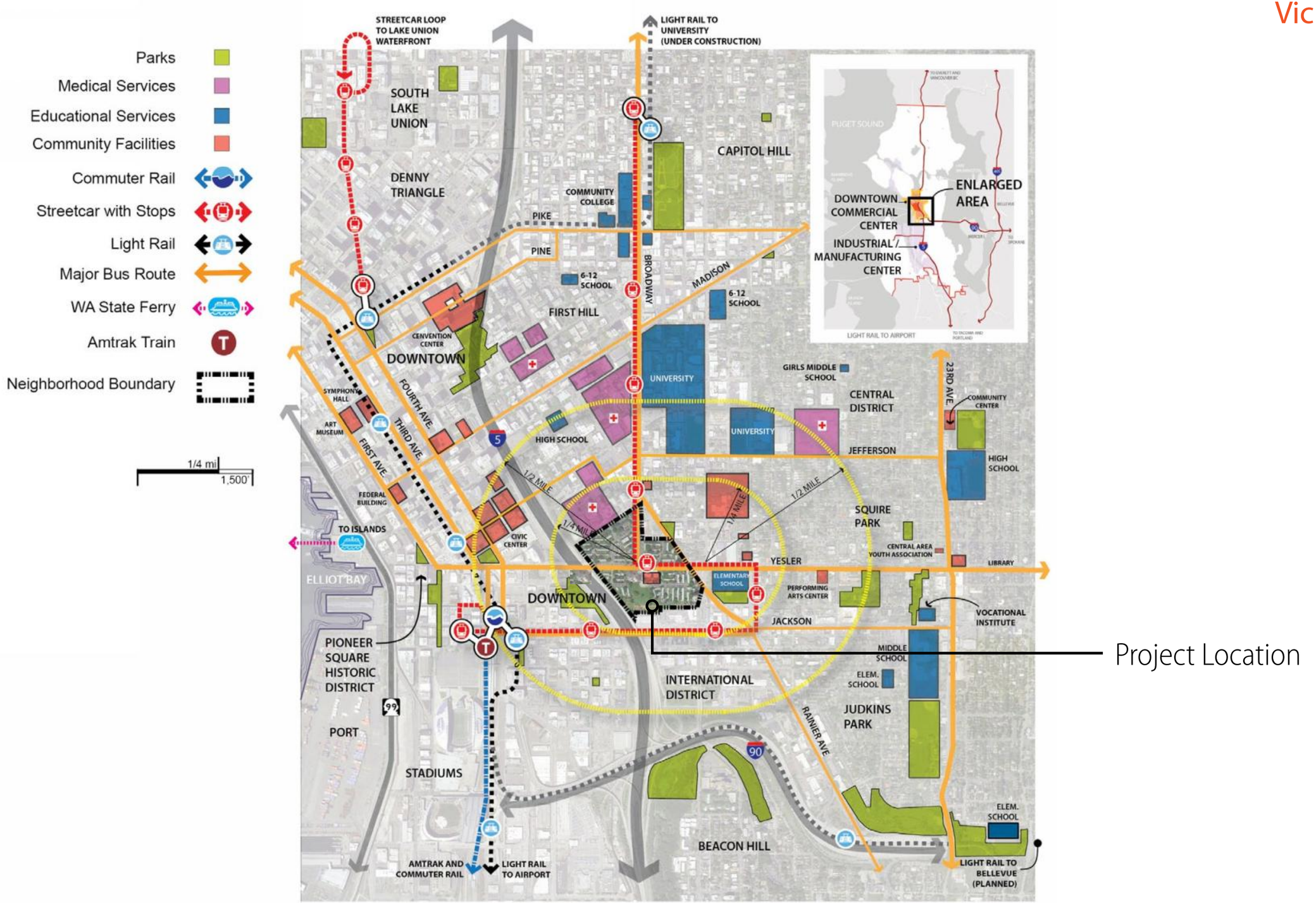
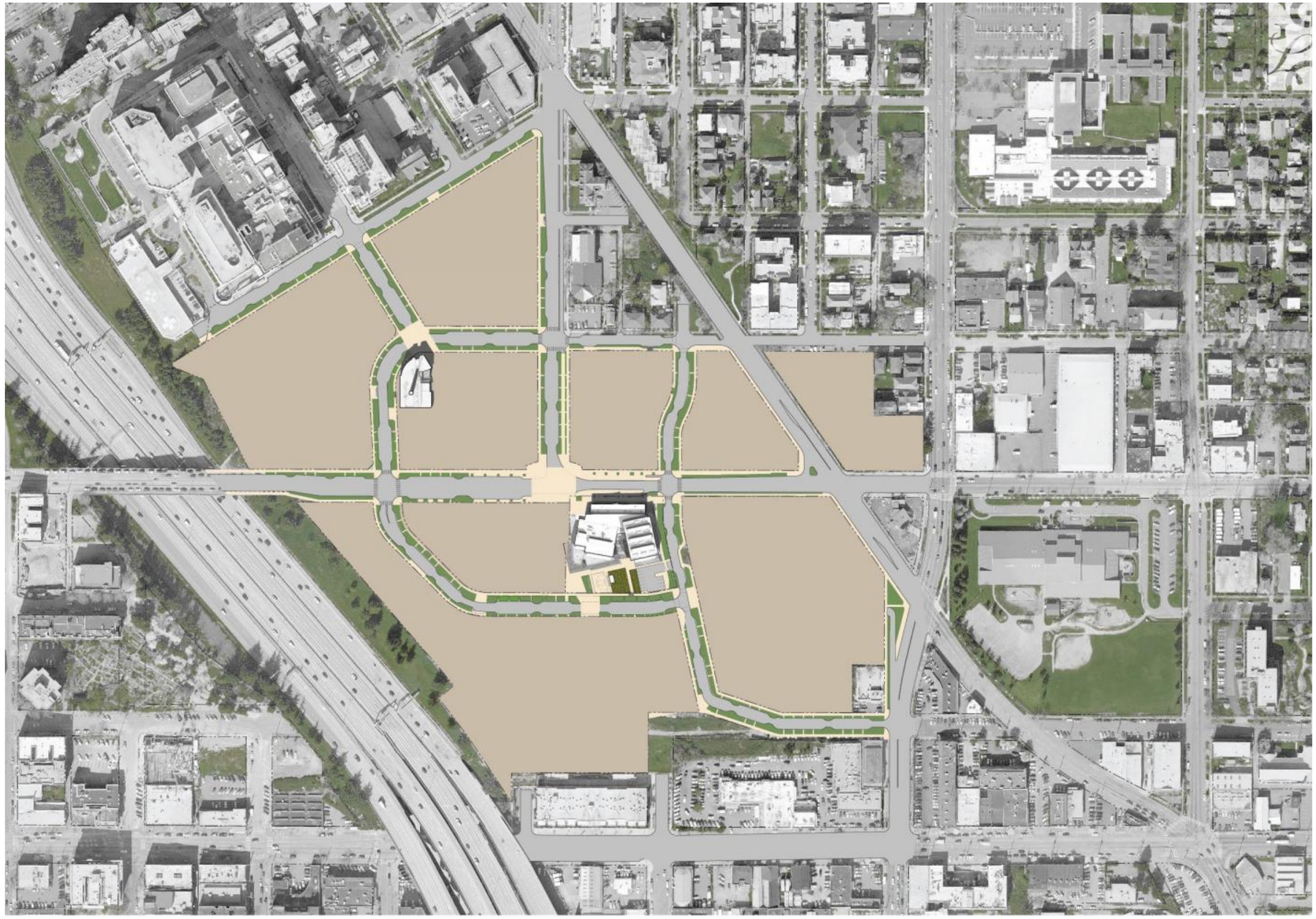
10th Avenue Hill Climb
Design Commission Meeting

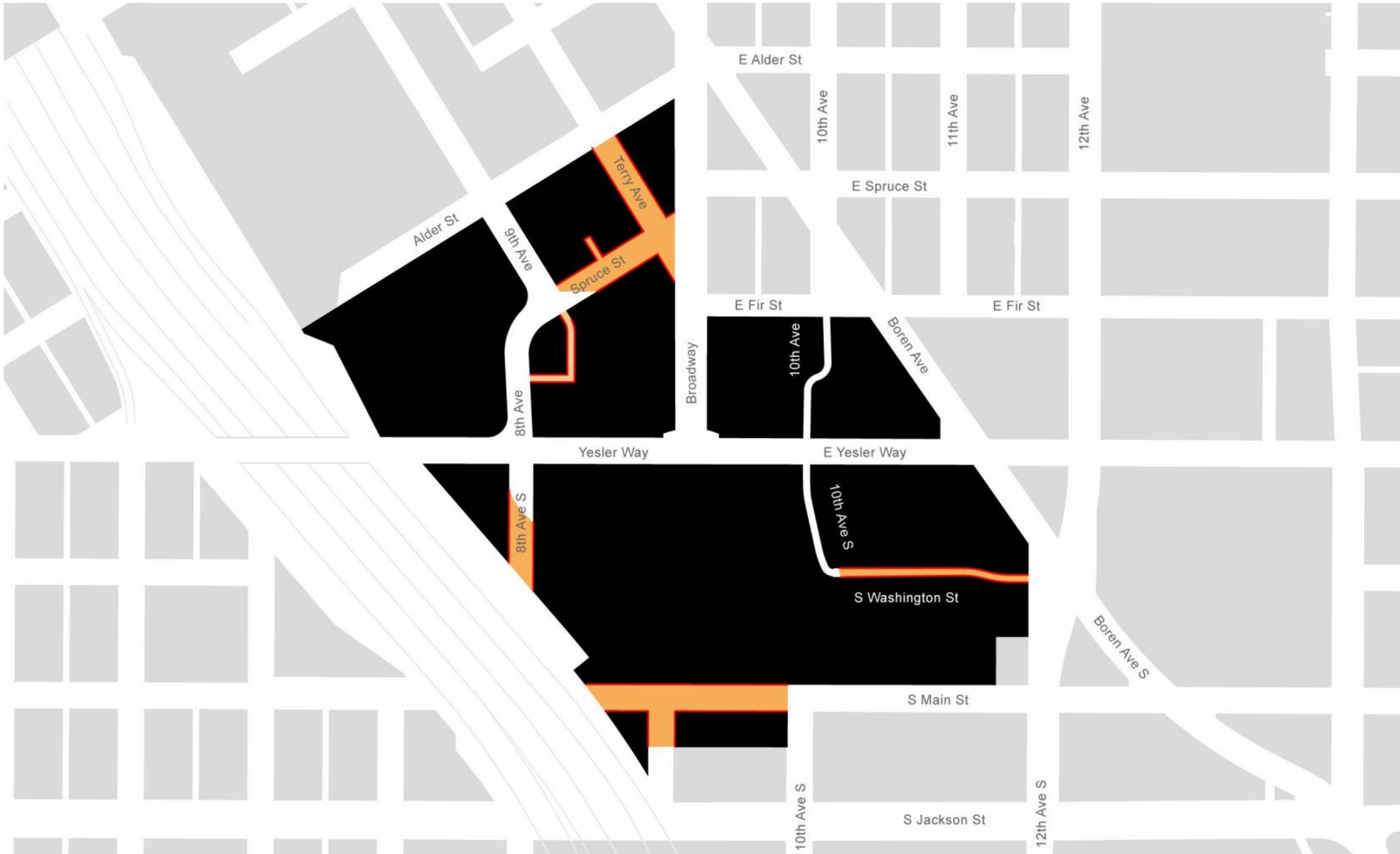
Vicinity Map

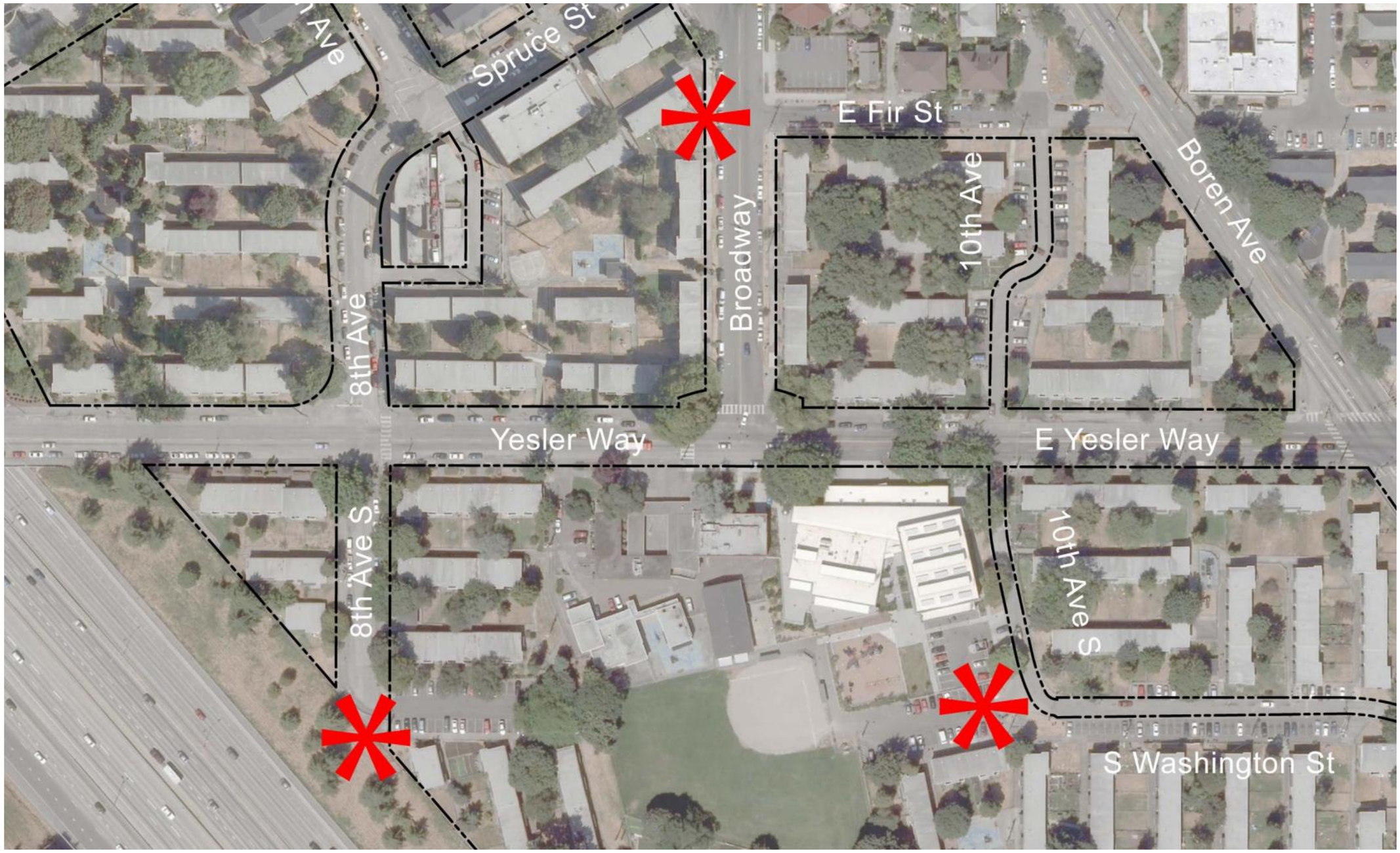




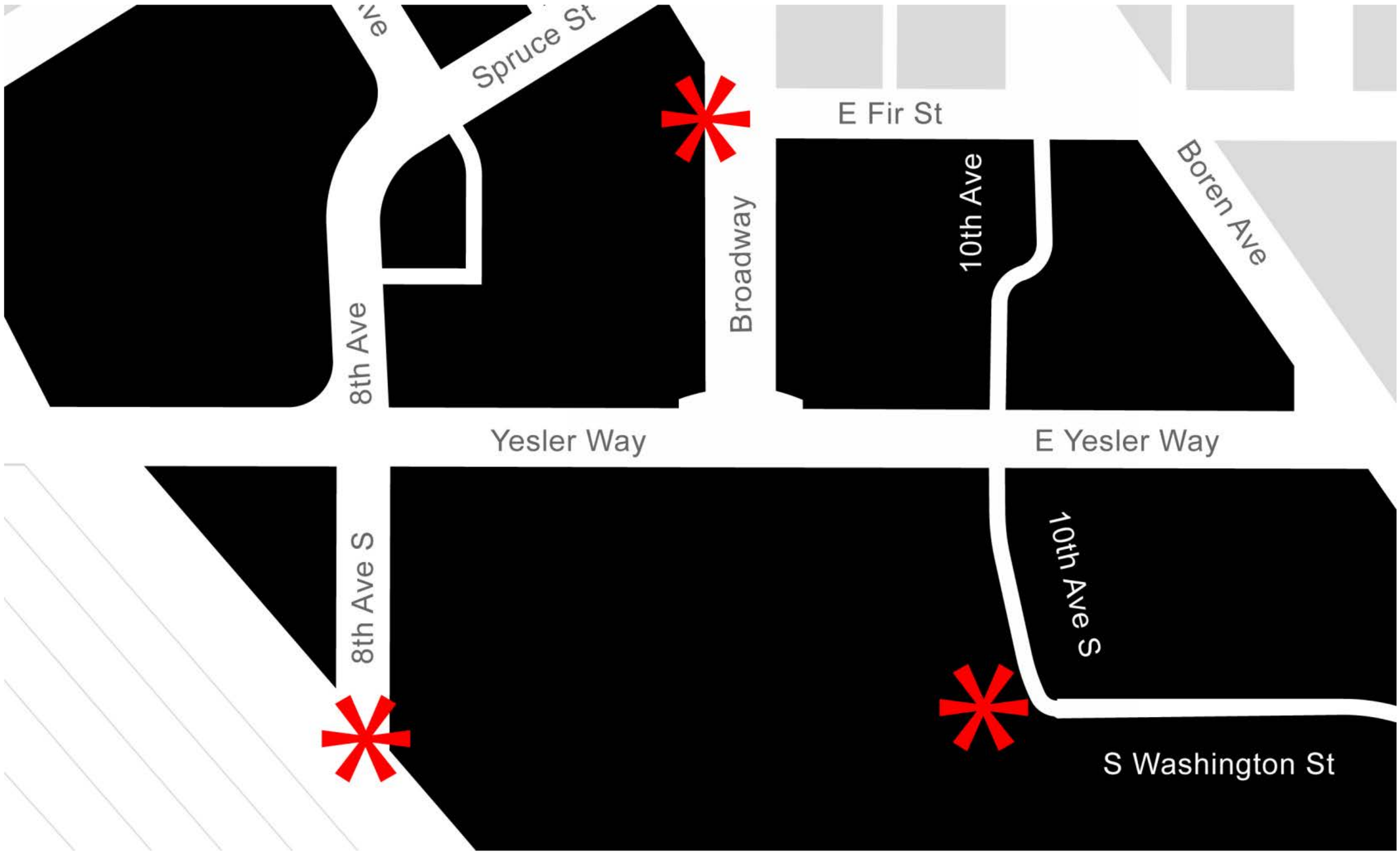
Existing ROW

Proposed Street Vacation




Spruce St
E Fir St
Broadway
10th Ave
Boren Ave
8th Ave
Yesler Way
E Yesler Way
8th Ave S
10th Ave S
S Washington St

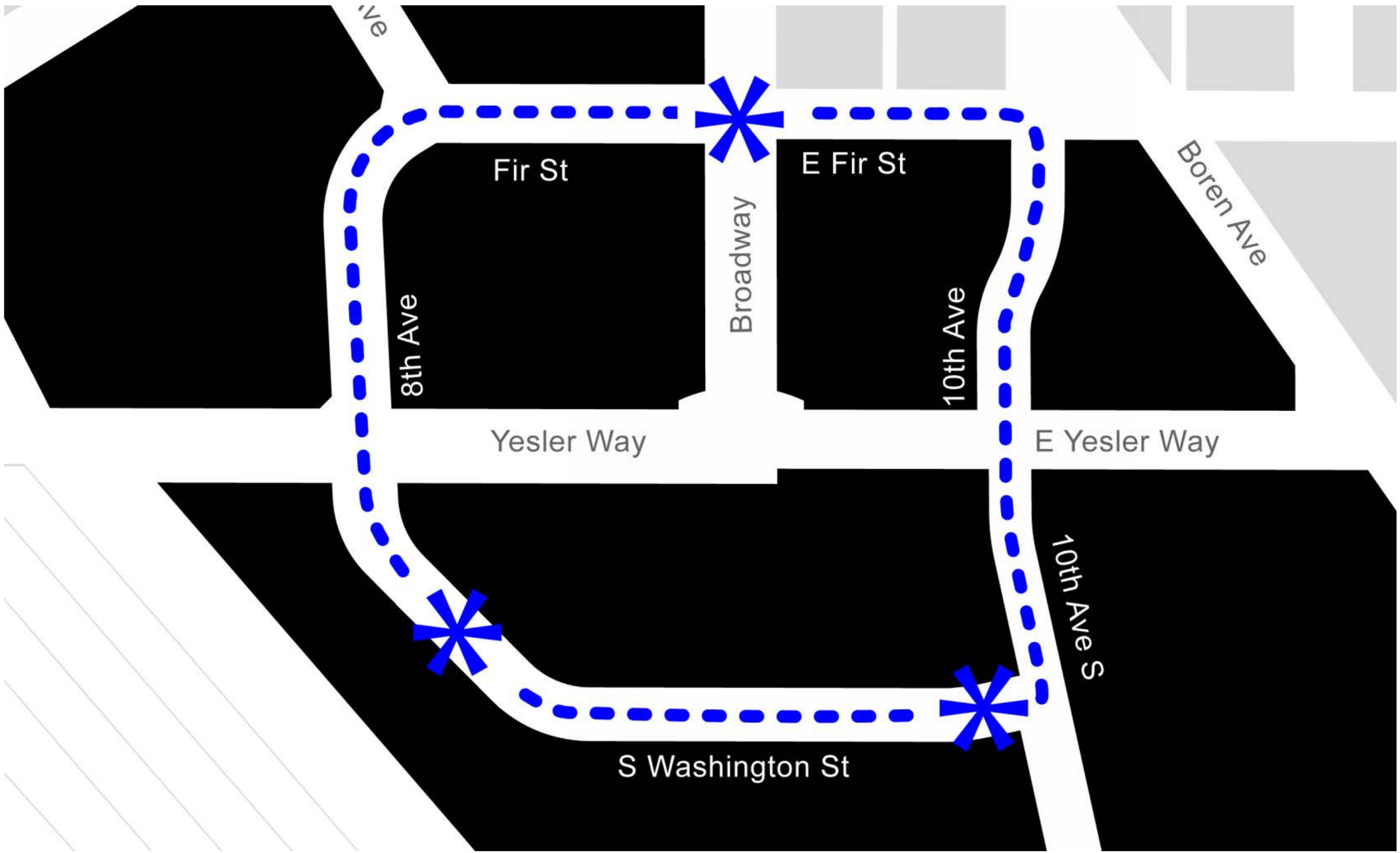
Existing Neighborhood Fabric



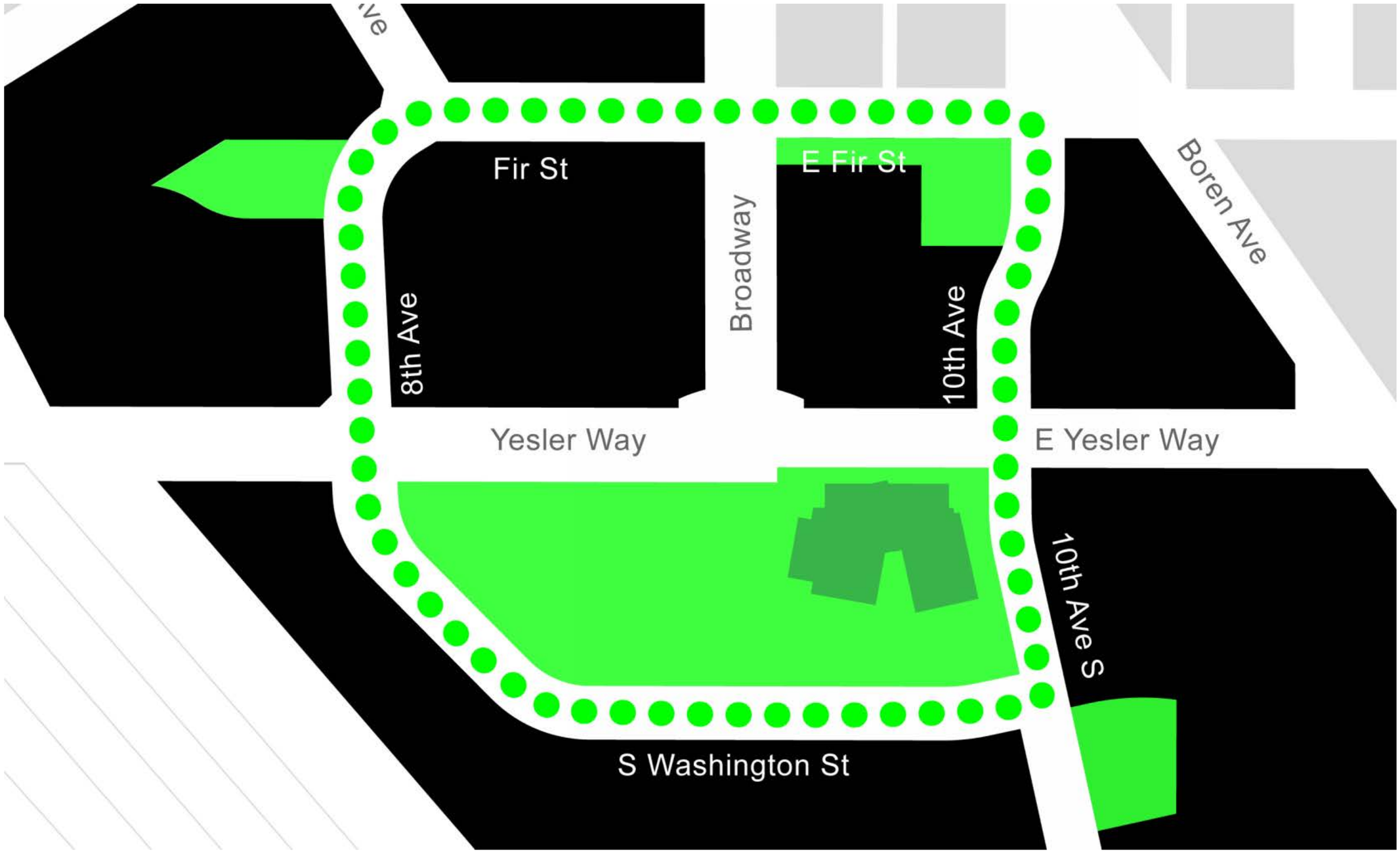
Proposed ROW

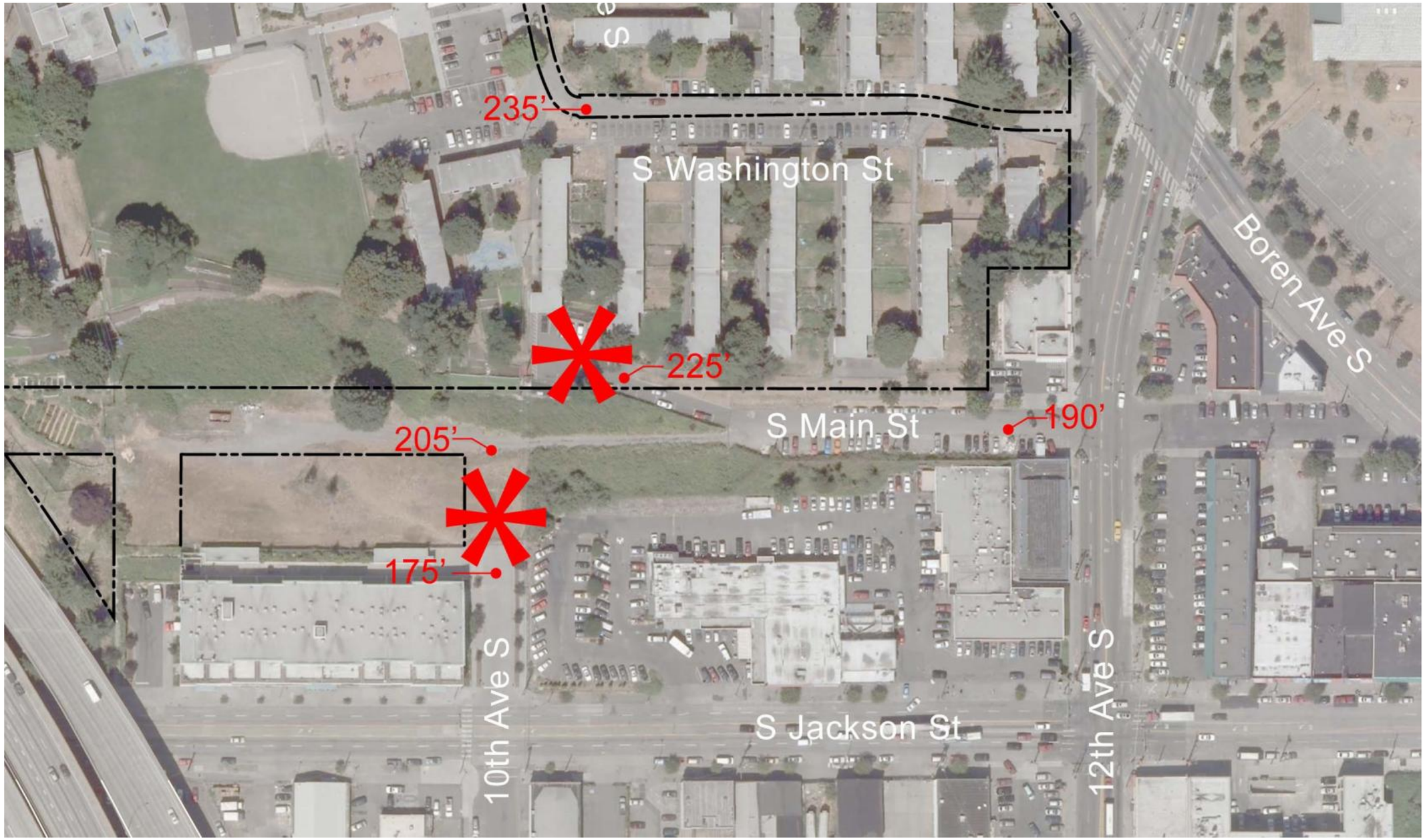
Proposed Neighborhood Fabric Connectivity

Continuous pedestrian and bike circulation on green loop; Existing dead ends and discontinuities eliminated.

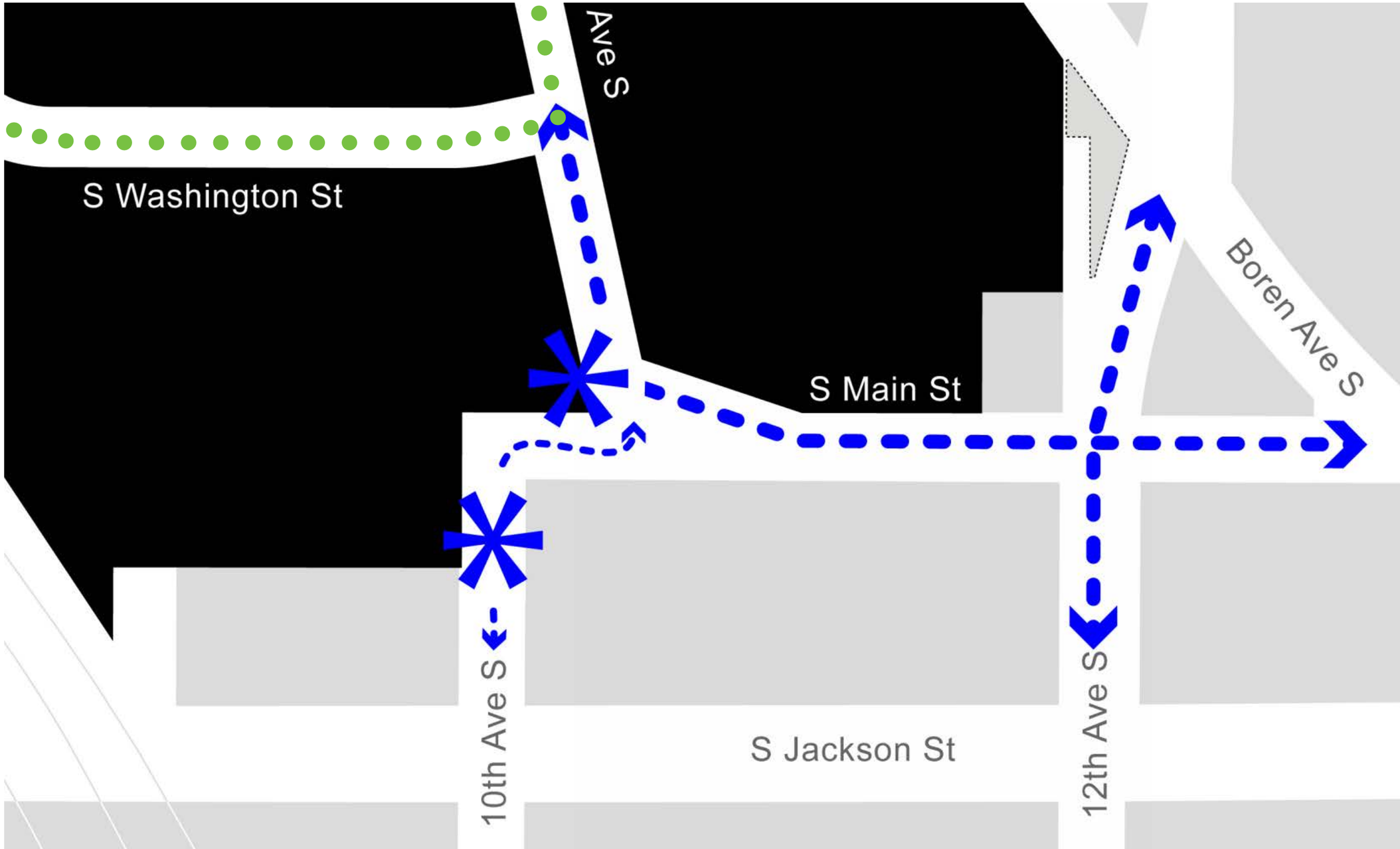


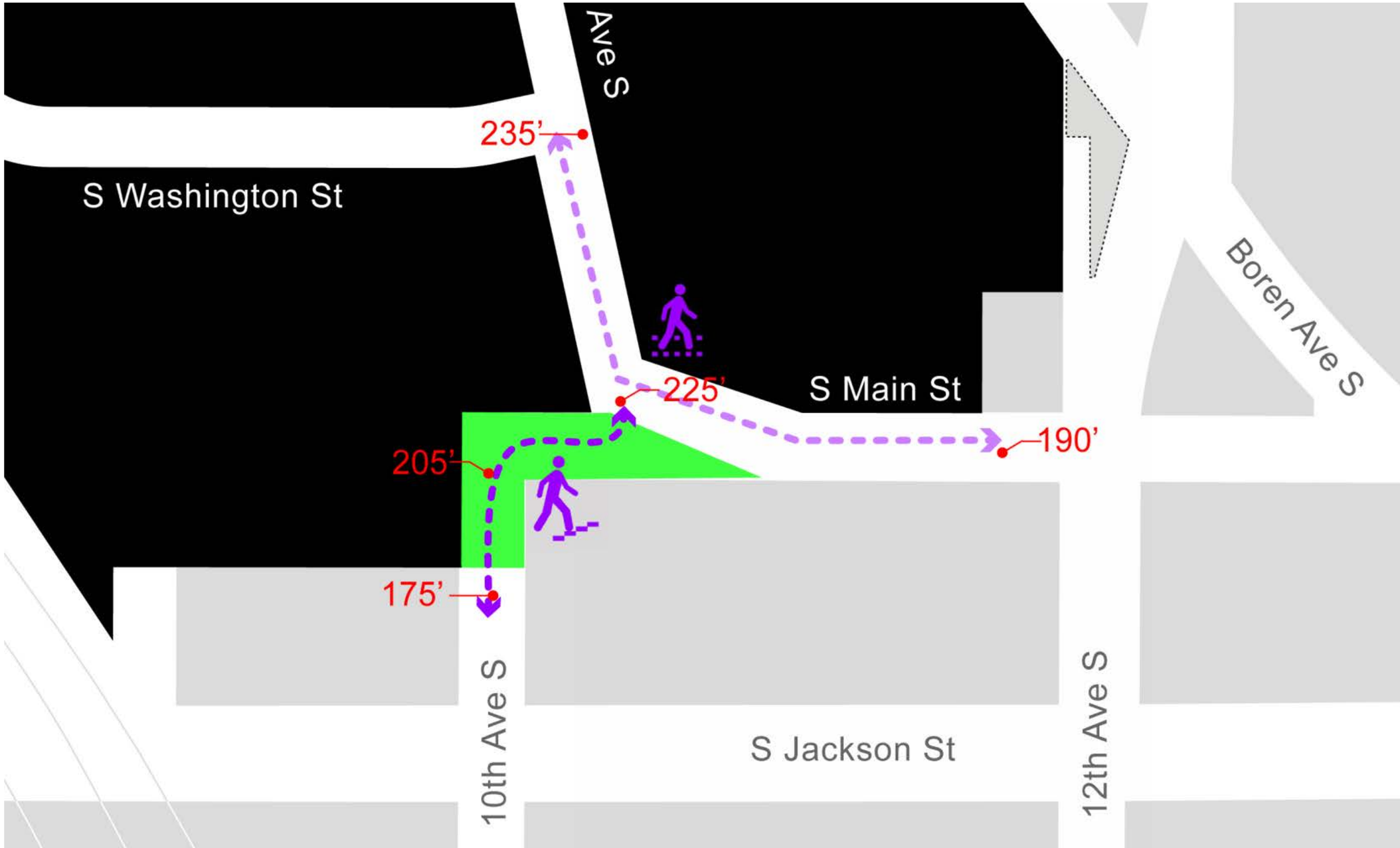
Proposed Open Space




235'
S Washington St
Boren Ave S
225'
S Main St
190'
205'
175'
10th Ave S
S Jackson St
12th Ave S

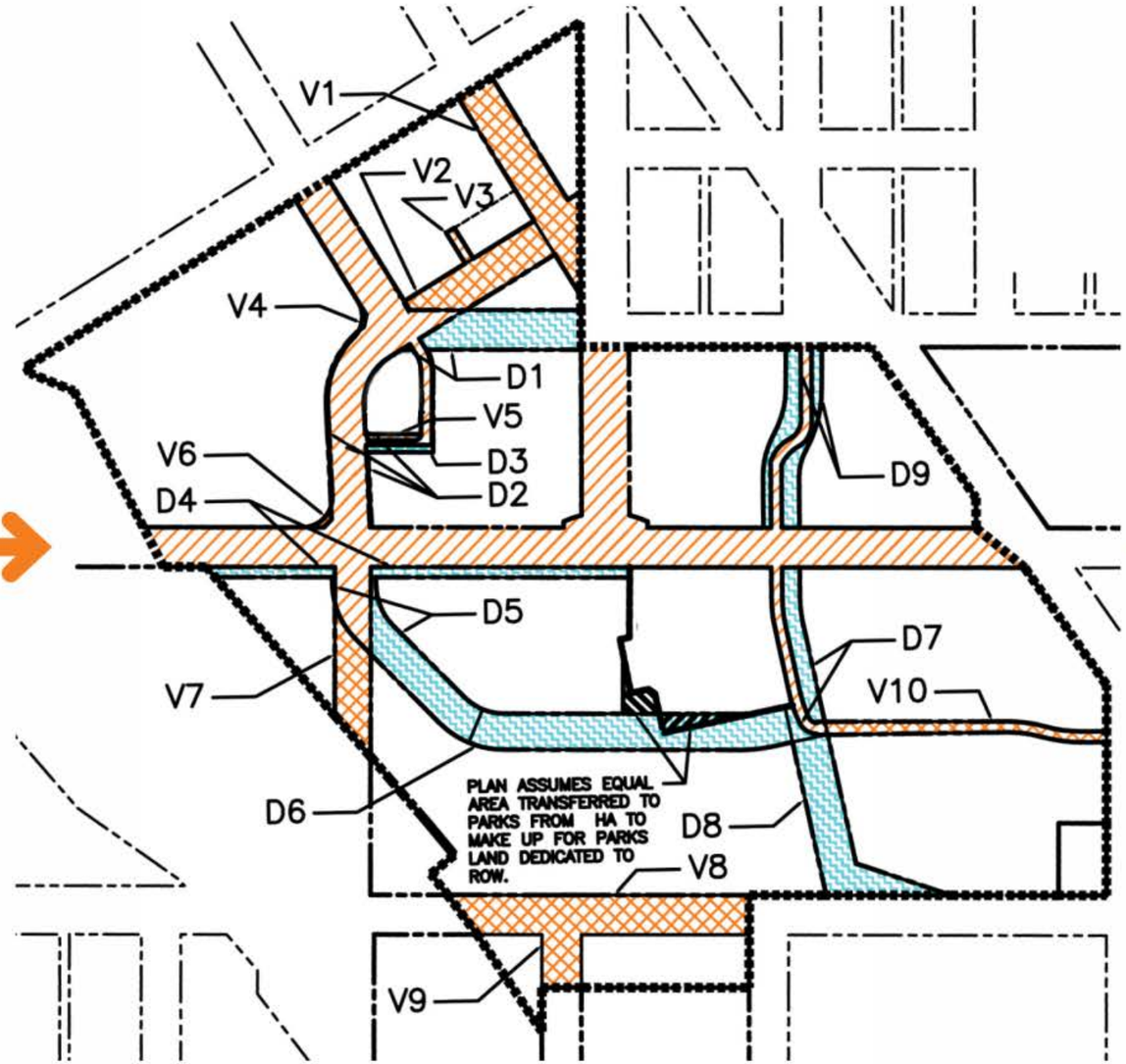
New through street from 10th Ave S to S Main St; new stairway from 10th and Main down to S Jackson St.

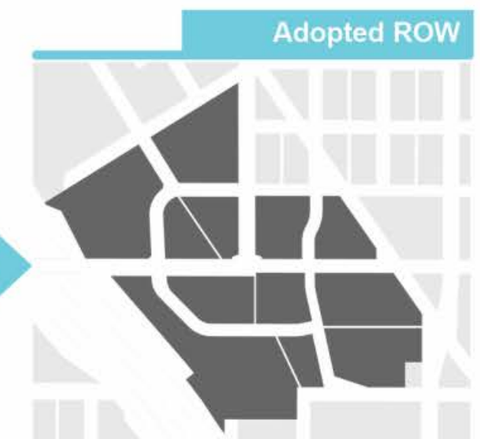



Ave S
235'
S Washington St
Boren Ave S
225'
S Main St
190'
205'
175'
10th Ave S
S Jackson St
12th Ave S

Hill Climb | Proposed Character

Street Vacation Diagram





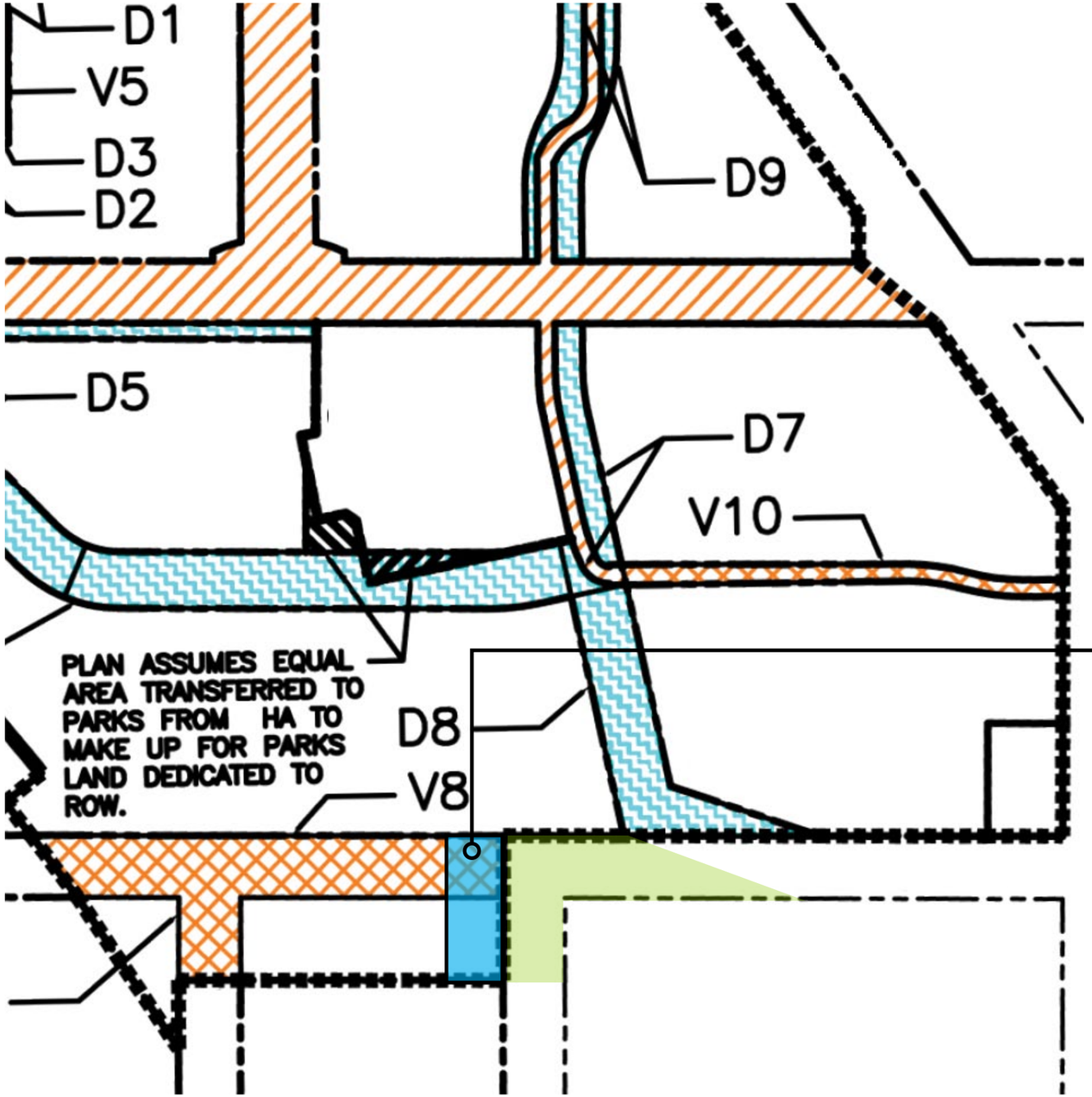
ROW to be Vacated

ROW to be Dedicated

ROW Existing & Unchanged

ROW Area Boundary

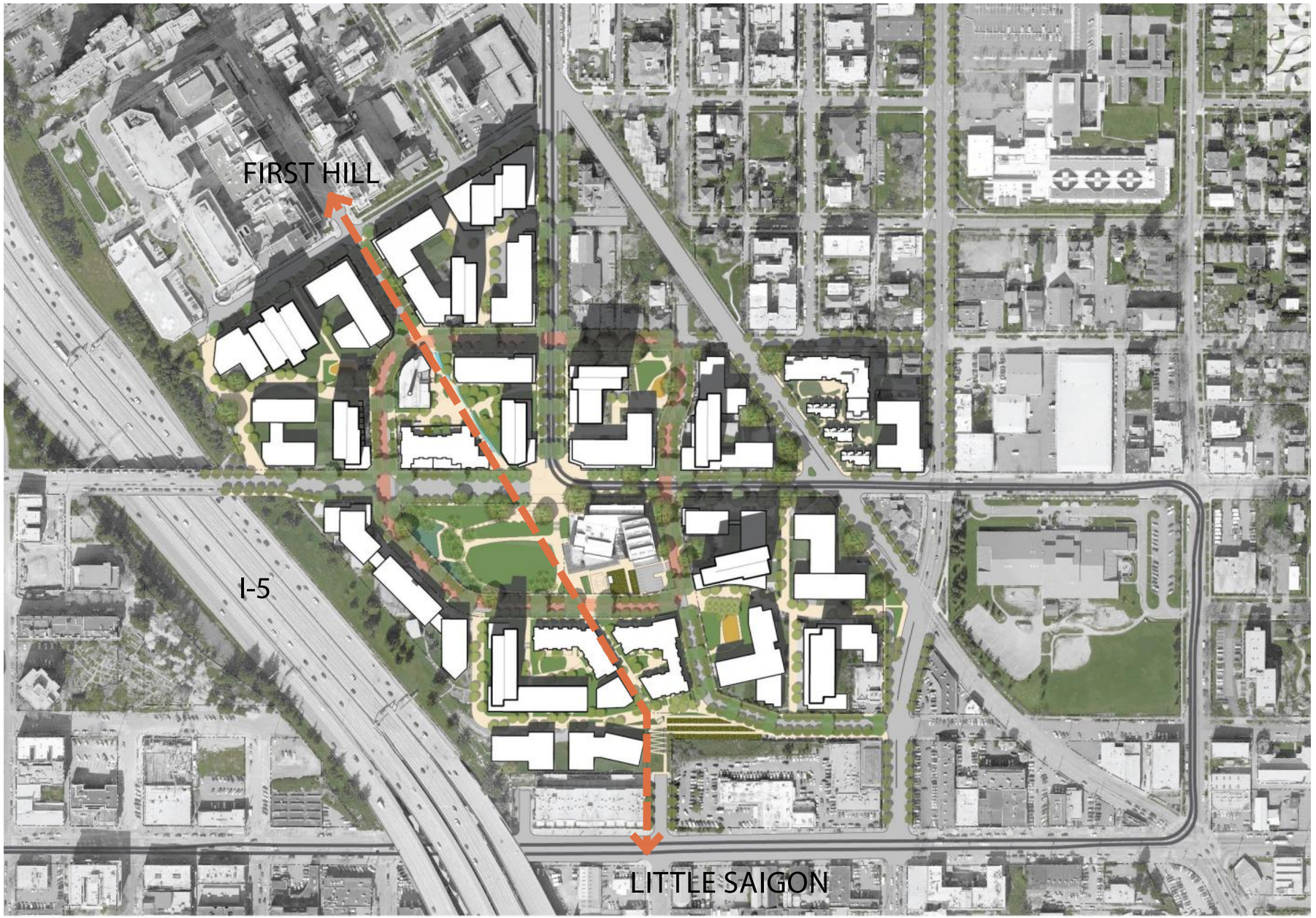
Vacation	-96,490 sf
Dedication	+118,100sf
Difference	+21,610sf

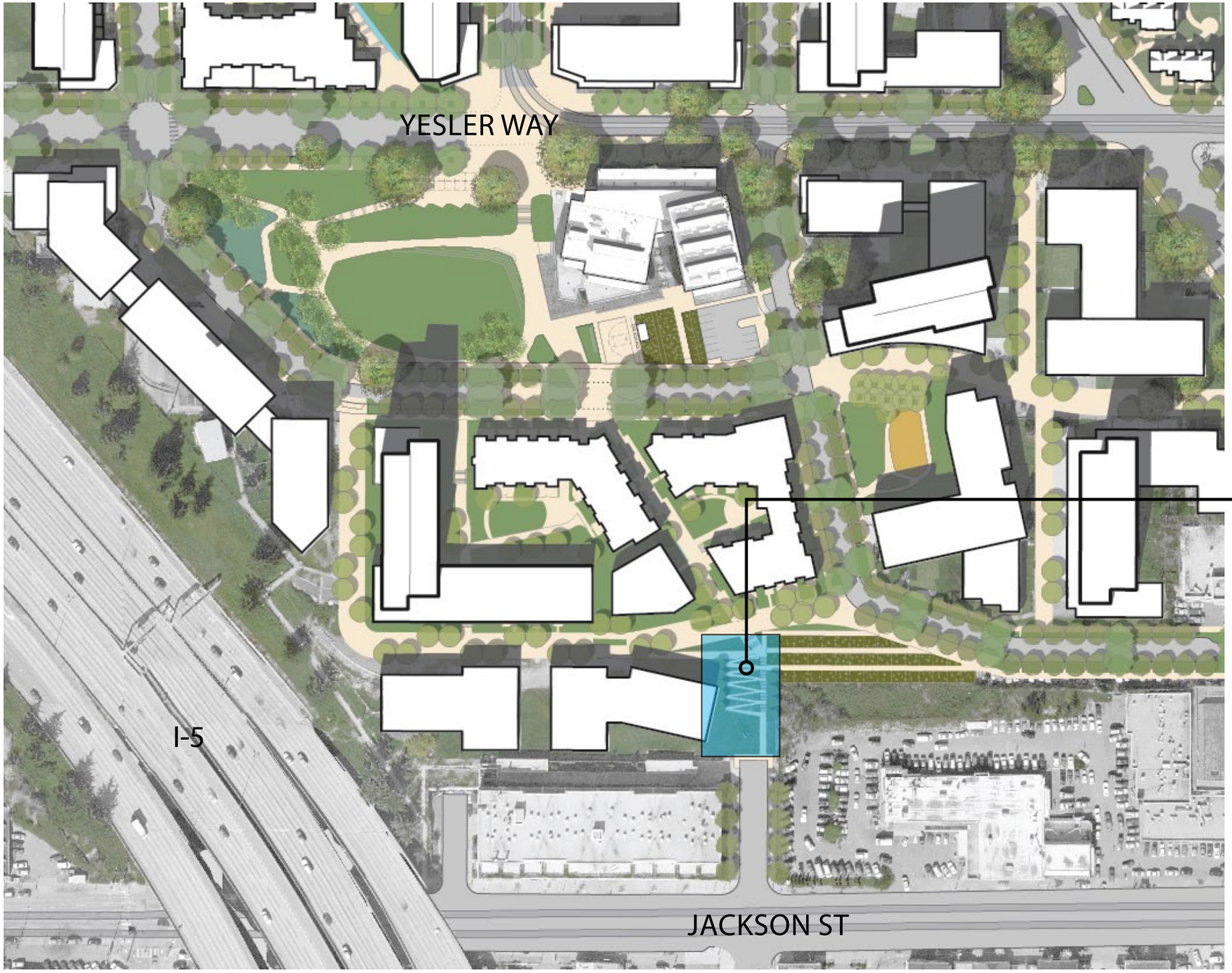


Additional Dedicated Land: 5,787 sf

Vacation	**-96,490 sf**
Dedication	**+118,100sf**
HC Added Dedication	**+5,787sf**
Difference	**+27,397sf**

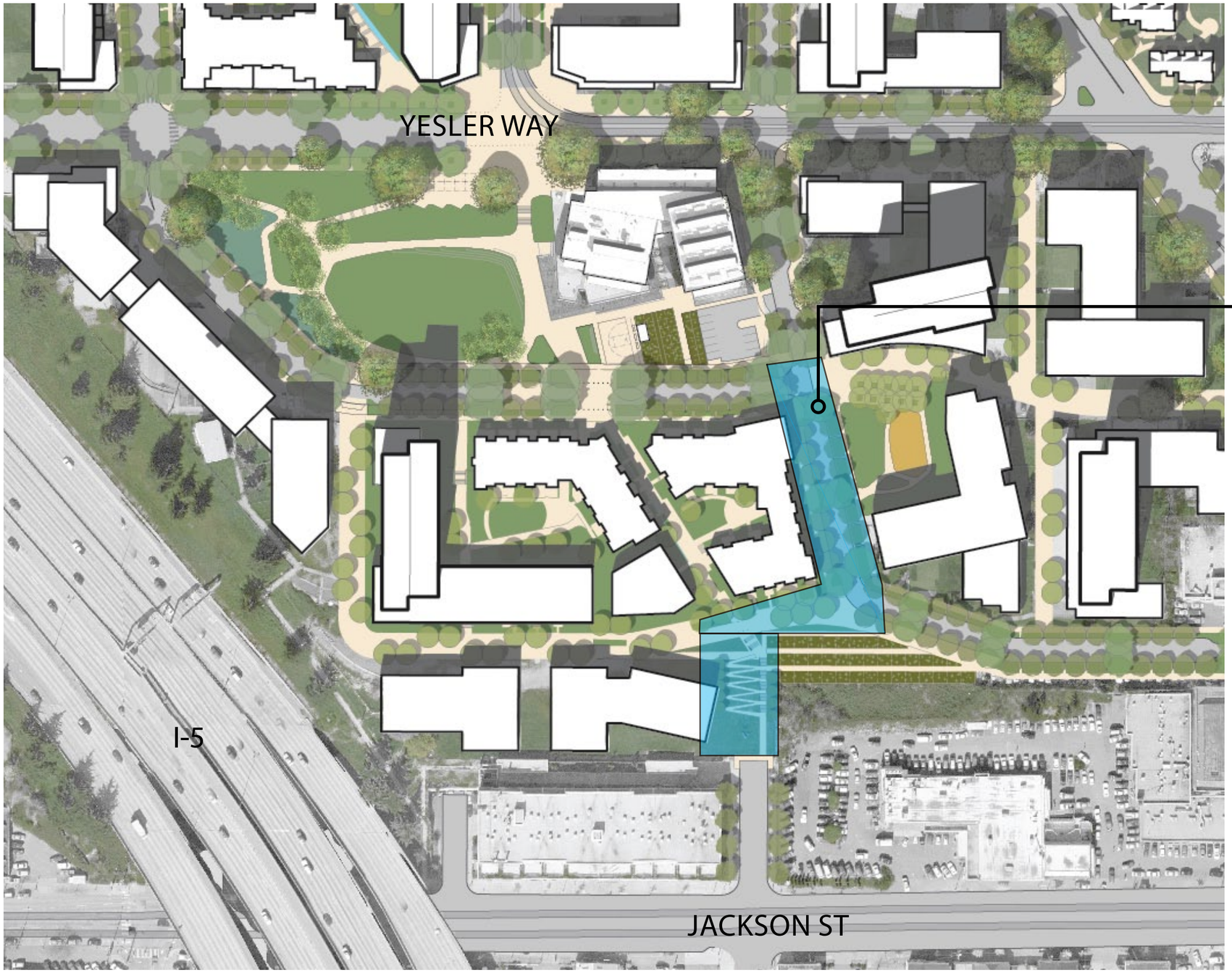
A Link between First Hill and Little Saigon



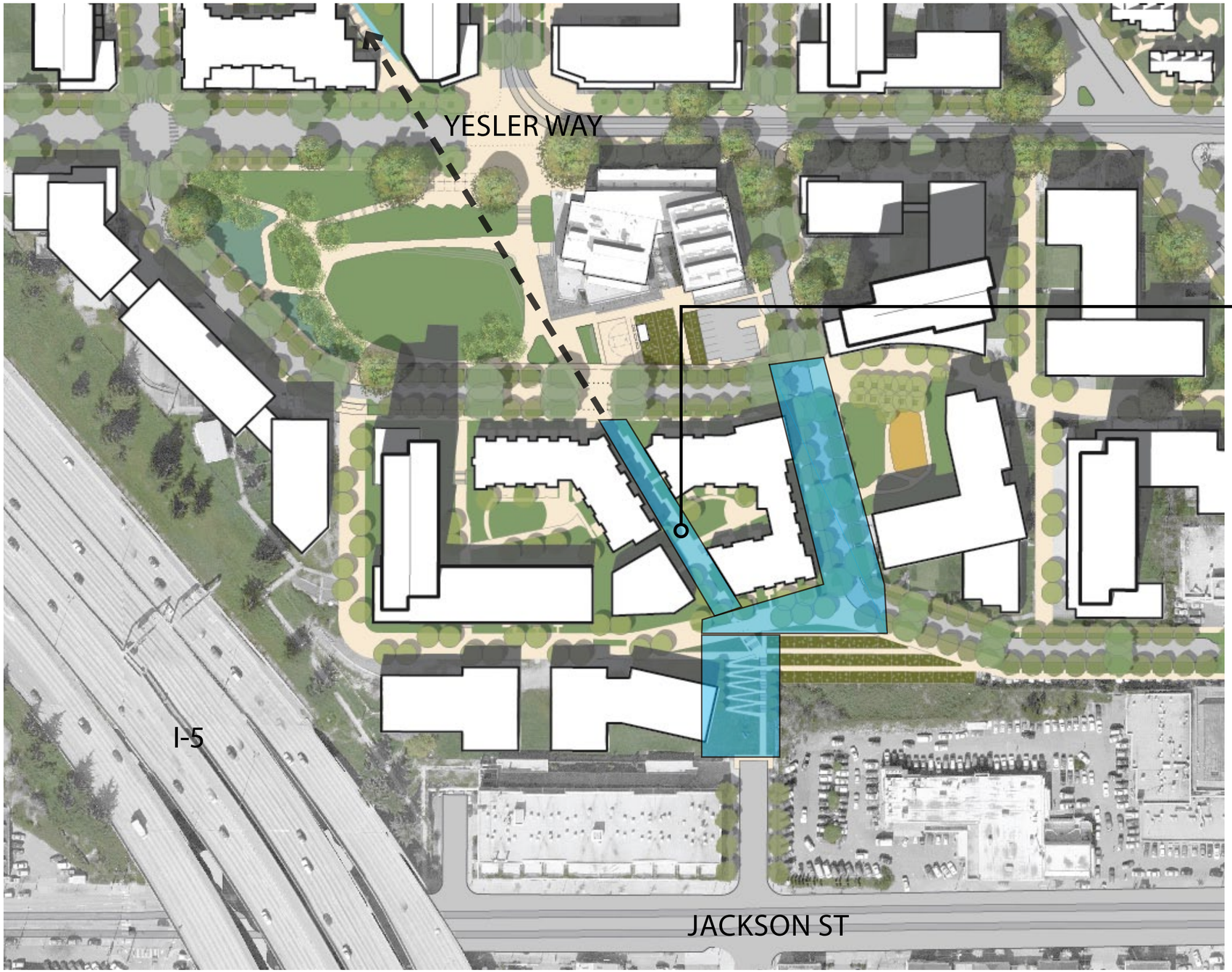


Hill Climb Phase 1 Scope

Choice Neighborhood Grant 1 + Chase Grant



Infrastructure Phase 1 Scope
Choice Neighborhood Grant 1



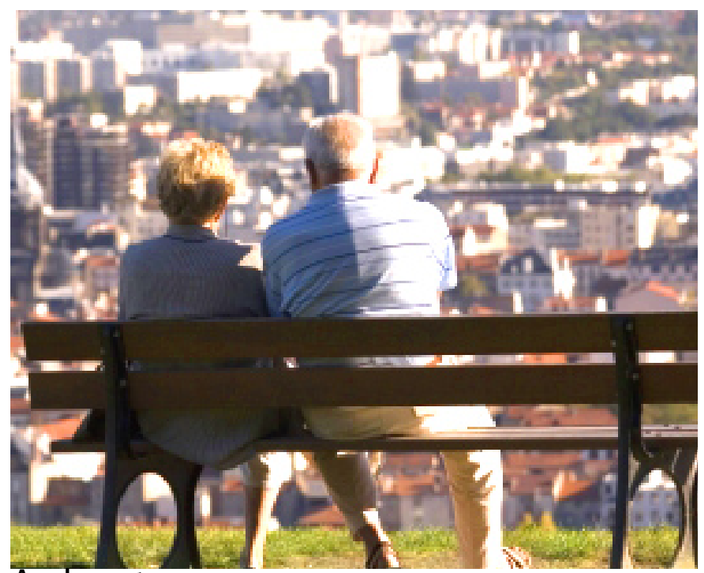
Phase B2 Scope
Choice Neighborhood Grant 2

A safe pedestrian connection

A clearly navigable link

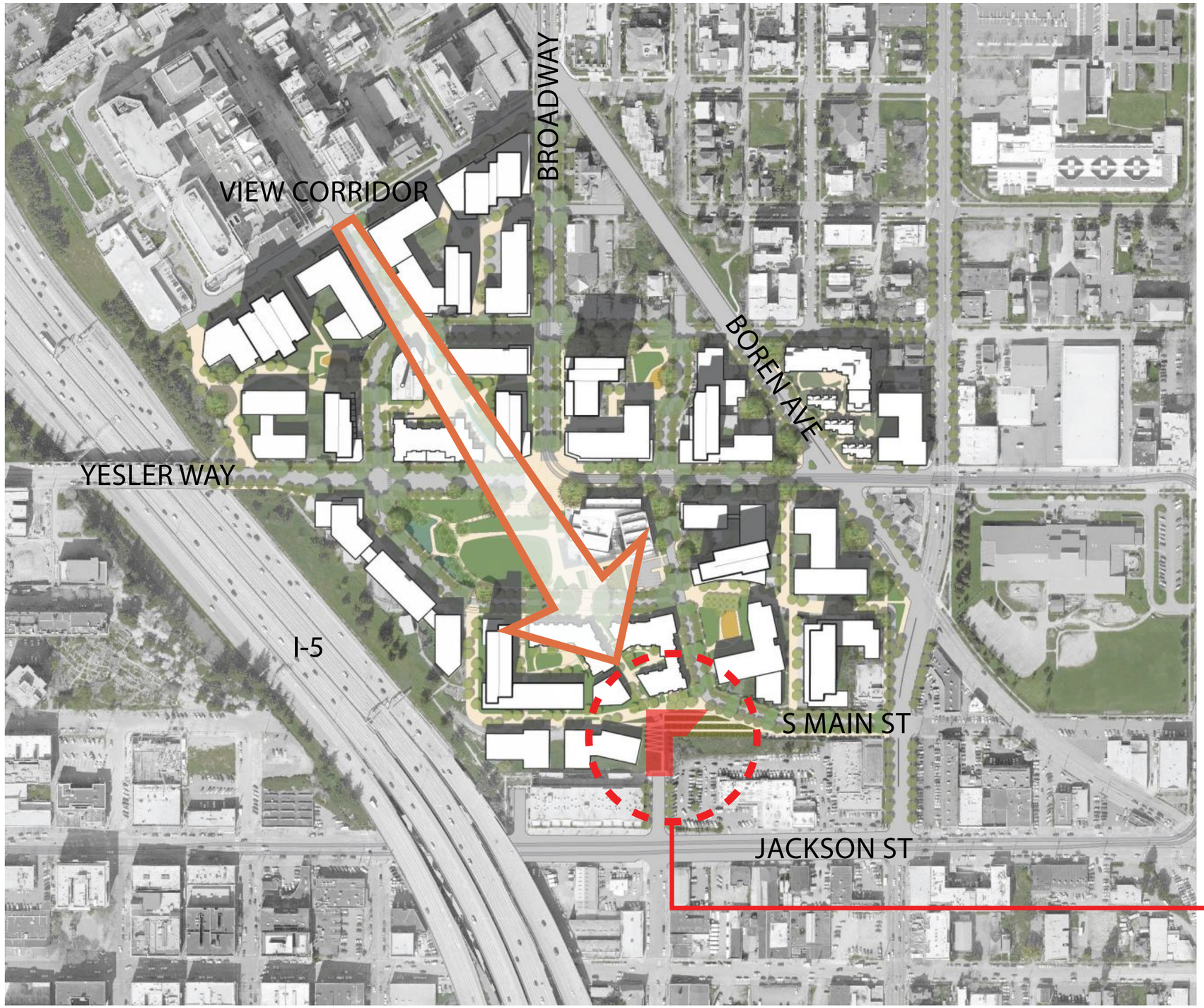
An accessible connection

A link to Little Saigon

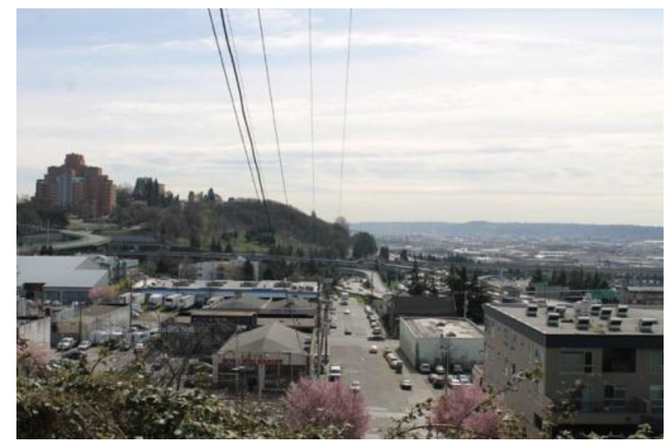

A place to pause

A space to gather

Hill Climb | View Corridor



View of the Marine Hospital at night

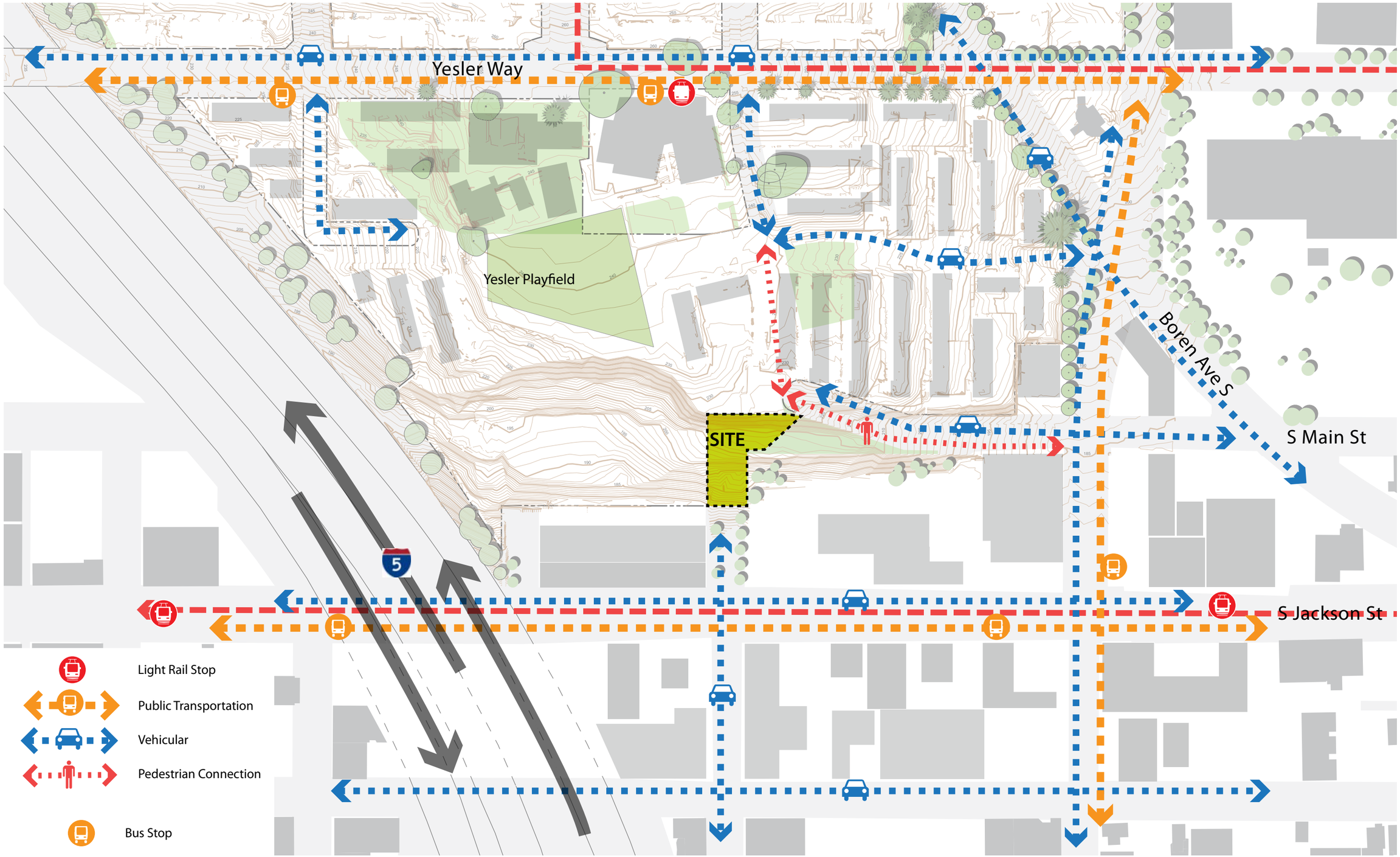


View from top of Hill Climb, looking south

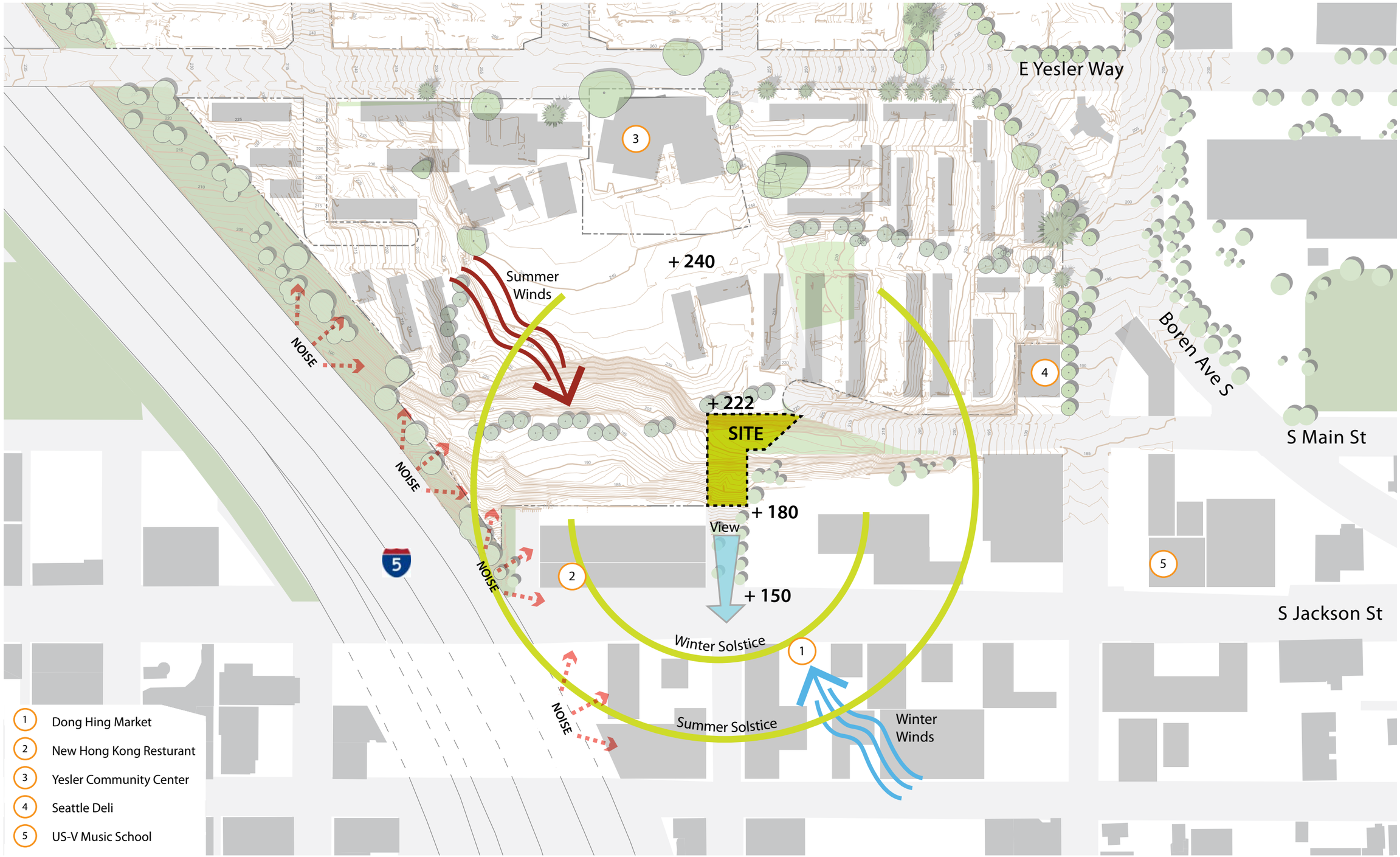
Hill Climb Location

Existing Surrounding Uses

Existing Circulation

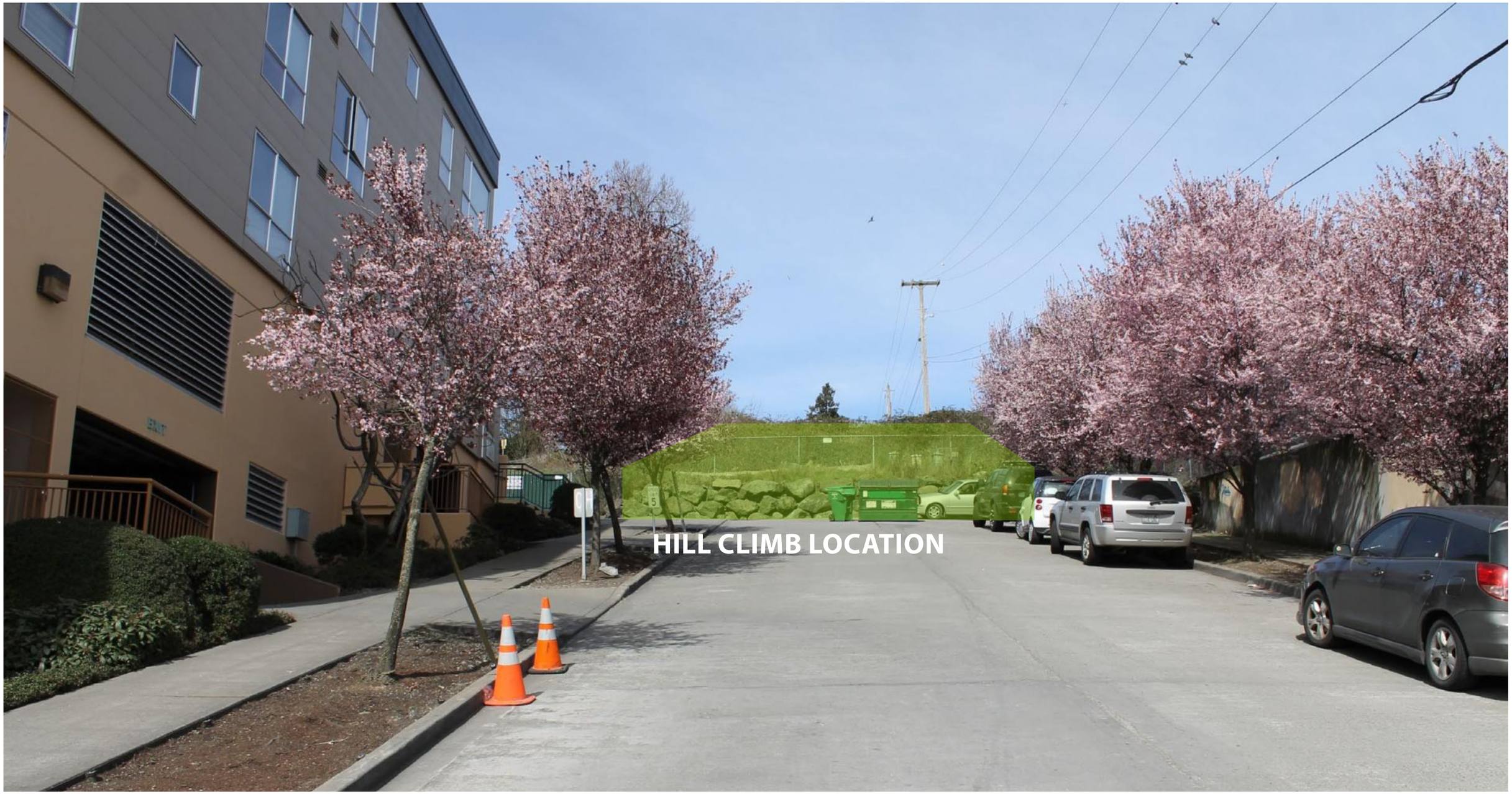


Existing Site Conditions



HILL CLIMB LOCATION

HILL CLIMB LOCATION


HILL CLIMB LOCATION

Design Charrette 1

KIDS PLAYING

PLAYING GAMES

DOG WALKING

TAICHI/EXERCISING

SITTING

COMMUNITY GARDENING

VIEWING

SUNBATHING

OUTDOOR WORKSHOP

WALKING TOUR

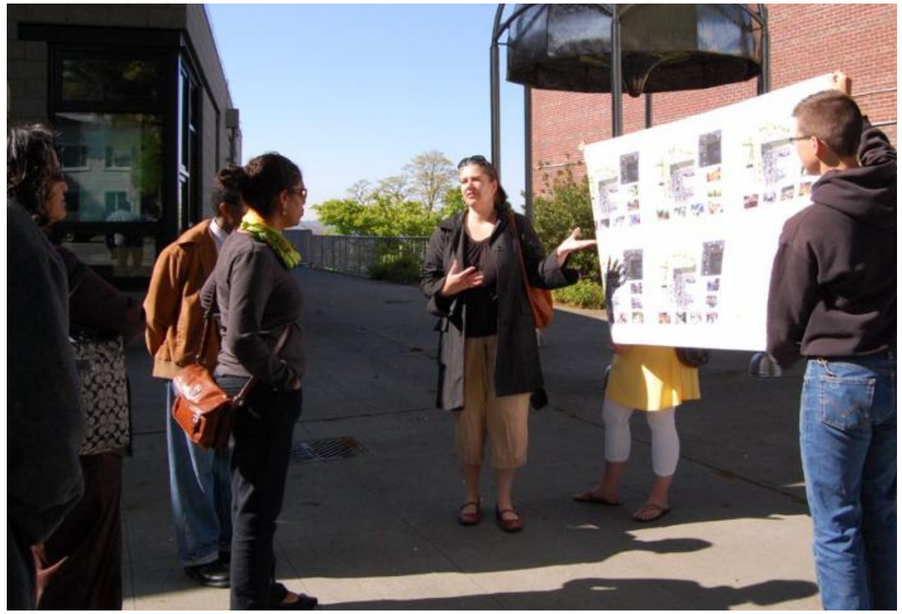
PERFORMANCE

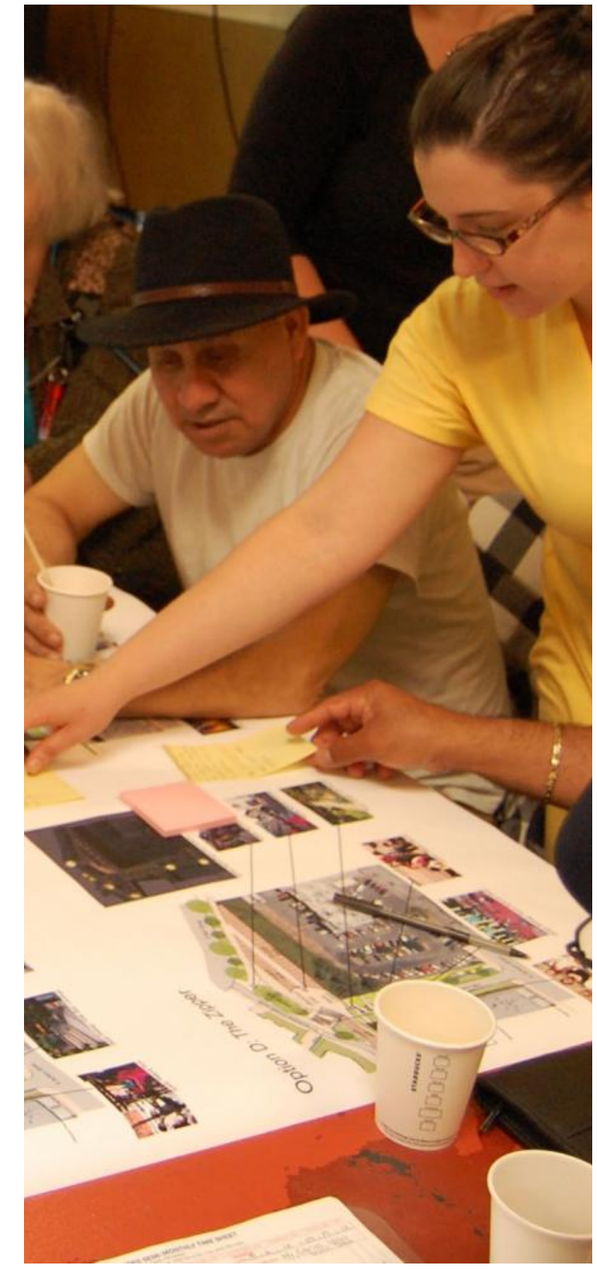
BBQ

Preferences:

- Group activity / gathering space
- Broad steps and landings, clear sightlines
- Seating for viewing and social interaction
- Safety and lighting
- Artist-made building parts, functional art

Design Charrette 2





Option A: Restful Steps

Lighting diagram/Night time rendering

Design Strategy: Different Path Types

Activity: Community Gardening

Activity: Walking Tours

Design Strategy: Wide Stair Landings

Activity: Waiting

Activity: BBQ

Option B: The Grand Staircase

Lighting diagram/Night time rendering

Activity: Community Gardening

Activity: Viewing

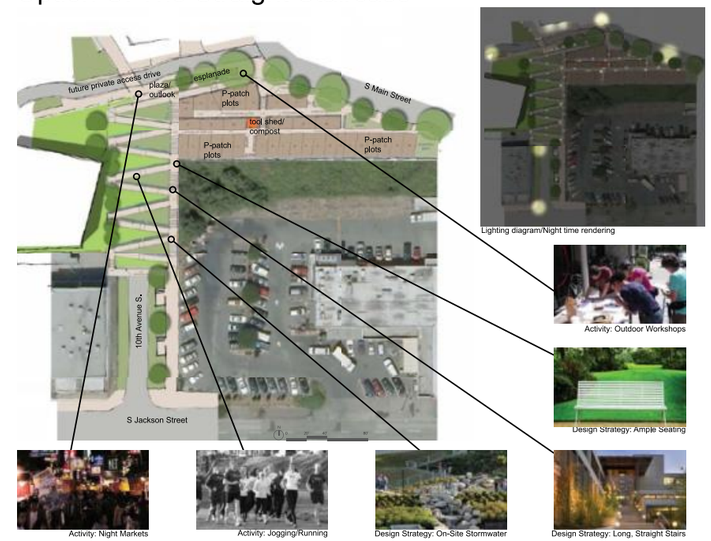
Design Strategy: Grand Staircase

Activity: Dog walking

Design Strategy: Creative Plantings

Activity: BBQ

Option C: The Straight Staircase



Lighting diagram/Night time rendering

Activity: Outdoor Workshops

Design Strategy: Ample Seating

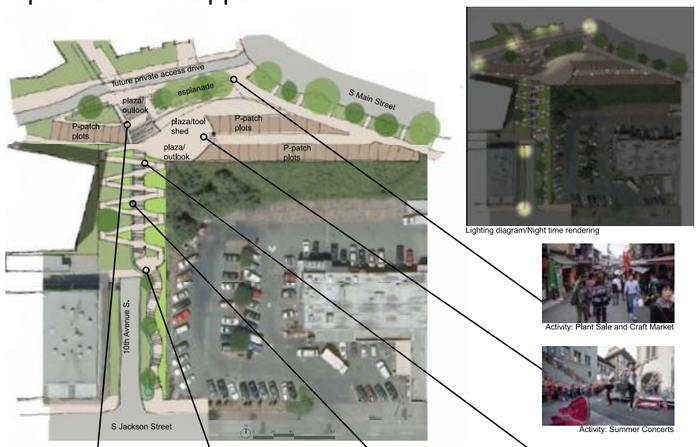
Activity: Night Markets

Activity: Jogging/Running

Design Strategy: On-Site Stormwater

Design Strategy: Long, Straight Stairs

Option D: The Zipper



Lighting diagram/Night time rendering

Activity: Plant Sale and Craft Market

Activity: Summer Concerts

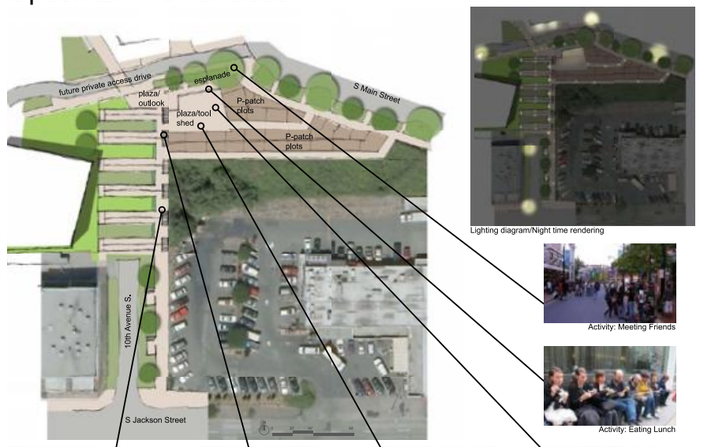
Activity: Sunbathing

Design Strategy: Ramp Built into Stairs

Activity: Children Playing

Design Strategy: Lush Planting

Option E: The Terraces



Lighting diagram/Night time rendering

Activity: Meeting Friends

Activity: Eating Lunch

Design Strategy: Long, Straight Stairs

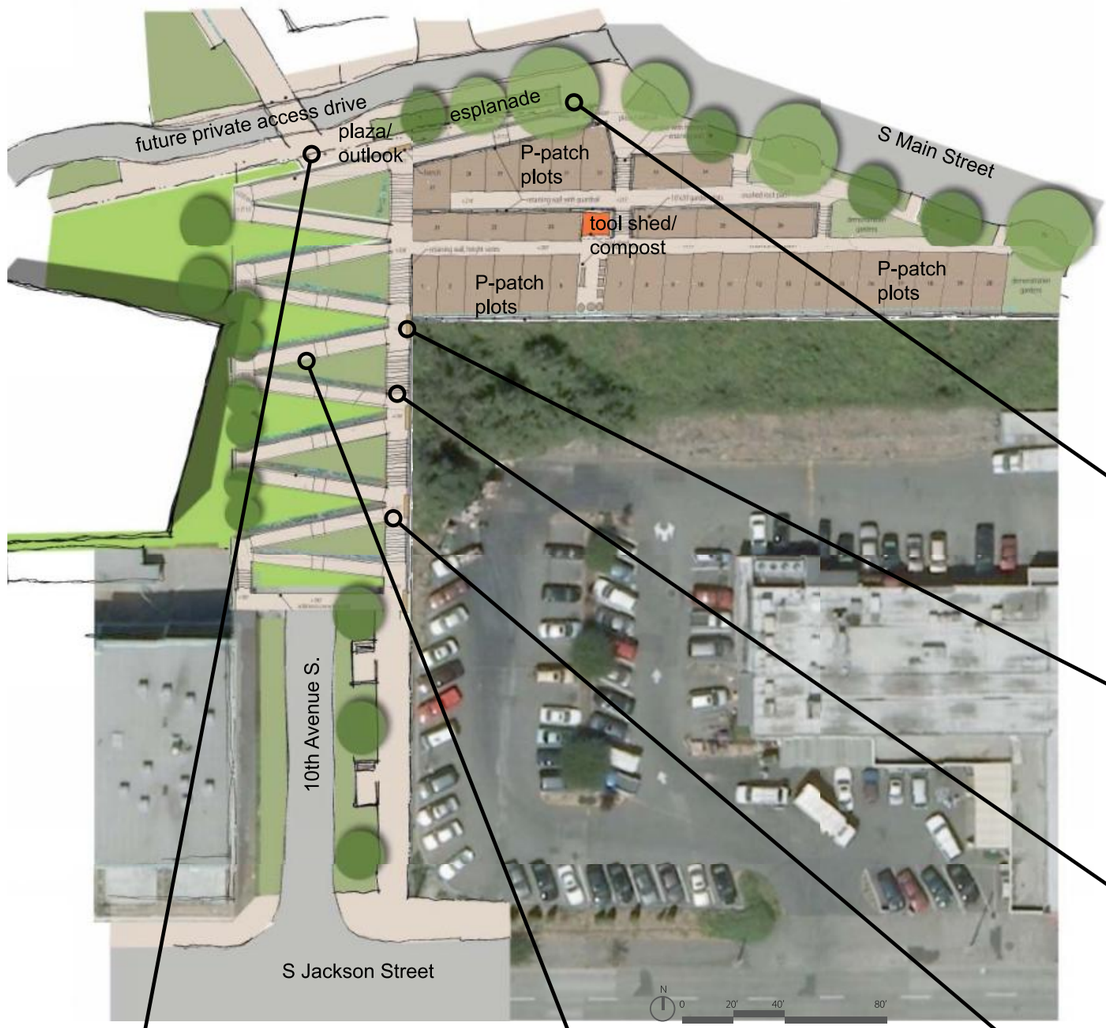
Design Strategy: On-Site Stormwater

Activity: Street Performers

Activity: Dancing

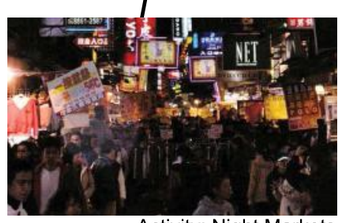
Vicinity Plan and Hill Climb Study Area

Option C: The Straight Staircase



Activity: Outdoor Workshops

Design Strategy: Ample Seating


Activity: Night Markets

Activity: Jogging/Running

Design Strategy: On-Site Stormwater

Design Strategy: Long, Straight Stairs

Option D: The Zipper

Activity: Plant Sale and Craft Market

Activity: Summer Concerts

Activity: Sunbathing

Design Strategy: Ramp Built into Stairs

Activity: Children Playing

Design Strategy: Lush Planting

Preferences:

- Wheelchair accessibility
- Shelter for resting area
- Seating – but not long benches that allow sleeping
- Large plaza for group activities
- Maximize gardening/P-Patch area
- Lush plantings surrounding the hardscape
- Long, straight staircases
- Deter skateboarders
- Adequate lighting levels

..."provide for an enhanced pedestrian connection between Yesler Terrace and the Little Saigon neighborhood."

A. Space for group activities and gathering

B. Wide steps, clear sightlines

C. Wide landings

D. Seating for views and social interaction

E. Safe for users

F. Adequate lighting

G. A balance between hardscape and vegetation

H. Consideration for specific populations

I. Functional public art

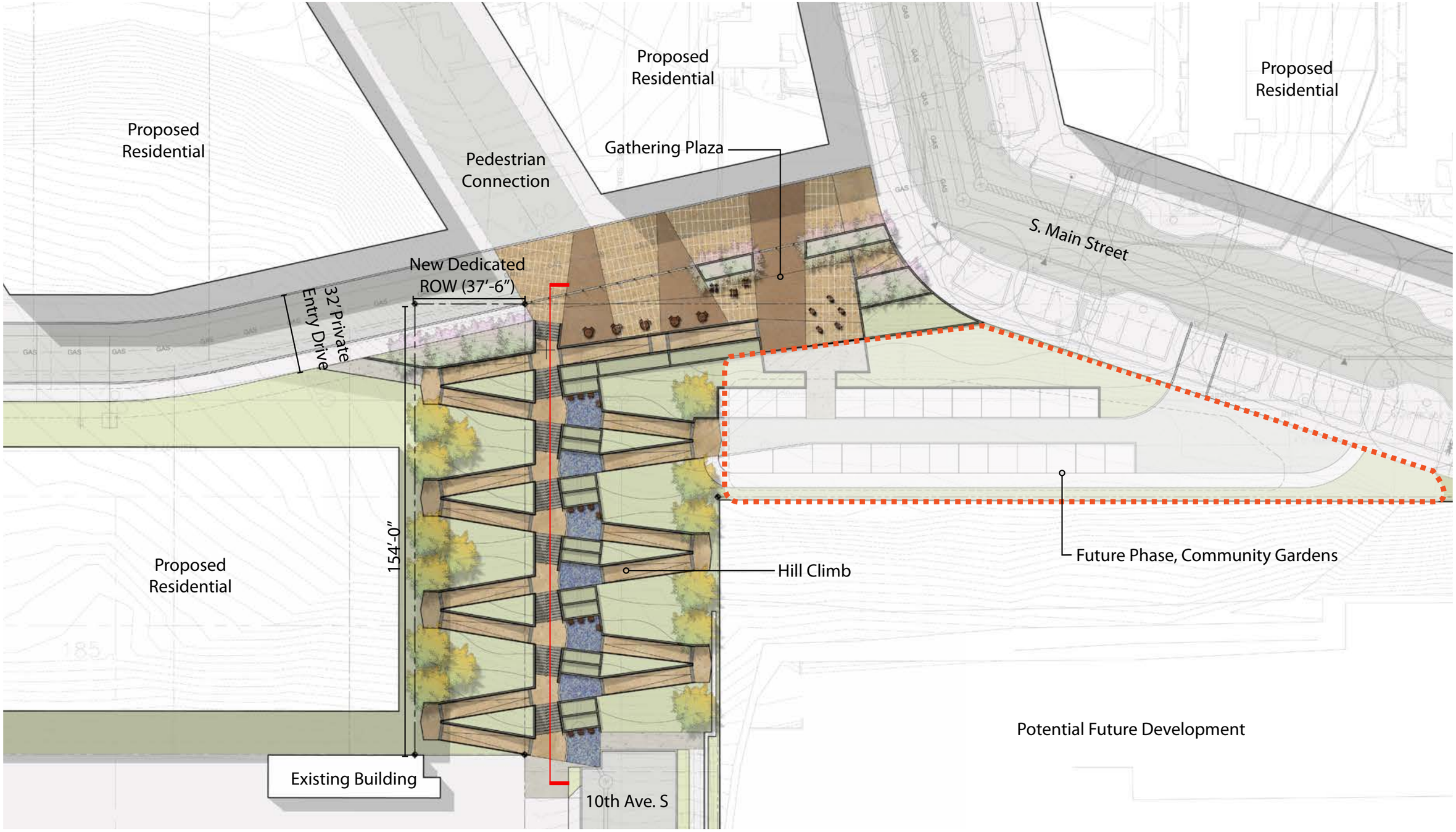
J. Culturaly familiar planting

Connect

Gather

Experience

Overall Landscape Plan



Hill Climb Plan

Concrete Walls with Planting

Bike Runnel

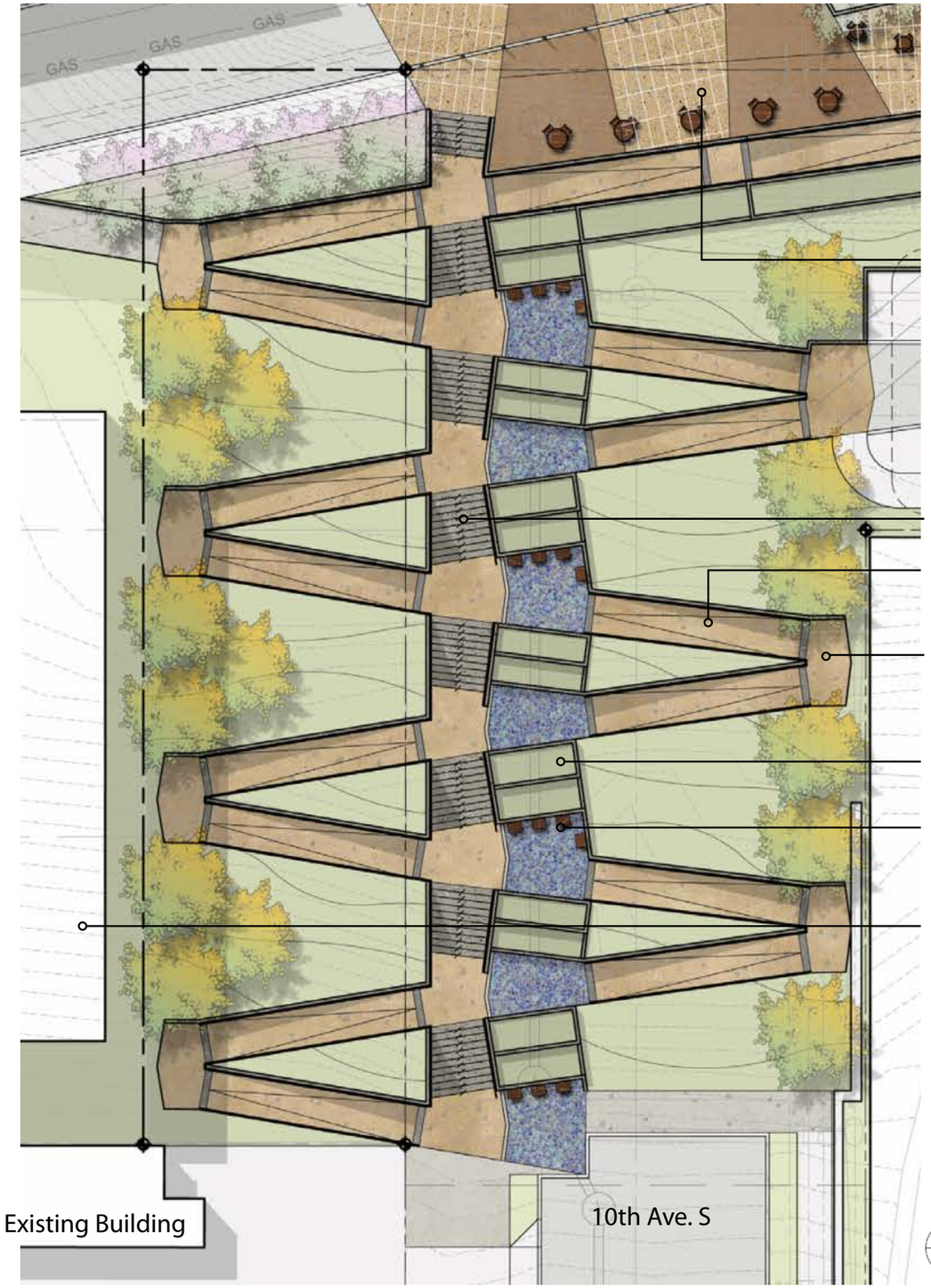
Stair with Accessible Ramps

Comfortable risers

Hill Climb with planter boxes

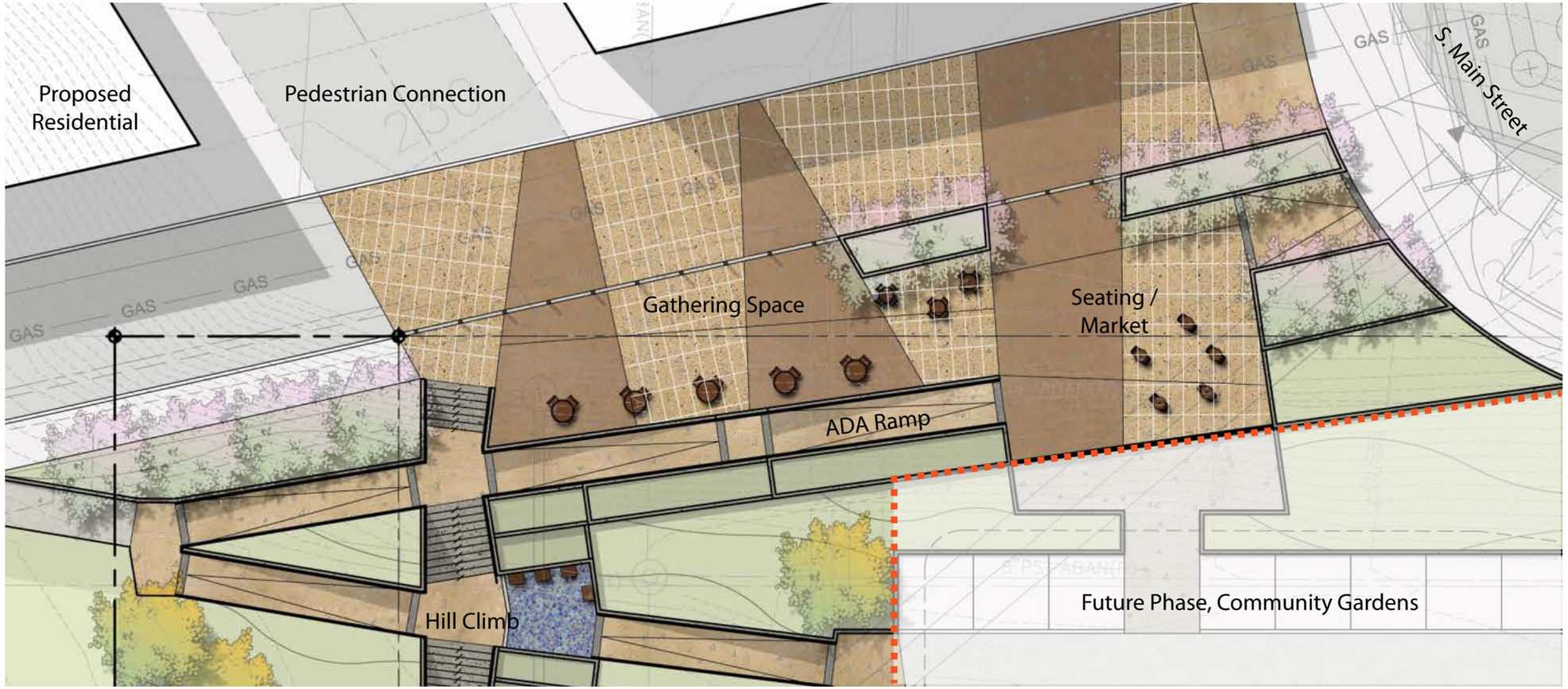
Stair Connection

Hill Climb Character

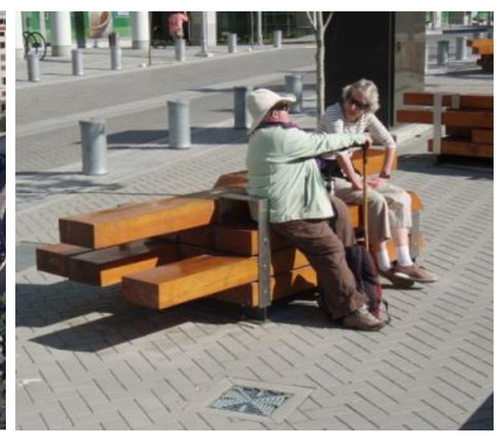


Vignette
Looking north 10th Ave

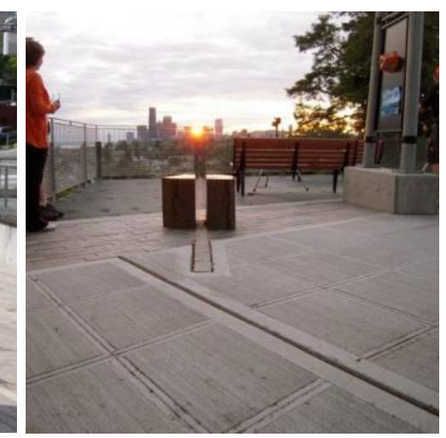
Gathering Space Plan



Linear space focused on views


Art Seating

Cafe Seating

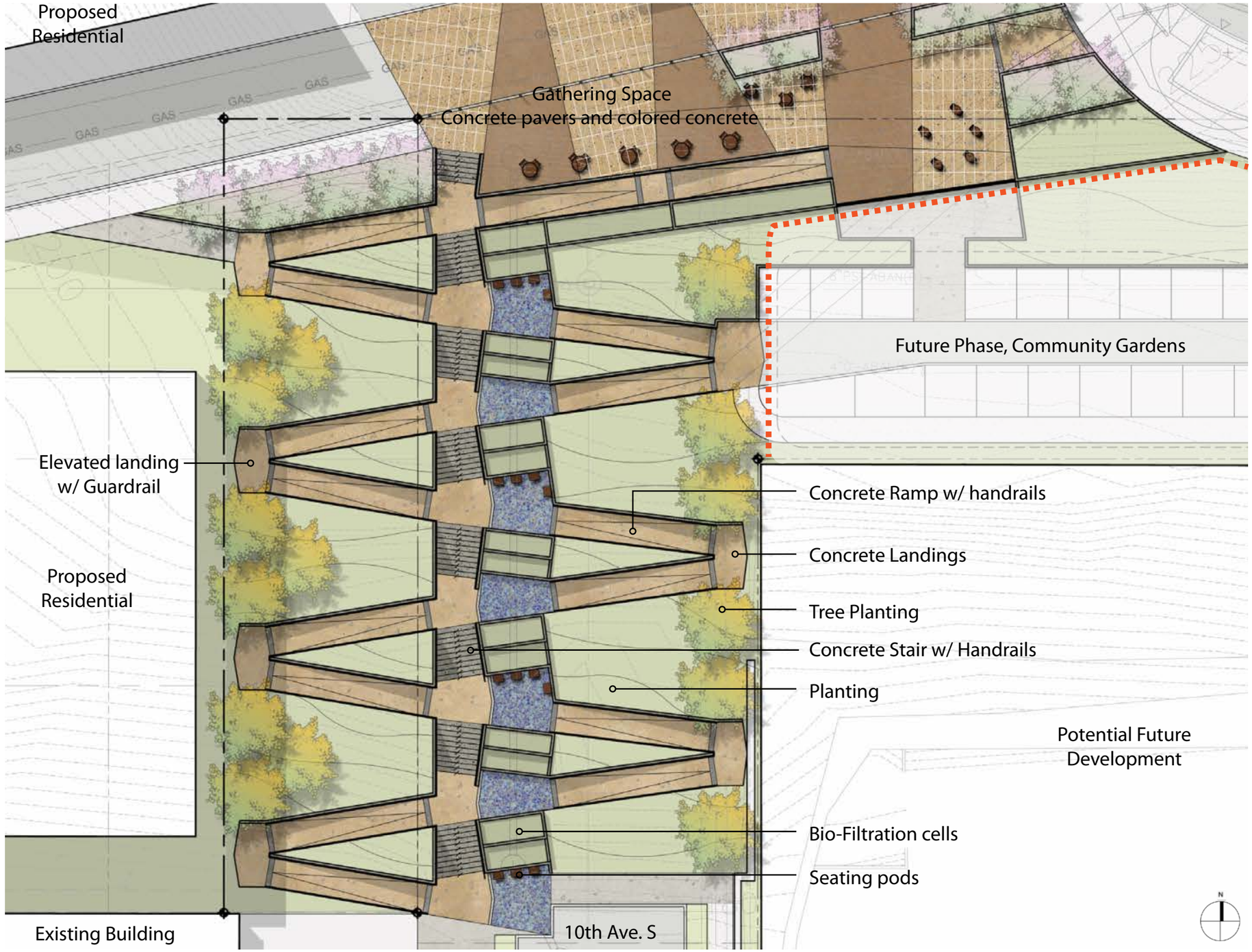

View Point

Gathering Space Character

Vignette
Gathering Space

Landscape Materials Plan

Concrete Colors + Textures



Landscape Elements Character

Railings

Edge treatment at gathering area

Landscape Furnishings

Concrete Walls

Gateway

Seating Pods

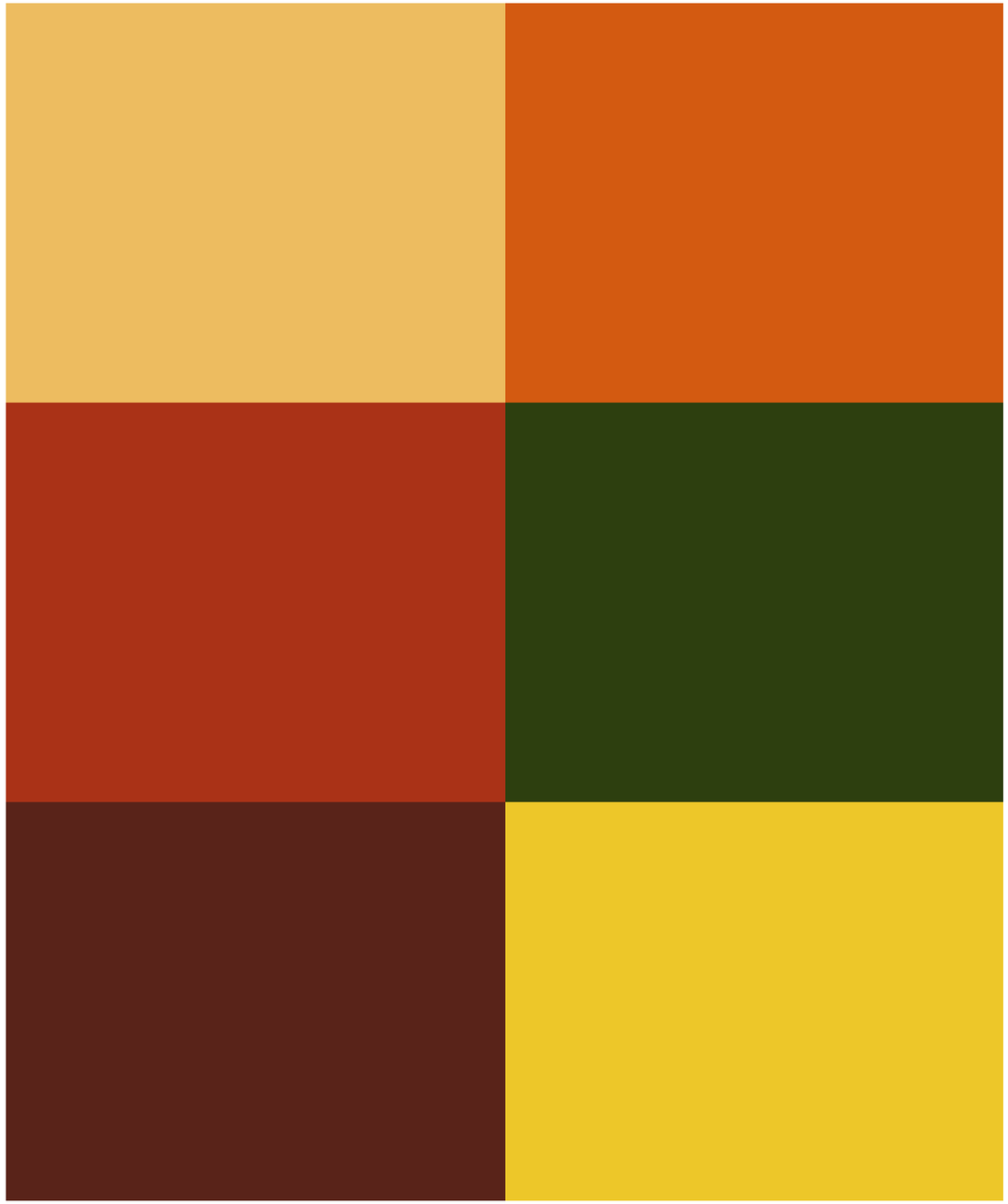
Landscape Section

Gathering Place

Hill Climb

VIETNAM INFLUENCE

COLOR PALETTE



Landscape Planting Plan

Ornamental Grasses, Perennial and Low Shrubs

Edible Plants and fruiting trees

Bio-filtration plants (emergents)

Landscape Planting Zones

1. Hill Climb Edge Planting
2. Scented / Edible Planting (edges)
3. Bio-Filtration Planting
4. Hill Climb Planting
5. Gathering Plaza Planting

Hill Climb Edge Planting

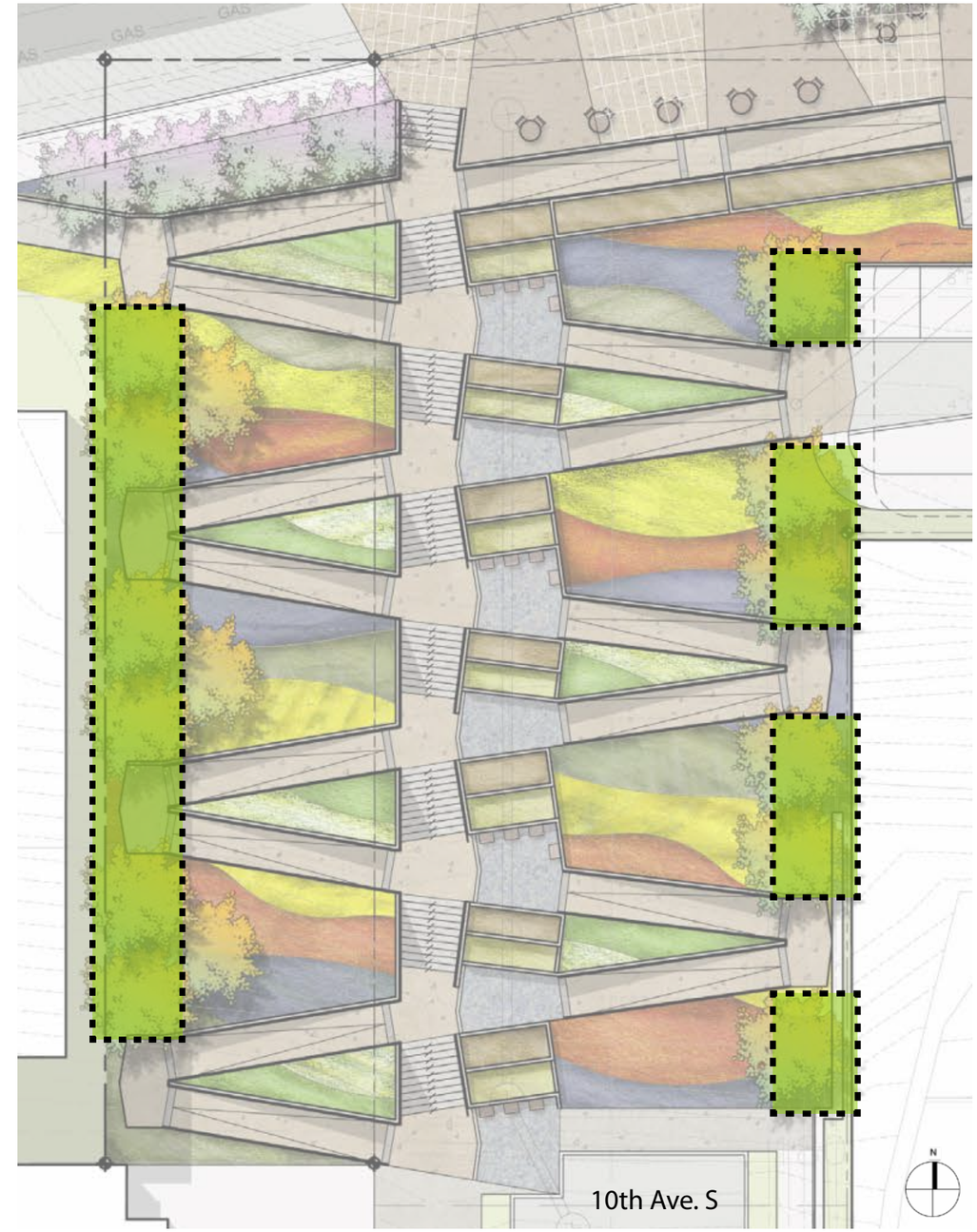
Japanese Snowbell

Butterfly Gaura

Black Mondo Grass

Japanese Stewartia

Bishop's Hat



Scented / Edible Planting

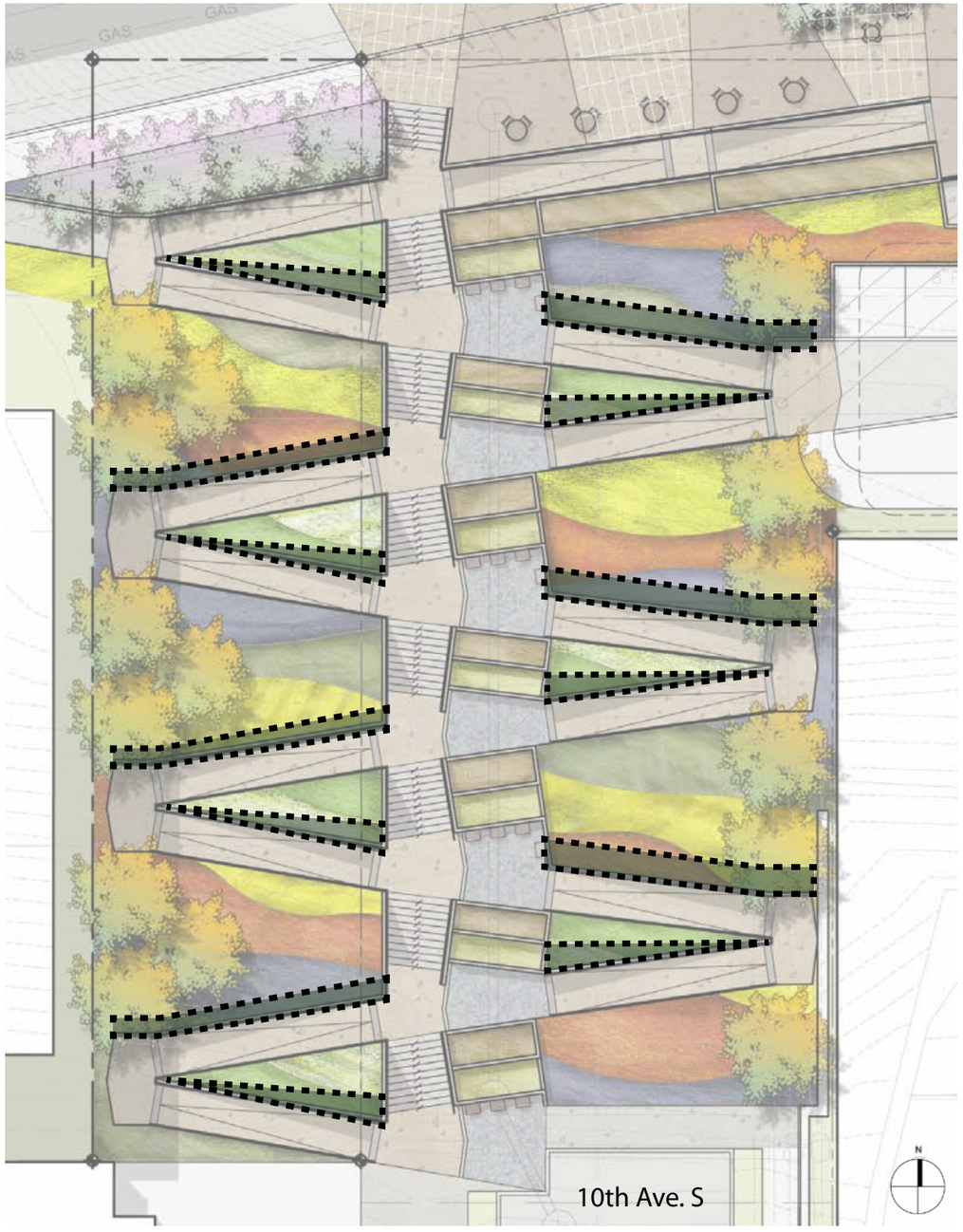
Huckleberry

Basil

Coriander

Blueberry

Spearmint



Bio-Filtration Planting

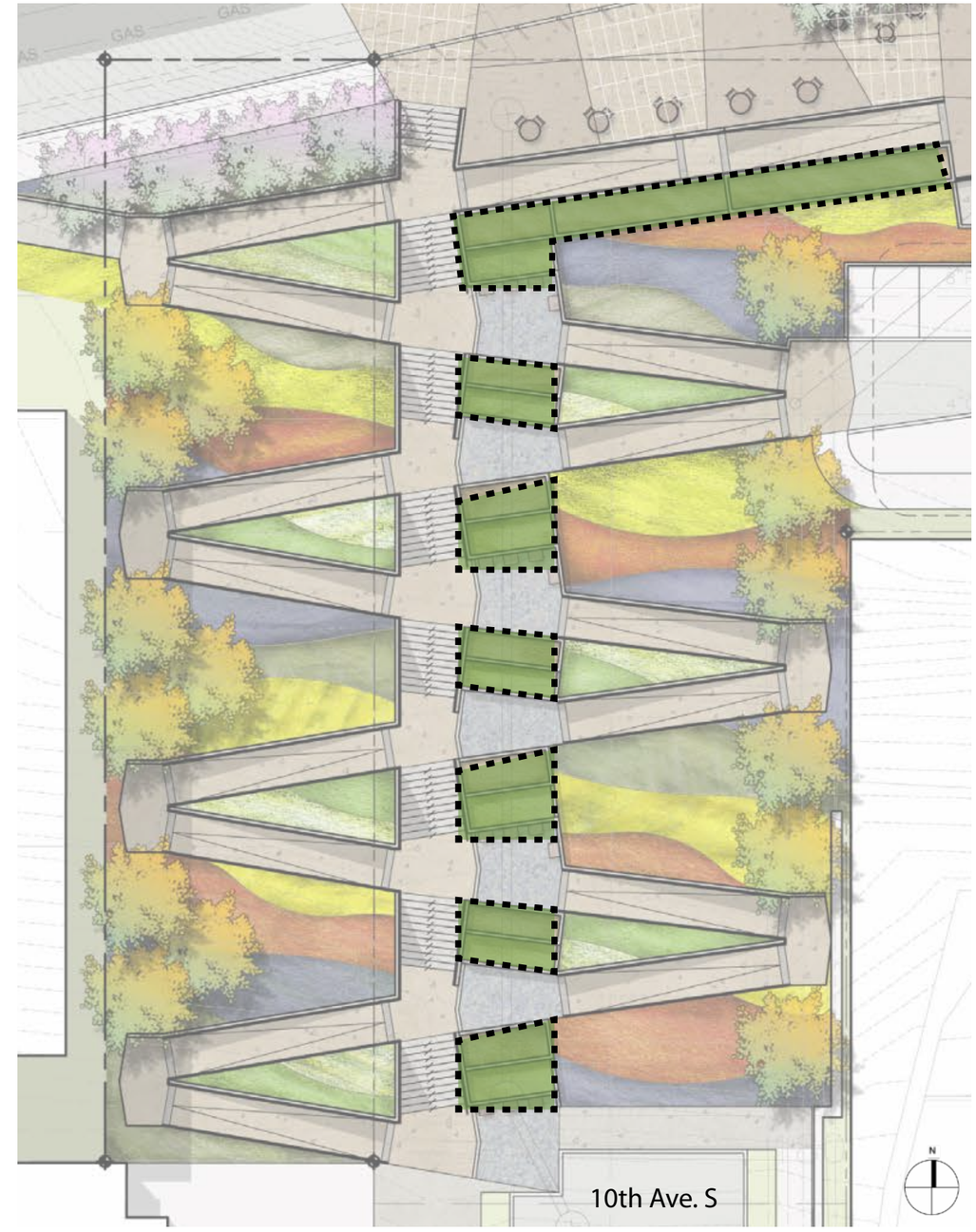
New Zealand Sedge

Japanese Horsetail

Swordleaf Rush

Red Velvet Yarrow

Toughleaf Iris



Hill Climb Planting

Gold Japanese Forest Grass

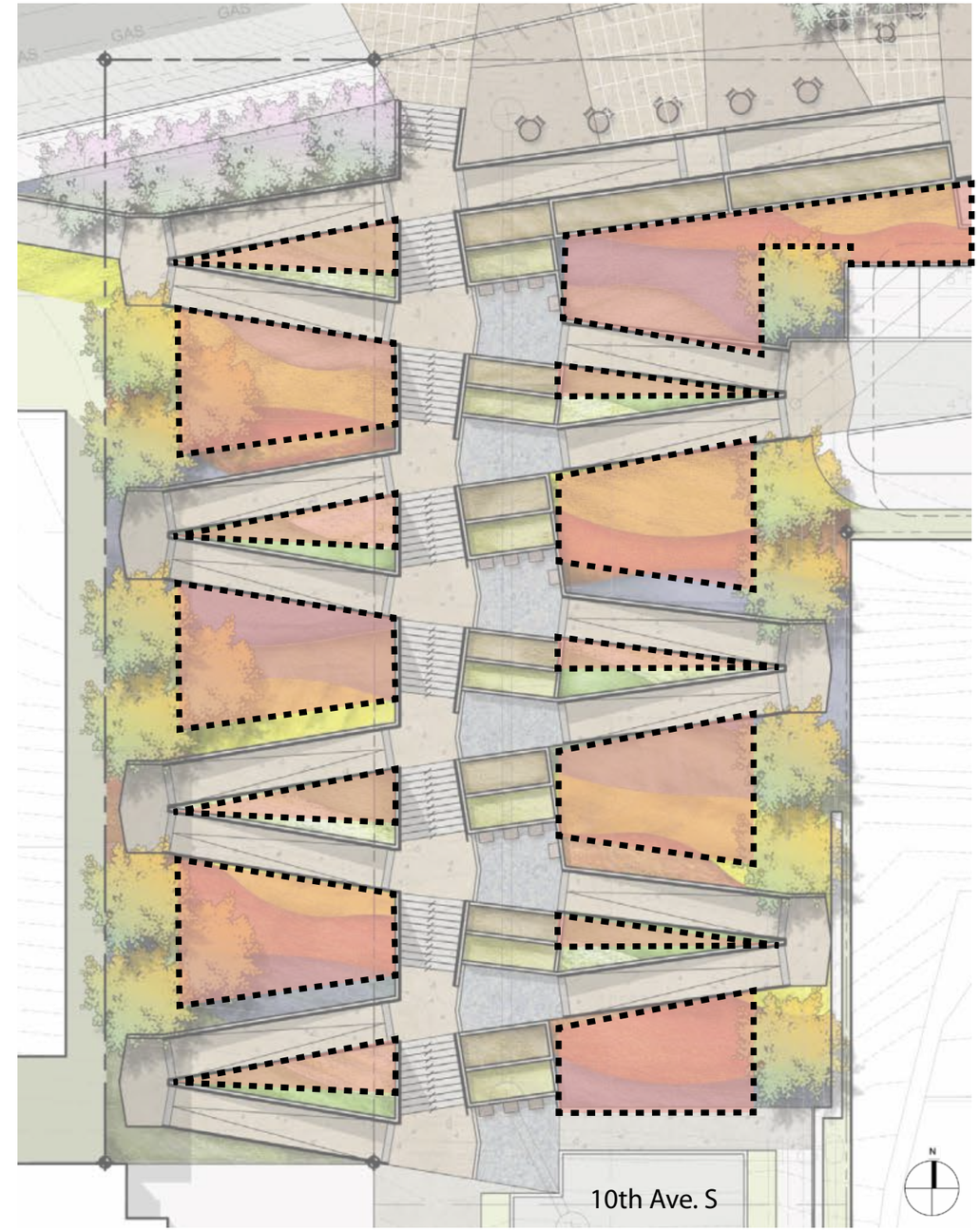
Gulf Stream Heavenly Bamboo

Blue Grama

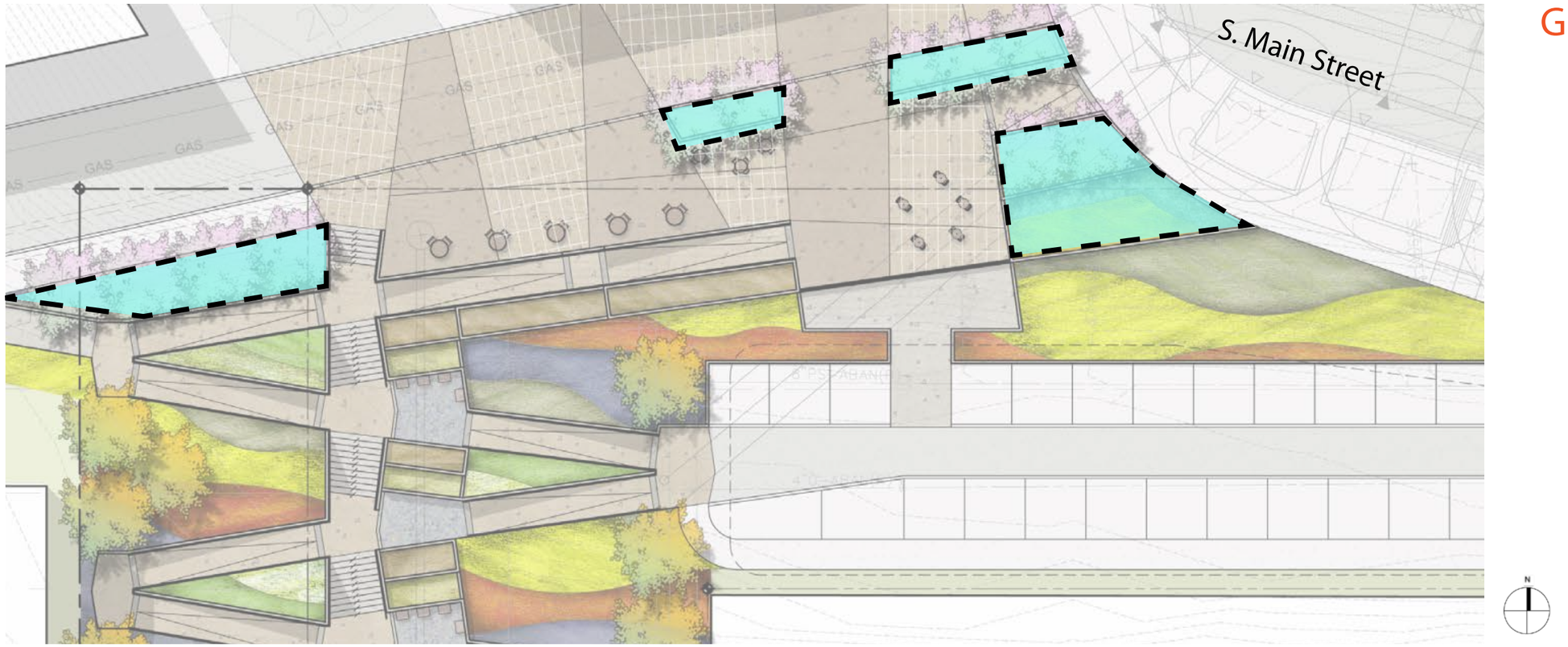
Japanese Barberry

Stonecrop

Magic Carpet Spirea



Gathering Plaza Planting



Japanese Flowering Apricot

Japanese Flowering Apricot

Joan Senior Daylily

Echinacea

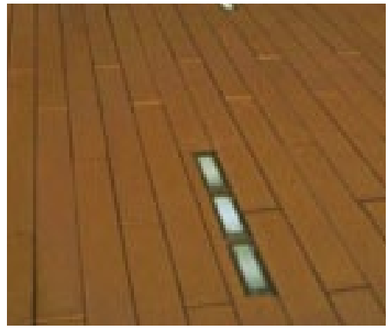
Vignette
Gathering Space

Vignette
Looking north 10th Ave

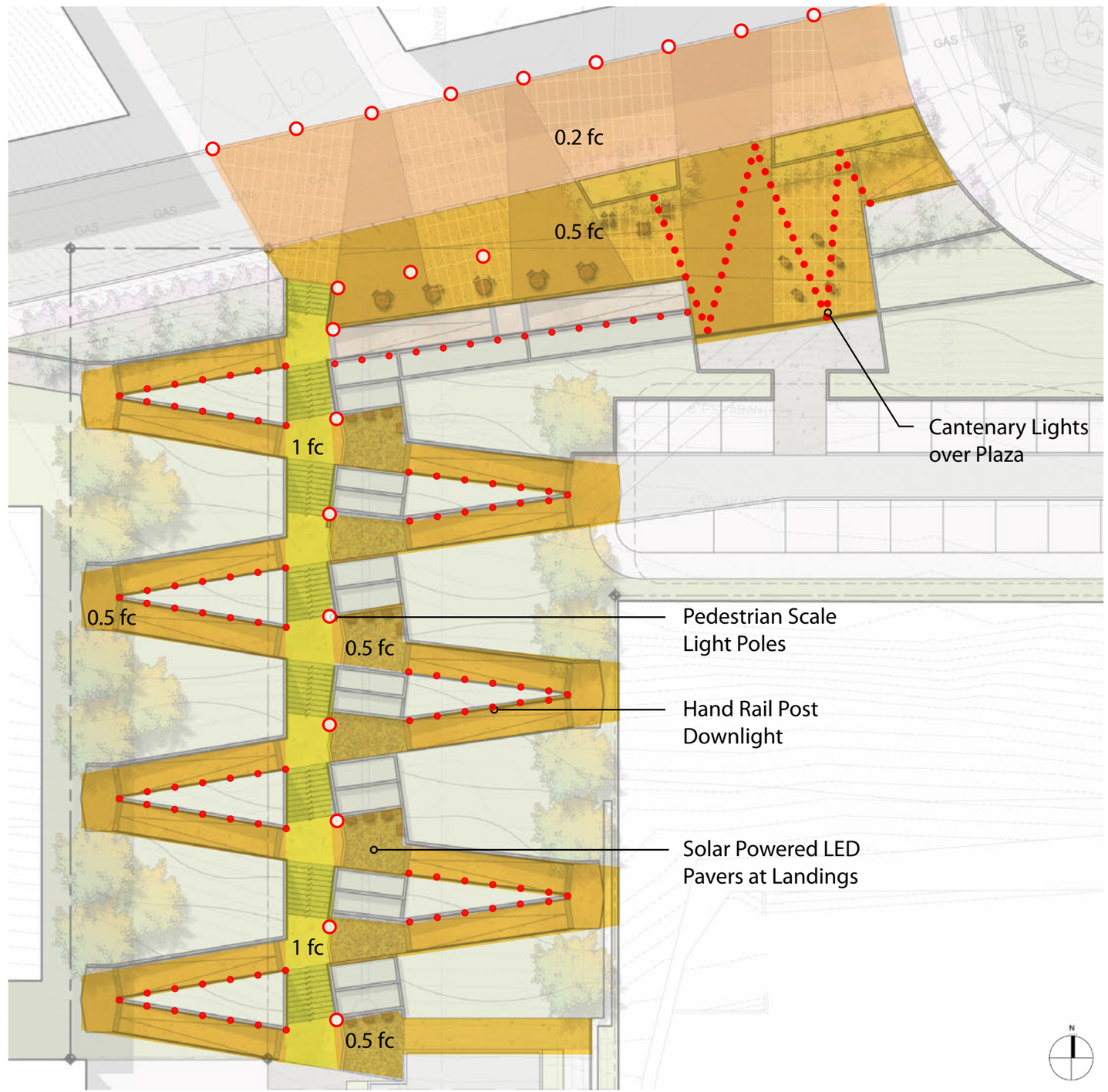
Vignette
Looking south 10th Ave

Vignette
Pedestrian Landing

Lighting Diagram



Lighting Character

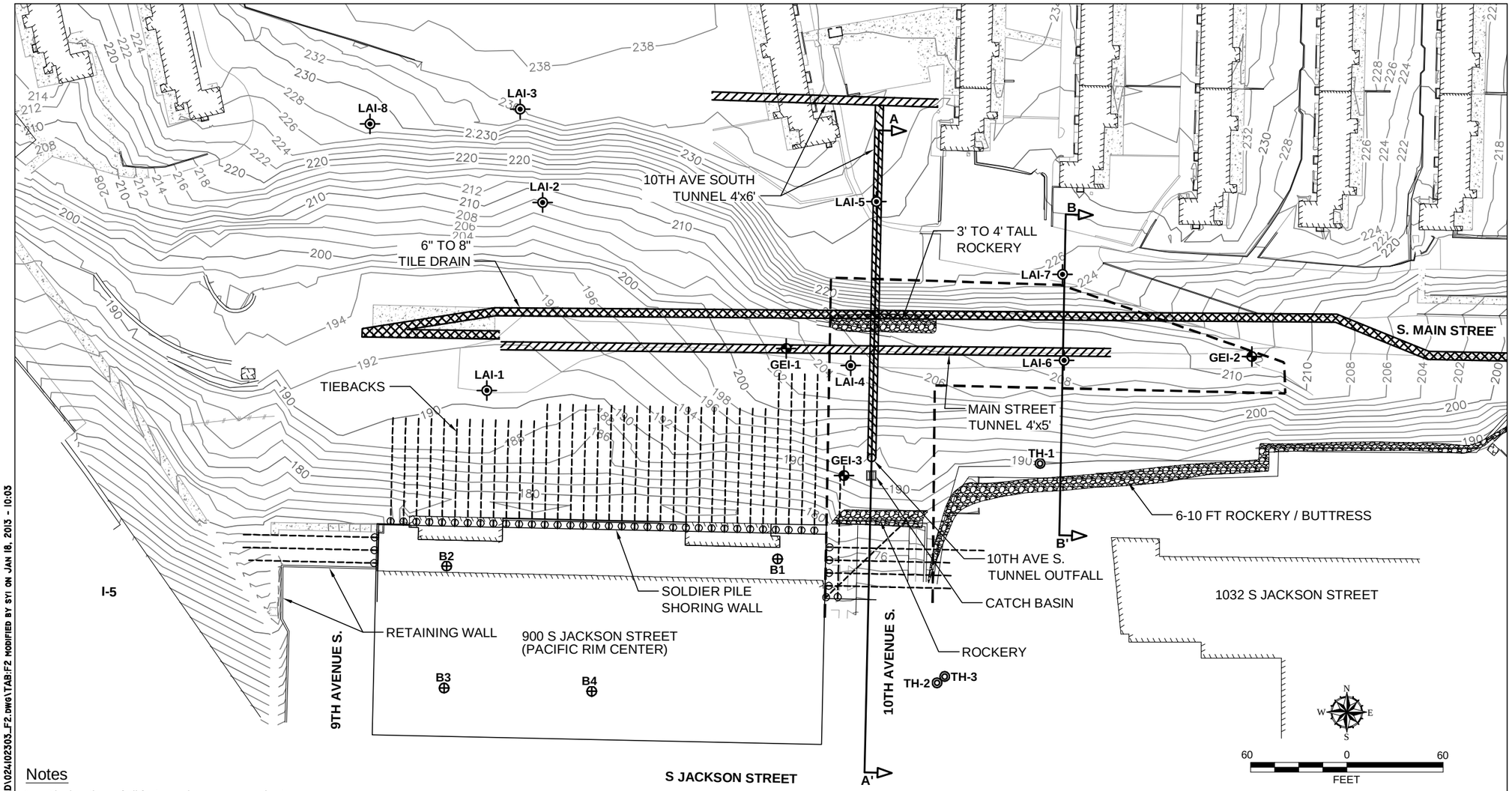


Art Opportunity Diagram

Art Character

10th Avenue Hillclimb
Design Commission Meeting

LEWIS AND WILEY
INC.
JACKSON ST. REGRADE
SEPT. 7-09
PHOTO 16078
LOOKING NORTH FROM
JACKSON, BETWEEN
10TH & 12TH 9/07/1909



Notes

1. The locations of all features shown are approximate.
2. This drawing is for information purposes. It is intended to assist in showing features discussed in an attached document. GeoEngineers, Inc. can not guarantee the accuracy and content of electronic files. The master file is stored by GeoEngineers, Inc. and will serve as the official record of this communication.
3. Tunnel locations are approximate. Dimensions and locations where estimated from 1934 drawings.
4. Tiebacks locations where estimated from the 1998 PAC Rim Construction drawings developed by Civil Tech Corporation.

Reference: Survey CAD file provided by BRN Inc., on 7/27/2011. Building locations and rockeries estimated from tape measuring in the field.

Legend

- GEI-1 — Boring Location by GeoEngineers
- LAI-1 — Boring Location by Landau Associates (2010)
- B1 — Boring Location by Shannon & Wilson (1987)
- TH-1 — Boring Location by City of Seattle (1936)
- 230 — Major Contour (10' Interval)
- Minor Contour (2' Interval)
- Existing Building
- A A' — Cross section location and designation
- Approximate project boundary
- Approximate location of drainage tunnels
- Approximate location of tile drains

Site Plan

10th Avenue Hillclimb
Yesler Terrace Redevelopment Project
Seattle, Washington

GEOENGINEERS

Figure 2

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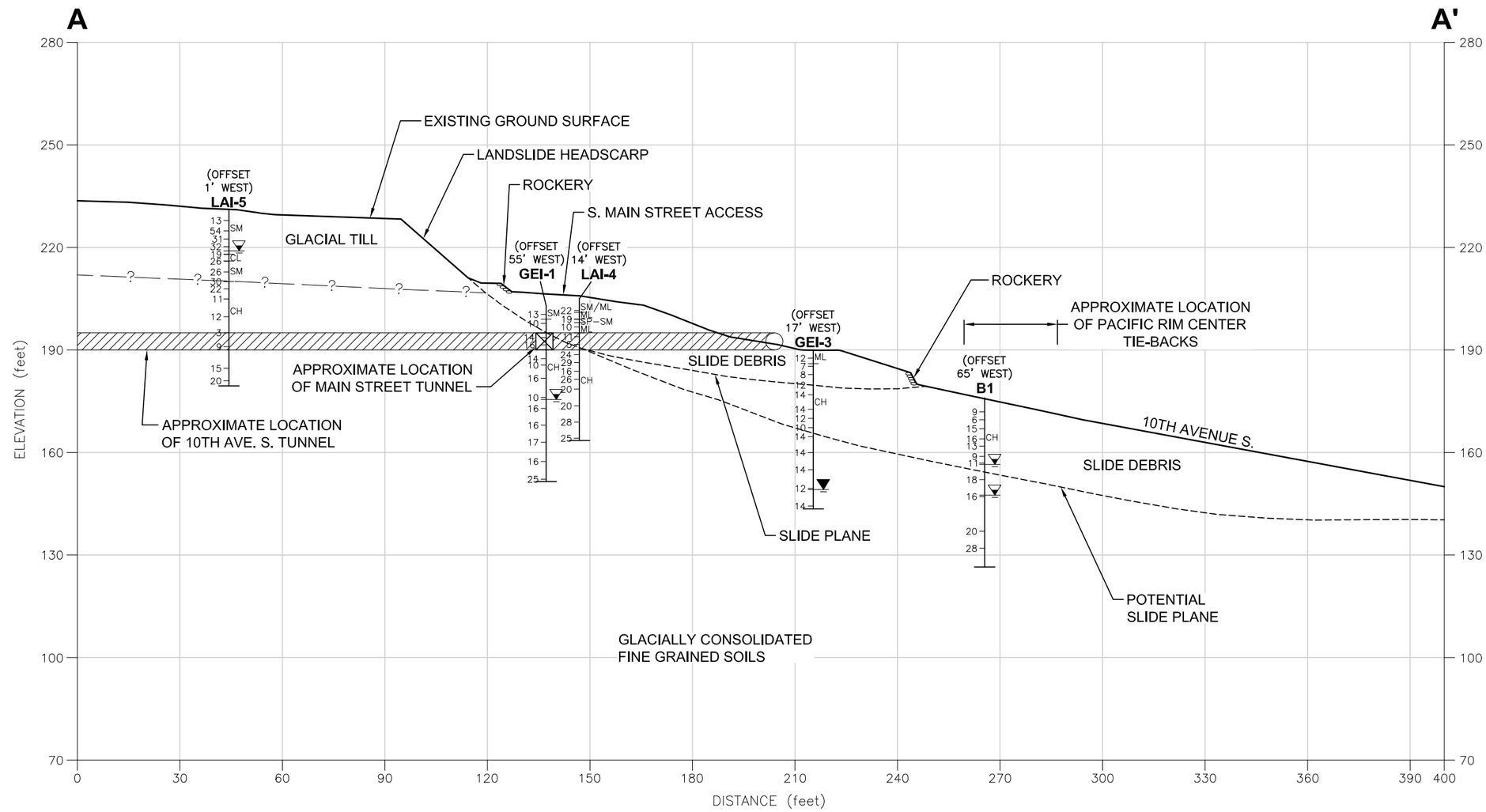

Notes:
1. The subsurface conditions shown are based on interpolation between widely spaced explorations and should be considered approximate; actual subsurface conditions may vary from those shown.
2. Refer to Figure 2 for location of Cross Section.
3. This figure is for informational purposes only. It is intended to assist in the identification of features discussed in a related document. Data were compiled from sources as listed in this figure. The data sources do not guarantee these data are accurate or complete. There may have been updates to the data since the publication of this figure. This figure is a copy of a master document. The master hard copy is stored by GeoEngineers, Inc. and will serve as the official document of record.

EXPLANATION:

(OFFSET 55' WEST) GEI-1 — BORING NUMBER AND APPROXIMATE LOCATION
7 — BLOW COUNT
SM — SOIL TYPE AT SAMPLE LOCATION
? — SOIL CONTACT
APPROXIMATE LOCATION OF SLIDE PLANE
MEASURED GROUNDWATER LEVEL IN EXPLORATION
GROUNDWATER OBSERVED AT TIME OF EXPLORATION
PERCHED WATER OBSERVED AT TIME OF EXPLORATION

30 0 30
Scale in Feet

Cross Section A-A'

10th Avenue Hillclimb
Yesler Terrace Redevelopment Project
Seattle, Washington

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Figure 4

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