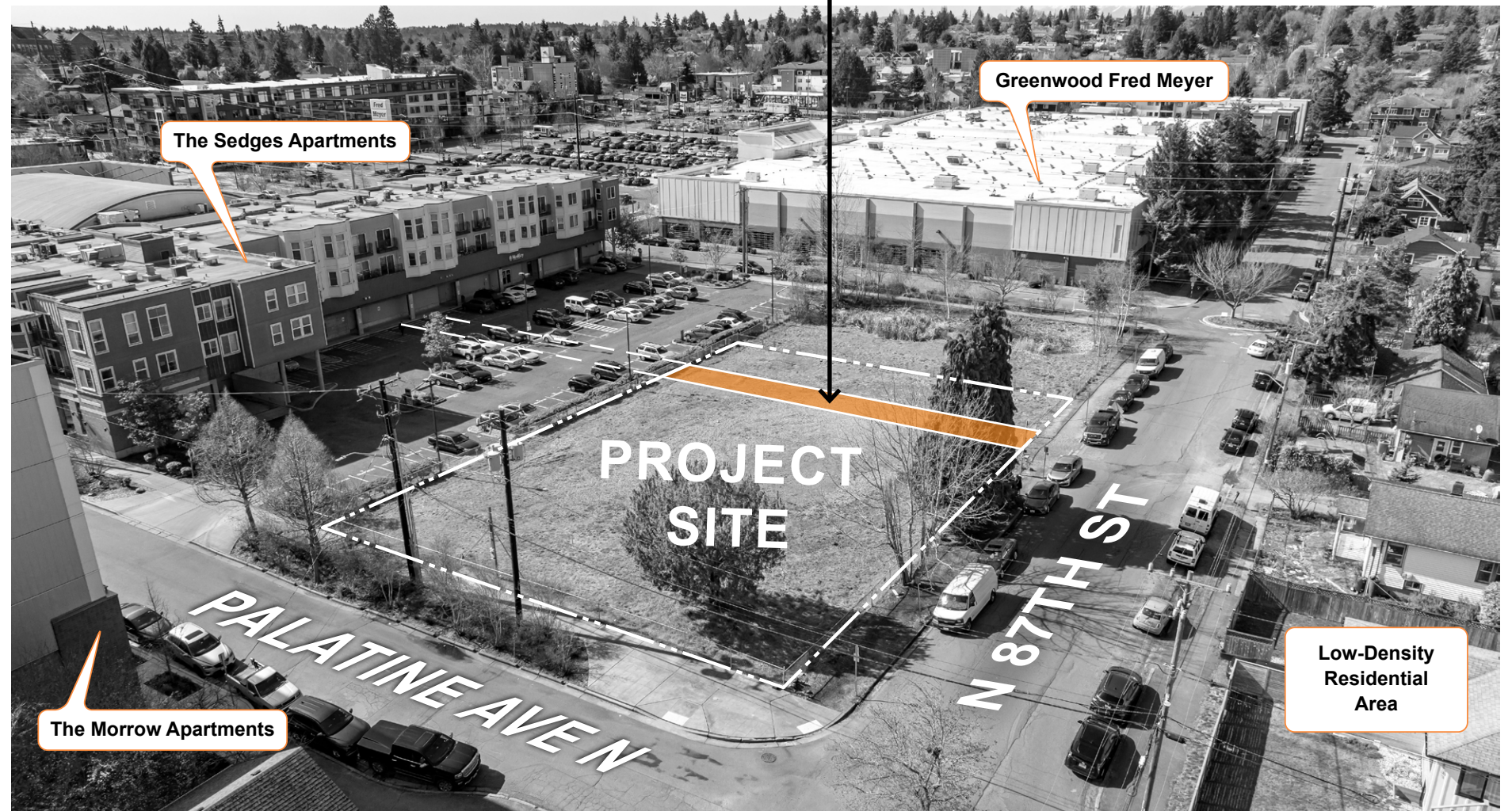


Existing Alley Looking South



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

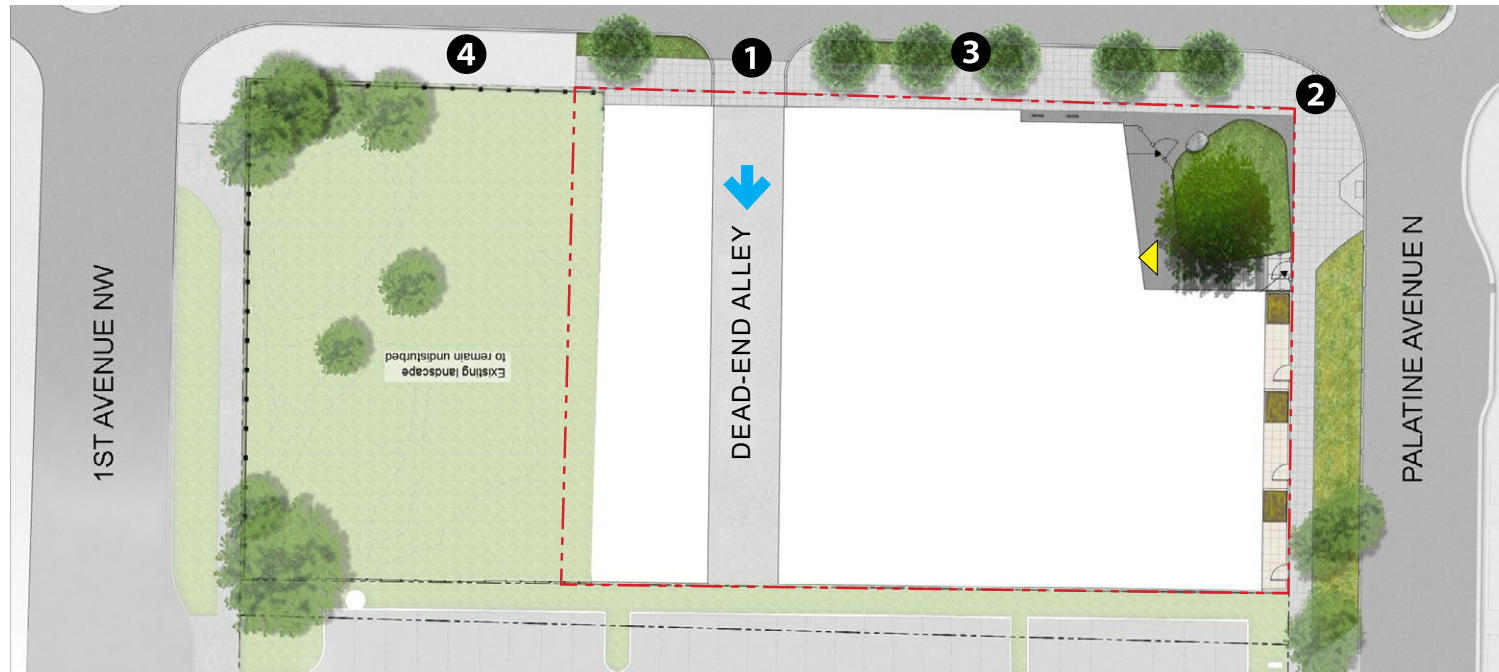


Existing Alley Looking Northeast

overview - vacation / no vacation

site plan

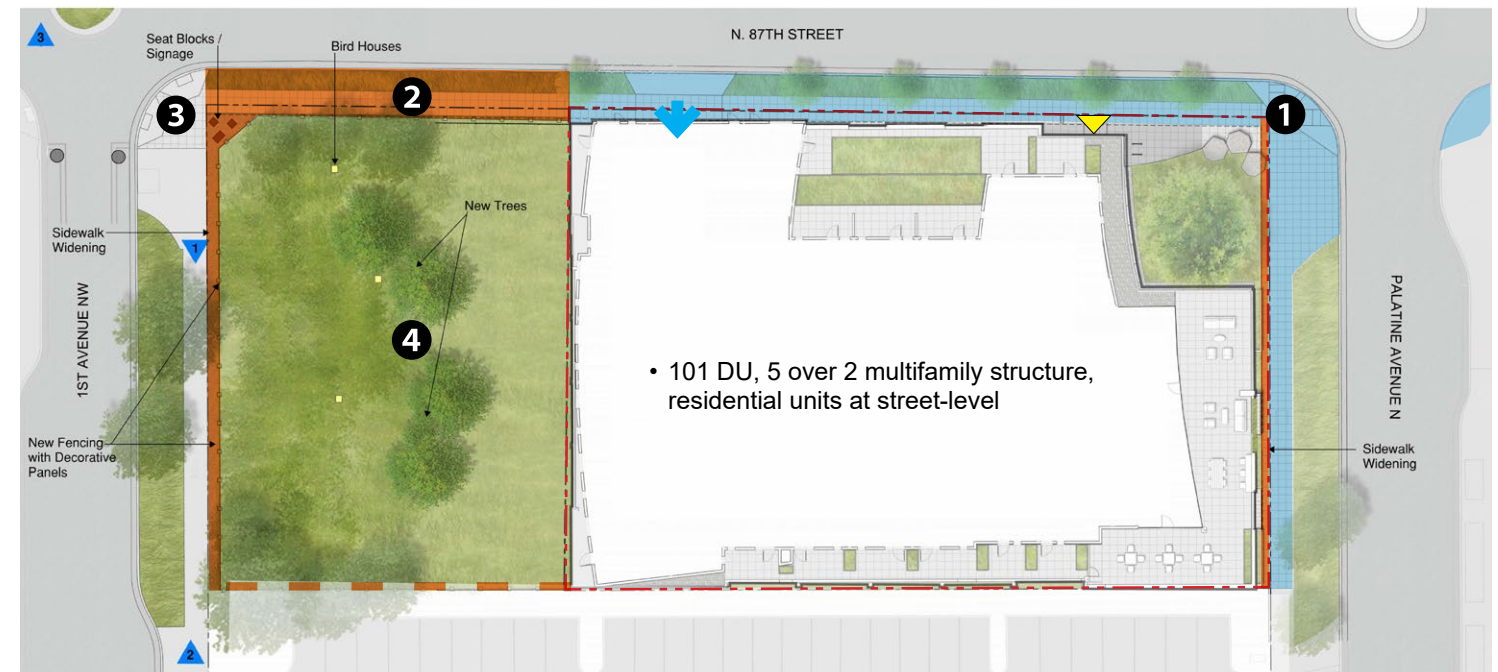
no vacation



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.

8631 PALATINE AVE N
Seattle, WA 98107

ABOUT THE PROJECT

The project proposes the construction of a multi-family building that will consist of approximately 12 dwelling units, public and private amenities such as open space and landscaping improvements, and a 2-story parking garage. The base height of the building will be around 7 stories. We're just getting started planning now - construction could start as early as mid-2024 and the building could be open as early as late-2025.

This project includes a request to vacate the remaining 2,000 square feet of unimproved alley on the parcel located at Palatine Avenue N and N 87th Street. This means the developer would purchase this area from the City of Seattle at market rate prices if the City approves the project. For more information on the alley vacate process, see the SDOT website regarding vacations. We are seeking public input regarding the potential public benefits that could be provided by the project.

To find out more about this project and track our progress through the permitting process, search the project address number "8631 Palatine Ave N" in the Design Review Calendar and the Seattle Services Portal. To find out more about why we're not ready 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 thoughts about how this development could contribute to the overall neighborhood by filling out this survey or contacting us using the information provided below. The survey is anonymous, though information you share could be made public. Please do not share any personal information.

Get to Survey Download Project Flyer

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

| | |
|-----------------------------------|------------|
| Welcoming to pedestrians (no-) | 28 (84.8%) |
| Lots of plants/greenery | 15 (45.5%) |
| Lighting "eyes on the street," a- | 14 (42.4%) |
| Attractive building materials at | 9 (27.3%) |
| Seating/places to congregate a- | 9 (27.3%) |
| Keeping dog waste from camp- | 1 (3%) |
| Lessening the footprint of devel- | 1 (3%) |
| Smart "eyes on the street" safe- | 1 (3%) |

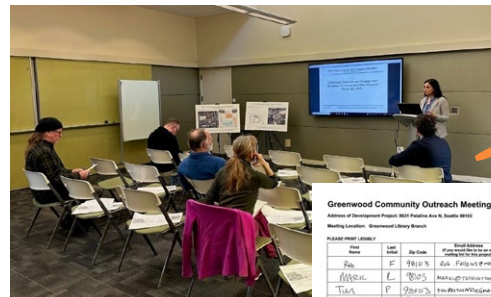
3. Custom Responses:

- 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
Address of Development Project: 8631 Palatine Ave N, Seattle WA 98107
Meeting Location: Greenwood Library Branch
Meeting Date: 3/29/2023

| Name | Phone | City | Address | How do you hear about this meeting? |
|-------|--------------|---------|--------------|-------------------------------------|
| John | 206 465 1234 | Seattle | 1234 5th Ave | Community meeting |
| Jane | 206 555 1234 | Seattle | 5678 9th Ave | Project website |
| Bob | 206 333 1234 | Seattle | 9101 3rd Ave | Project website |
| Carol | 206 222 1234 | Seattle | 2345 7th Ave | Community meeting |
| David | 206 111 1234 | Seattle | 3456 8th Ave | Project website |

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

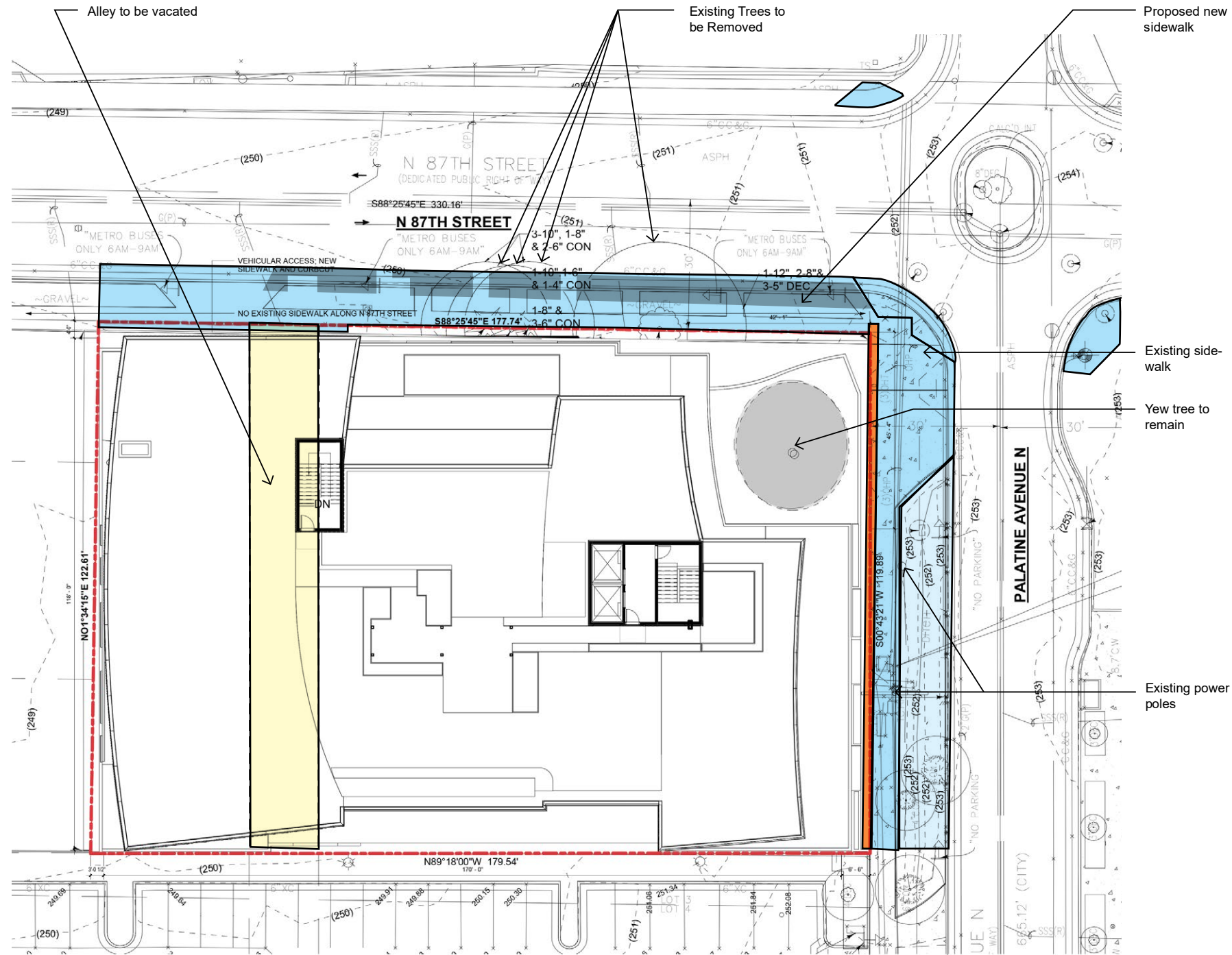
- Reviewed revised development and proposed public benefits package

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



LEGEND

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



Yew tree



NE Corner Aerial View



NW Corner Aerial View

Street Level Uses

level 1 floor plan

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.

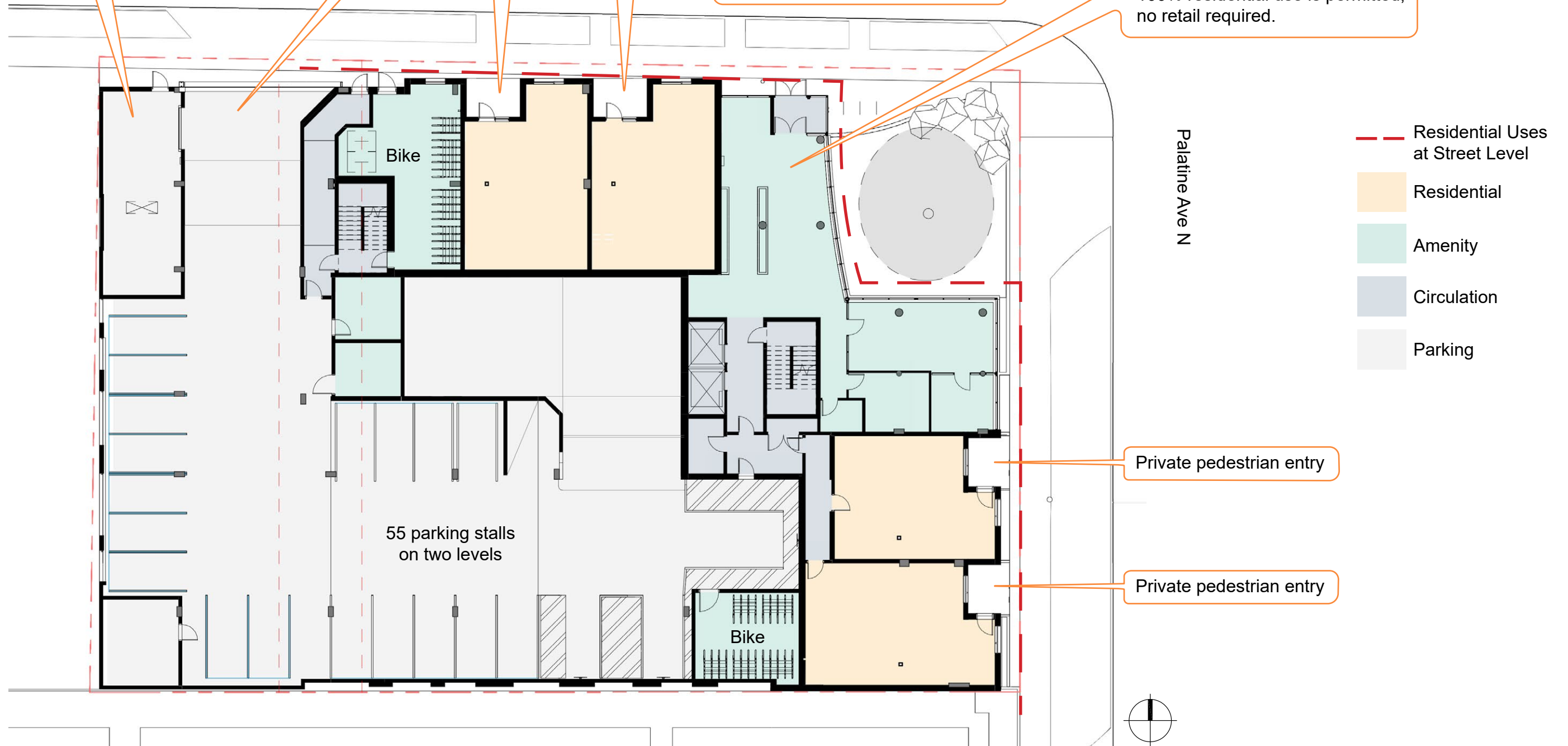
Auto entry/exit.

N 87th Street

Private pedestrian entry

Deliveries, drop offs, and move
in thru front lobby door. parking
adjacent to door will be requested
to be loading.

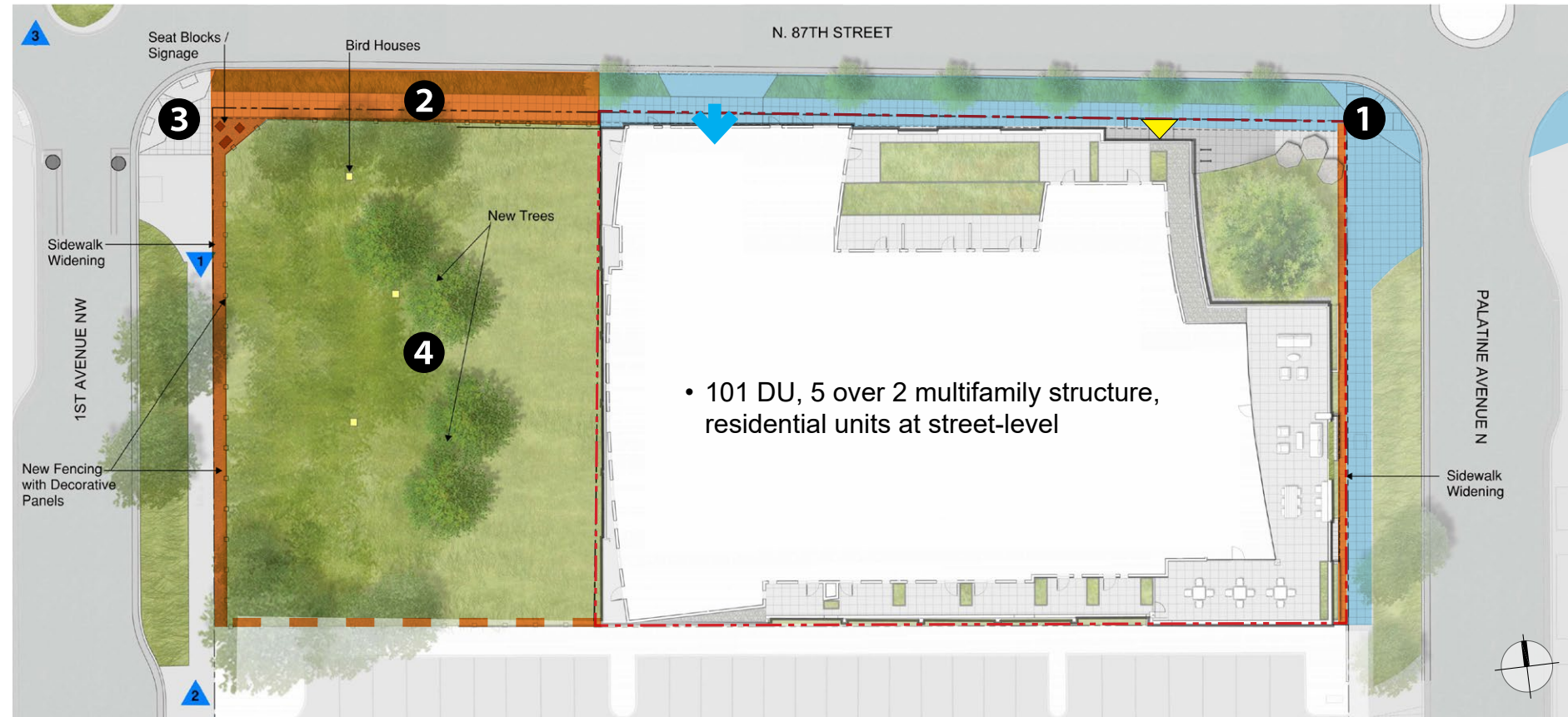
Street-level Uses:
100% residential use is permitted,
no retail required.



overview - public benefit

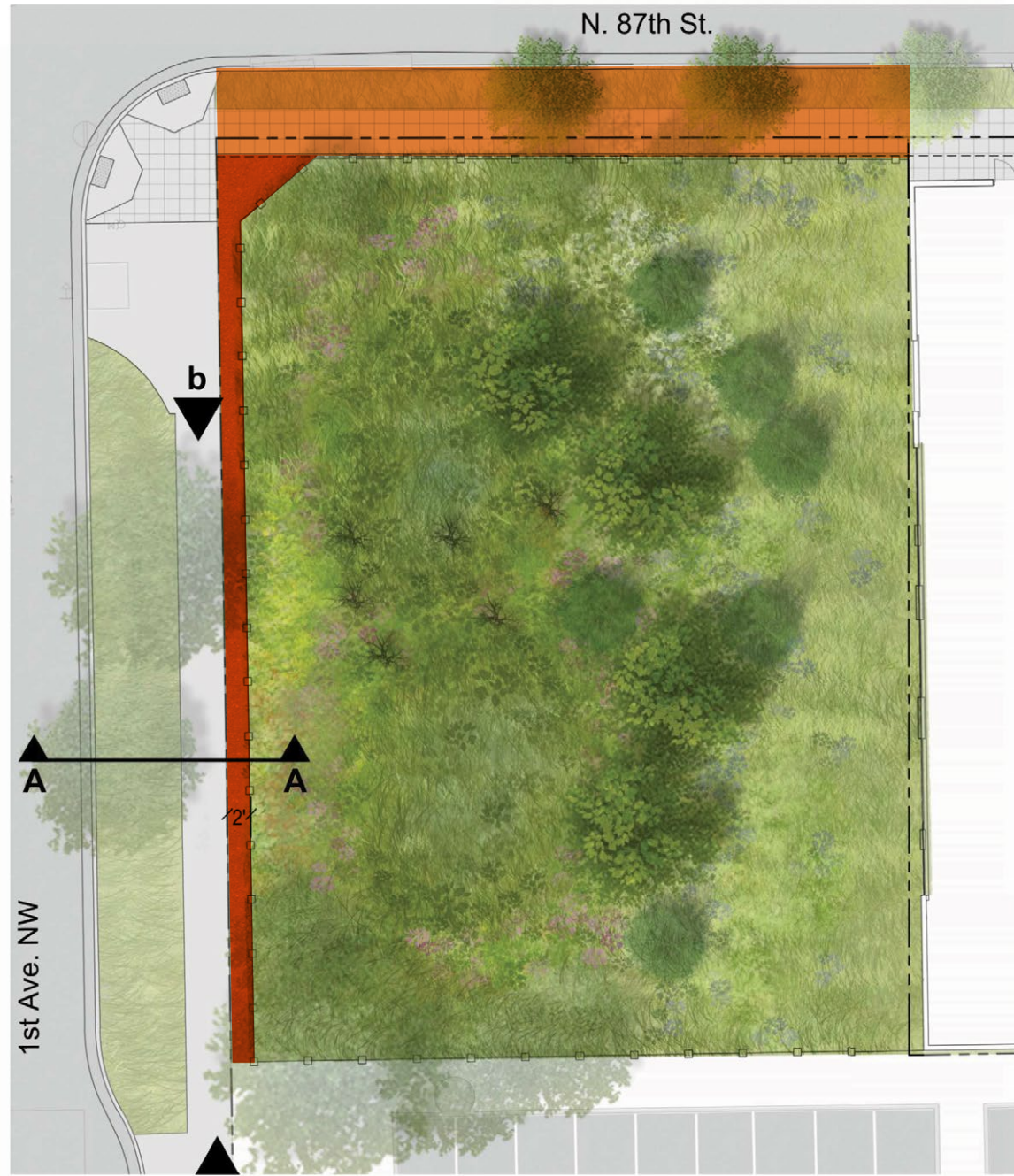
site plan

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

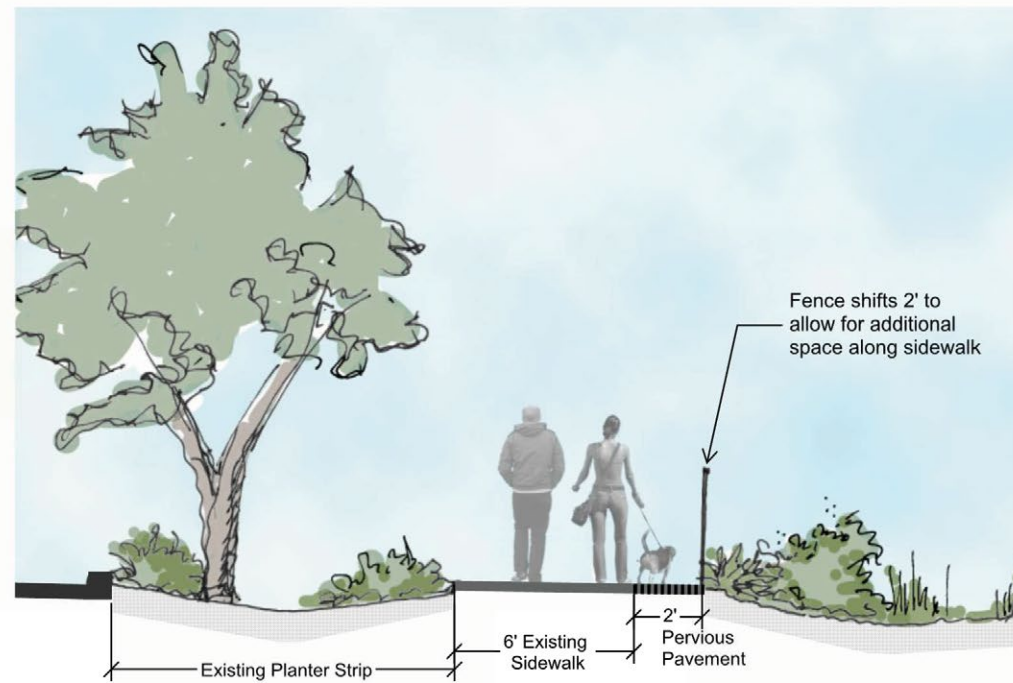
EXISTING SIDEWALK ALONG 1ST AVE. NORTH



a View Looking North

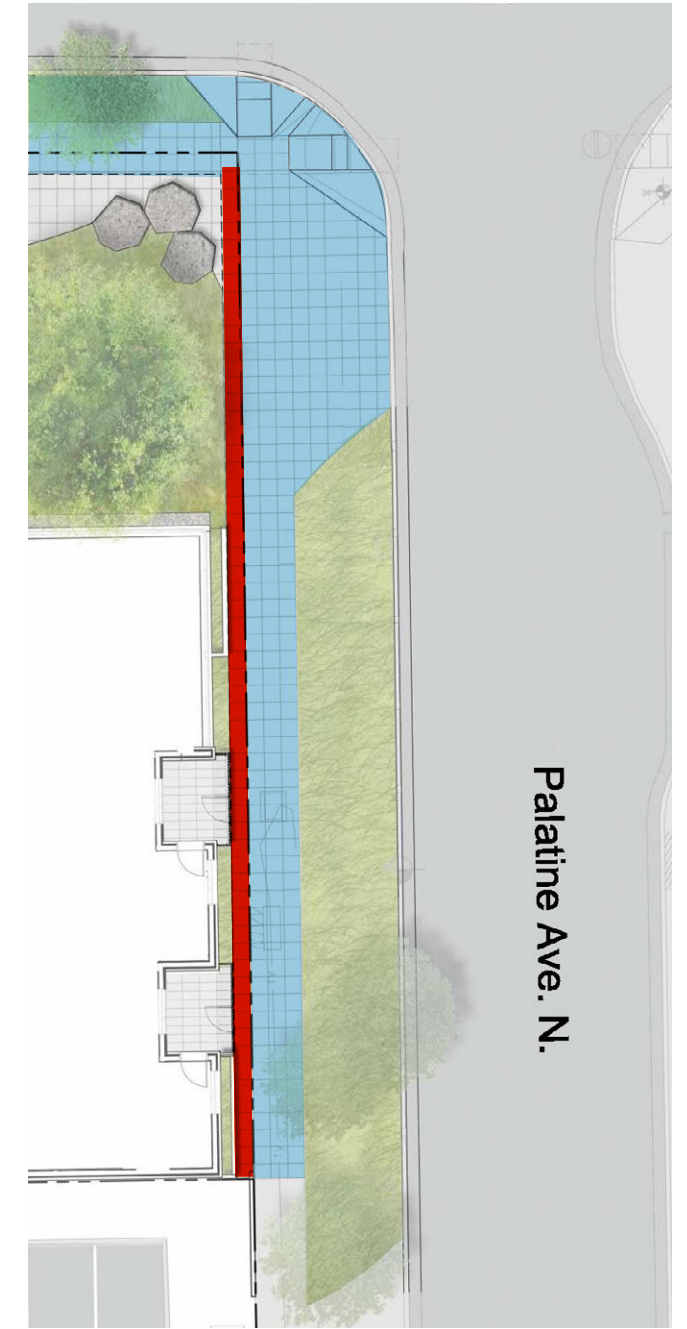


b View Looking South



A-A Section At Sidewalk Looking North

NEW WIDENED SIDEWALK



LEGEND

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

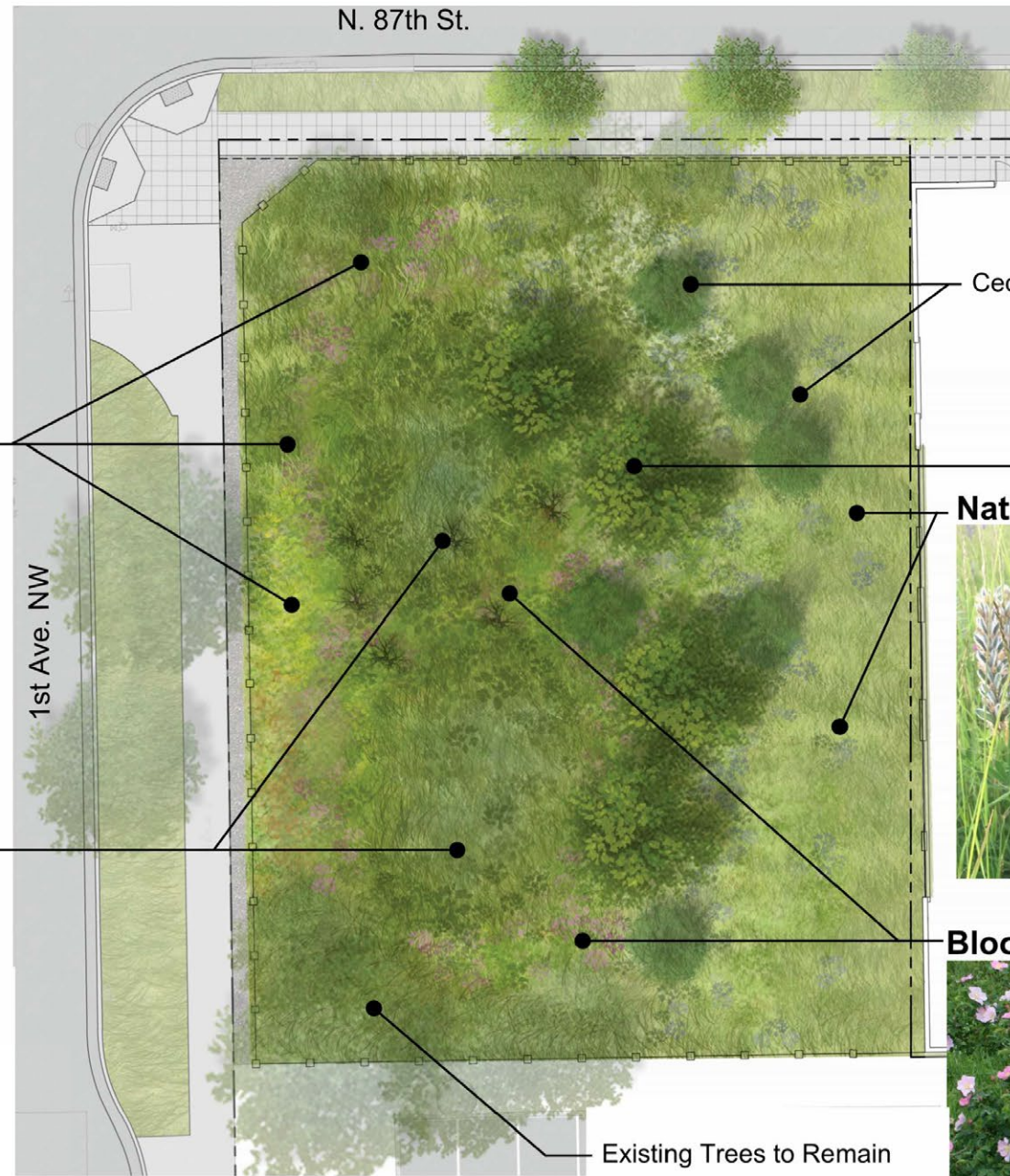
public benefit: ENHANCE EXISTING GREEN OPEN SPACE



Grasses, Forbs, and low shrubs along edges to improve sense of safety, allow views in and through conservation parcel, and provide seasonal interest.



Native grasses in ponding zones



Cedar Trees

Native Trees frame views and provide habitat and seasonal interest.



Birch Trees

Native meadow & pollinator forbs.



Blooming, wet-tolerant, native plants provide seasonal interest and support habitat.



VEGETATION PLAN

- Establish temporary irrigation system
- After site cleanup, replant with native vegetation including
 - *Athyrium filix-femina*
 - *Aruncus sylvestris*
 - *Camassia quamash*
 - *Deschampsia cespitosa*
 - *Lupinus latifolius*
 - *Rosa nutkana*
 - *Rosa pisocarpa*
 - *Smilacina stellata*
 - *Spiraea douglasii*
 - *Vaccinium ovatum*
 - *Thuja plicata*
 - *Betula nigra*
- Quarterly maintenance to ensure viability of plantings and status as community amenity

LEGEND

 Existing Conservation Parcel Area = 11,320 sf

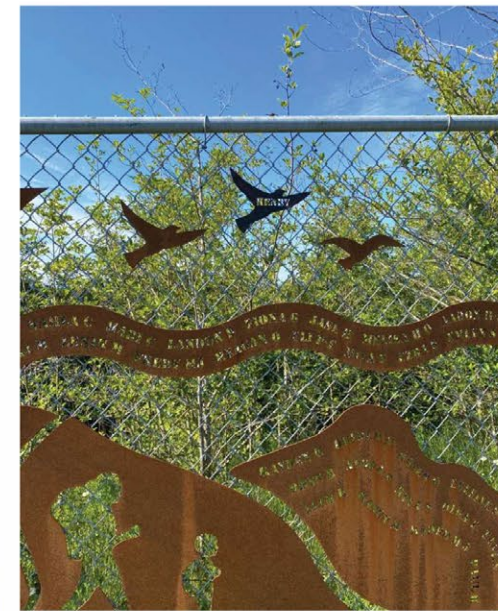
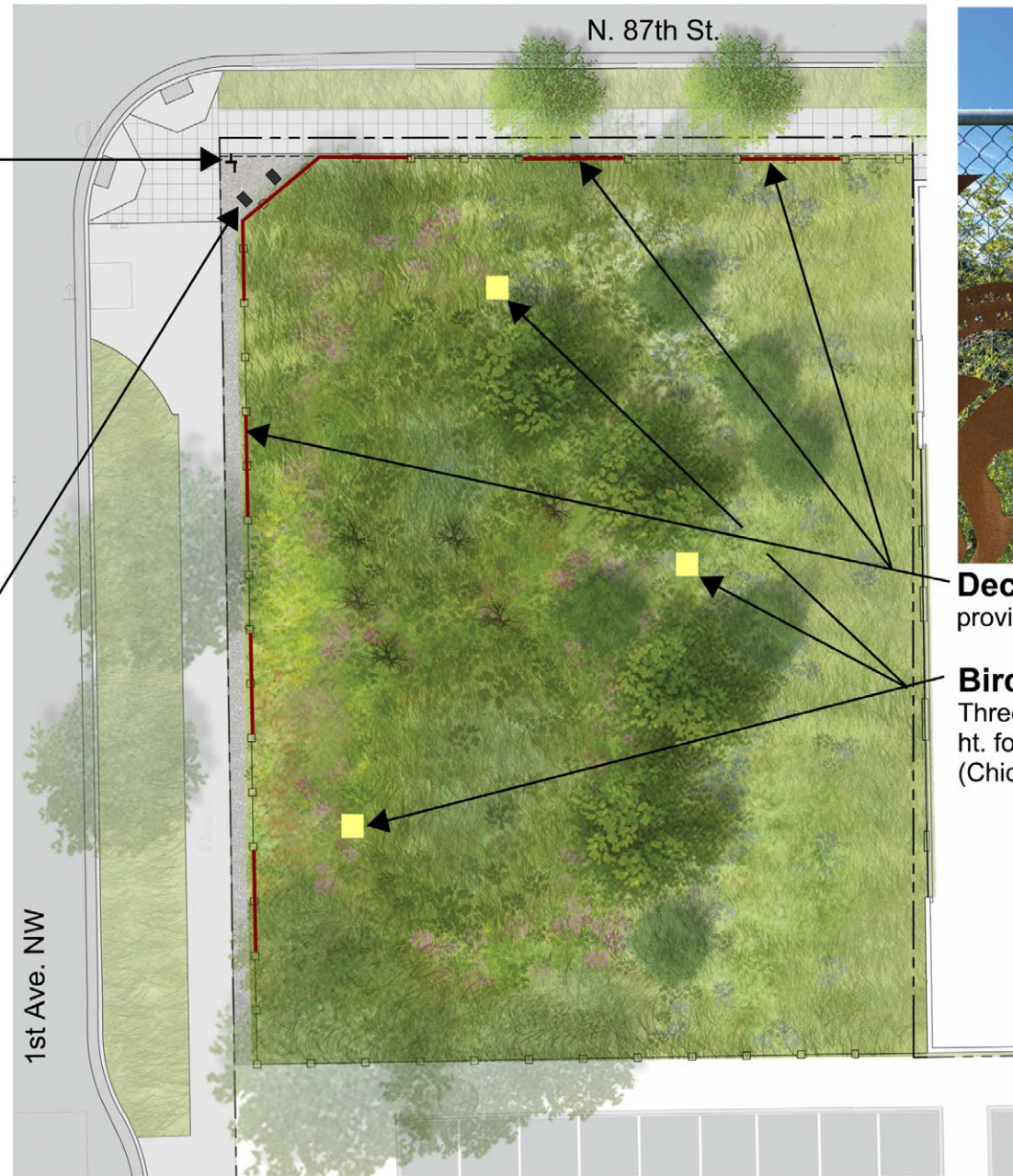
public benefit: NEW DISCOVERIES IN THE NEIGHBORHOOD



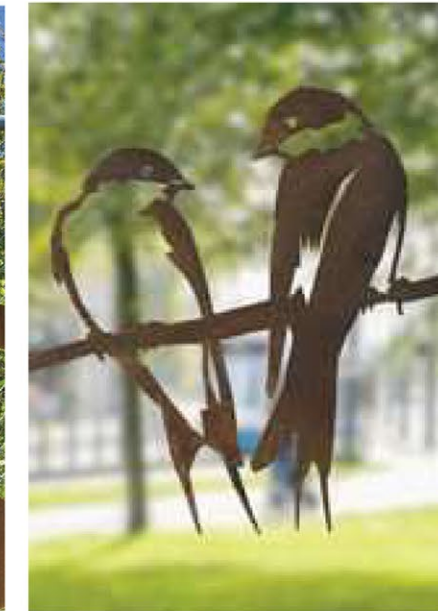
Neighborhood Signage:
Vertical element at corner to provide directional markers to local amenities (Parks, theater, trails)



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



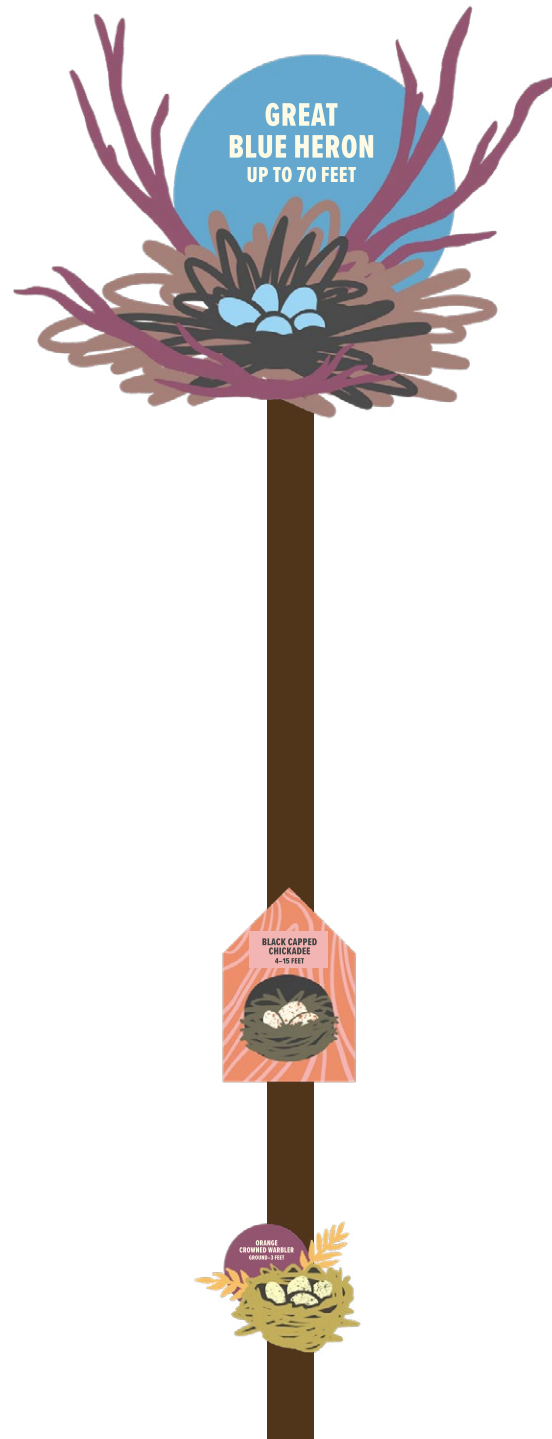
Decorative Fence Panels: Panels provide points of interest around the conservation parcel, providing story telling of flora and fauna, history of Greenwood as Woodland, etc.



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

