

Northwest Kidney Centers

4 August 2021

PROJECT SITE

Yesler Terrace
Block 7.1, Lot 1



Agenda

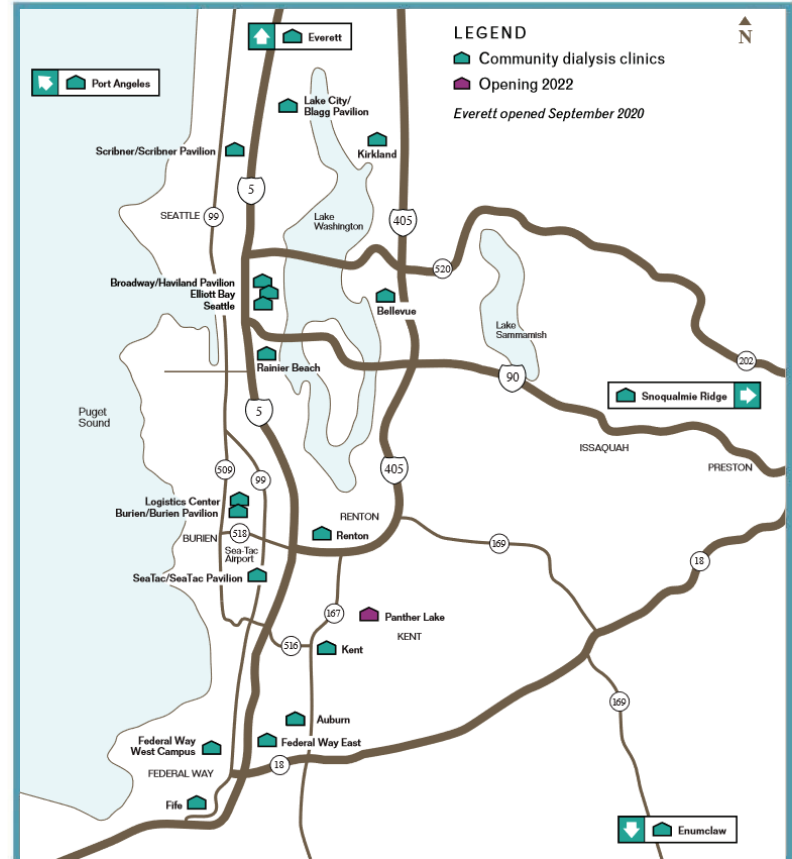
- Introductions
- Northwest Kidney Centers
- Process Overview
- Current Design Review
- Feedback



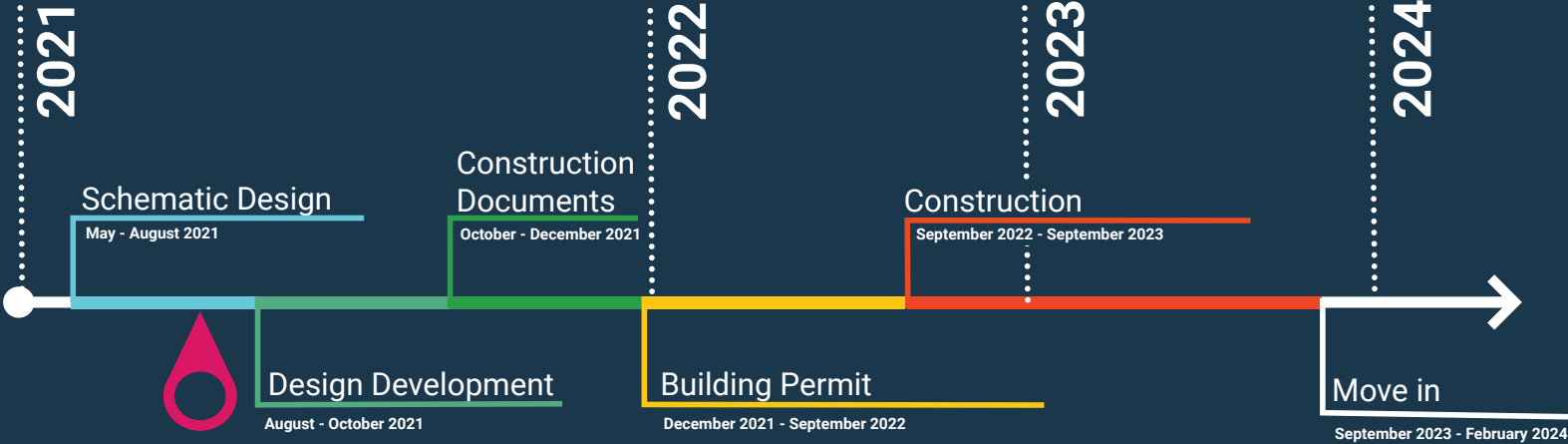
NORTHWEST

Kidney Centers

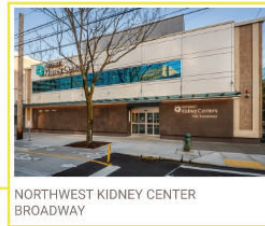
- Established in Seattle in 1962
- Co-founded by Dr. Belding H. Scribner, who developed first dialysis treatment at University of Washington
- First out-of-hospital dialysis provider. There are now over 6,000 outpatient dialysis clinics in the U.S.
- Operates the oldest home dialysis program in the U.S.
- Currently serve over 80% of dialysis patients in King County.
- Created the Kidney Research Institute with UW Medicine to advance research and technology for kidney treatment.



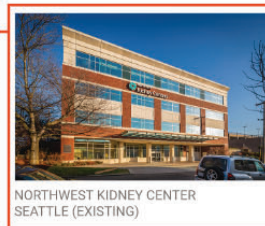
Schedule



We are here!



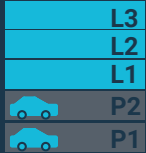
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NEW SEATTLE CLINIC
YESLER TERRACE COMMUNITY
BLOCK 7.1, LOT 1
TO HOUSE COMBINED PROGRAMS

Project Parameters:



- Located at Yesler Terrace Block 7.1, Lot 1, 3 Story Building over 2 Floors of below-grade parking



- 46 Dialysis Stations (12 Beds), 7 Home Training Rooms, CKD and Conferencing Rooms, administrative spaces and required clinic and building support

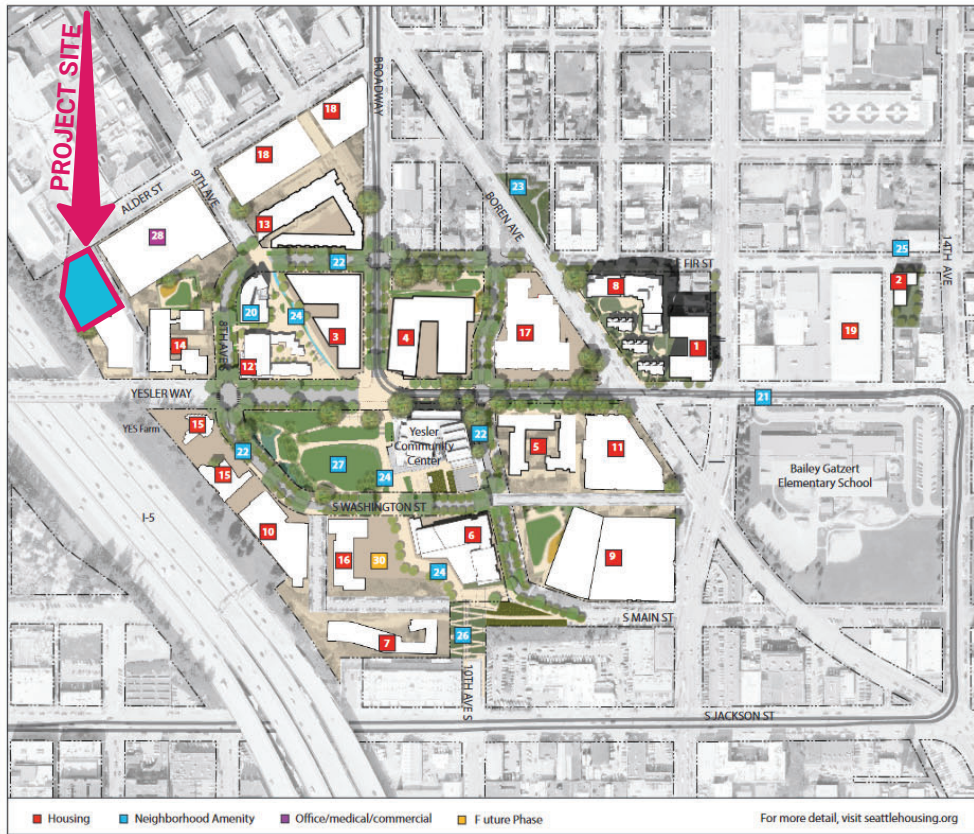


- Patient drop-off loop off of Alder Street (to the north) with parking lot access off of a private access drive



- Required to be certified LEED Gold for Sustainability by Yesler Terrace development.

An Evolving Neighborhood: The Redevelopment of Yesler Terrace



HOUSING

- Anthem on 12th**
120 units (90 market-rate, 30 80% AMI)
- The Baldwin**
15 renovated replacement units
- Batik**
195 units (156 market-rate, 39 80% AMI), ground floor retail
- Cypress**
237 units (189 market-rate, 48 80% AMI); ground floor retail
- Hinoki**
(82 replacement units, 48 60% AMI, 6 80% AMI); *under construction*
- Hoa Mai Gardens**
111 units (70 replacement, 41 60% AMI)
- Juniper**
95 units (24 replacement units, 48 60% AMI, 23 80%); *in design*
- Kebero Court**
103 units (83 replacement, 20 60% AMI)
- Low Enterprises**
550 units (417 market-rate, 133 80% AMI) 2 phases; *under construction*
- Mack Real Estate Group**
200 units (147 market-rate, 53 80% AMI); *in design*
- Emerson Seattle**
288 units (212 market-rate, 76 80% AMI)
- Raven Terrace**
83 units (50 replacement, 33 60% AMI)
- Red Cedar**
119 units (80 replacement, 39 60% AMI)
- Sawara**
114 units (65 replacement units, 49 60% AMI); *in design*
- Su Development**
352 units (259 market-rate, 93 90% AMI) 2 phases; *under construction*
- Sustainable Living Innovations**
376 units (280 market-rate, 96 80% AMI); *in design*

- Vulcan development**
344 units (253 market-rate, 91 80% AMI); *under construction*
- Vulcan development**
324 units (238 market-rate; 86 80% AMI), 2 phases; *in design*
- Yesler Family Housing**
158 replacement and 60% AMI units; early learning center. Partnership with Seattle Chinatown PDA and Community Roots Housing; *in design*

NEIGHBORHOOD AMENITIES

- Epstein Opportunity Center**
Conversion of the historic Yesler Steam Plant to a community center
- First Hill Streetcar**
- Green Street Loop**
Half-mile, park-like neighborhood walkway; *under construction*
- Horluchi Park P-Patch**
28 gardening plots
- Pedestrian Pathway**
Diagonal path from Alder St to Jackson St
- Washington Hall**
Renovation of historic performing arts center
- Yesler Hillclimb**
A landscaped pedestrian staircase and accessible ramp
- Yesler Terrace Park**

OFFICE/MEDICAL/COMMERCIAL

- Kaiser Permanente**
280,000 SF specialty medical care; *in design*

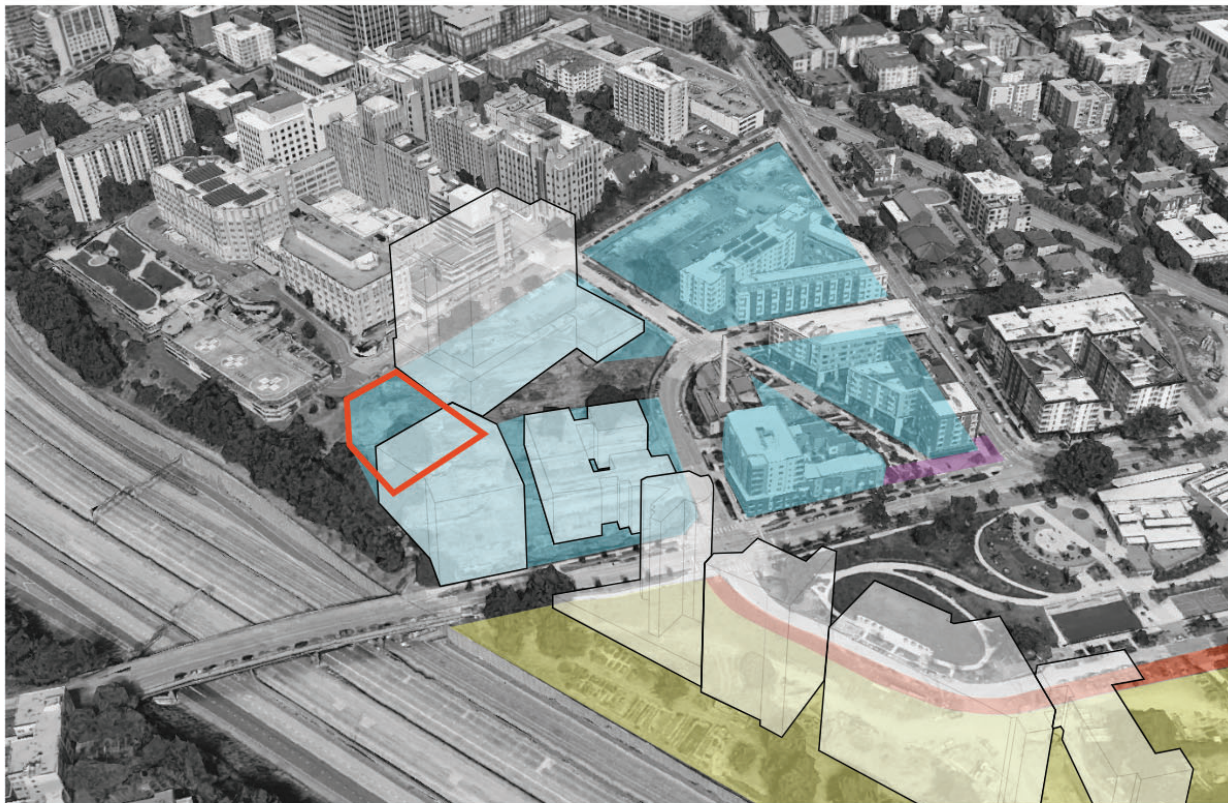
FUTURE PHASE






- Future Phase**
Future mixed-income housing, medical, office, or hotel.
- Future Phase**
Mixed-income housing

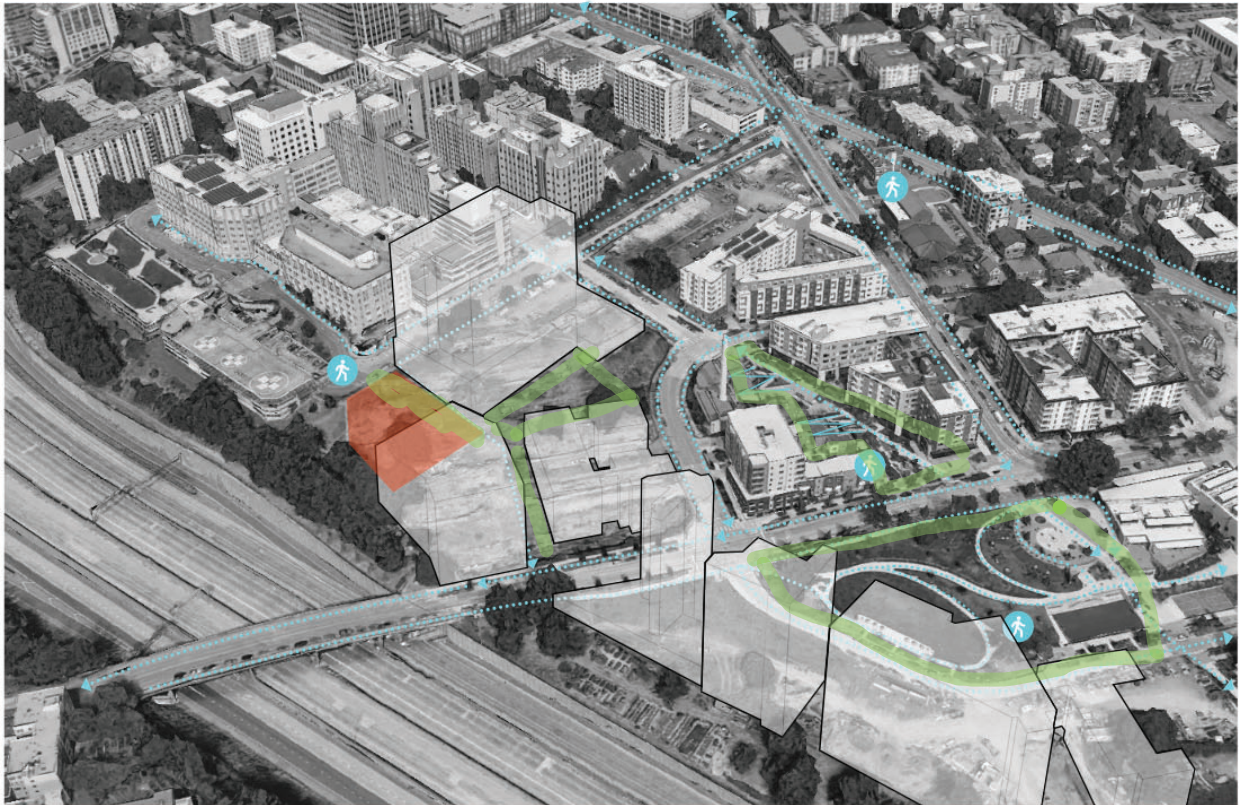
*Construction complete unless otherwise noted
AMI - Area Median Income*

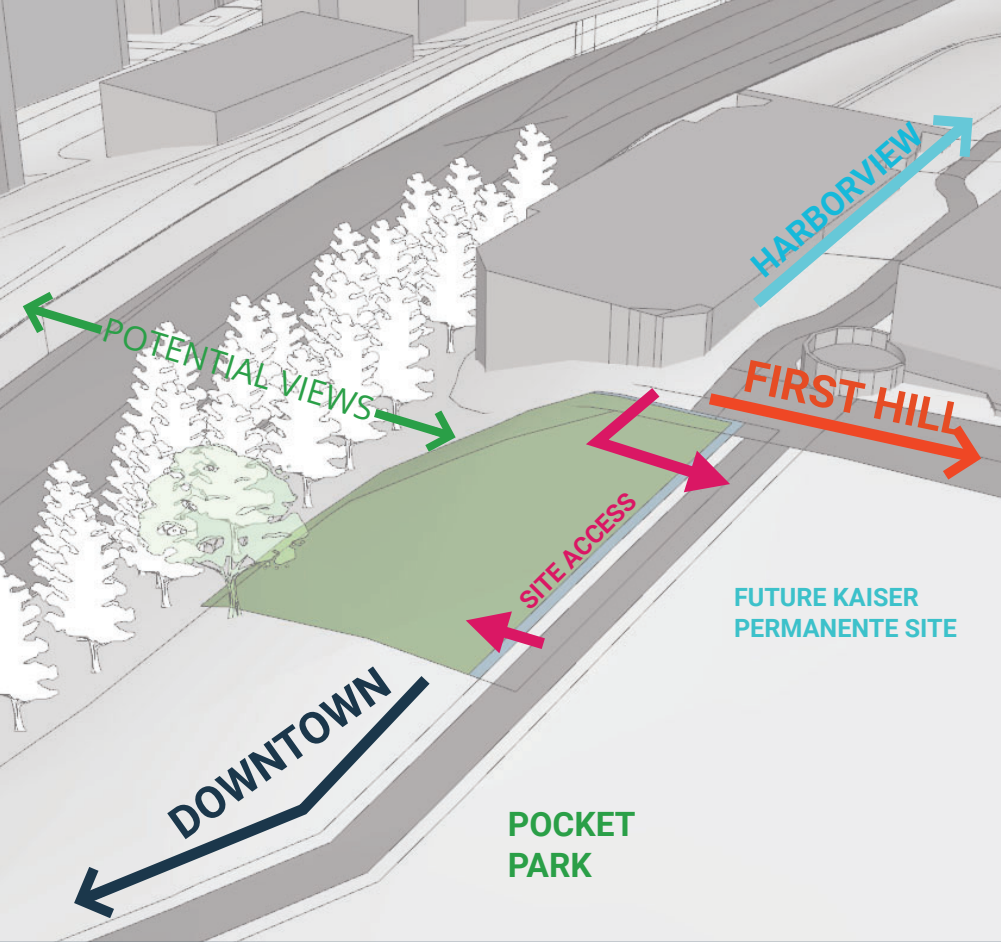


For more detail, visit seattlehousing.org



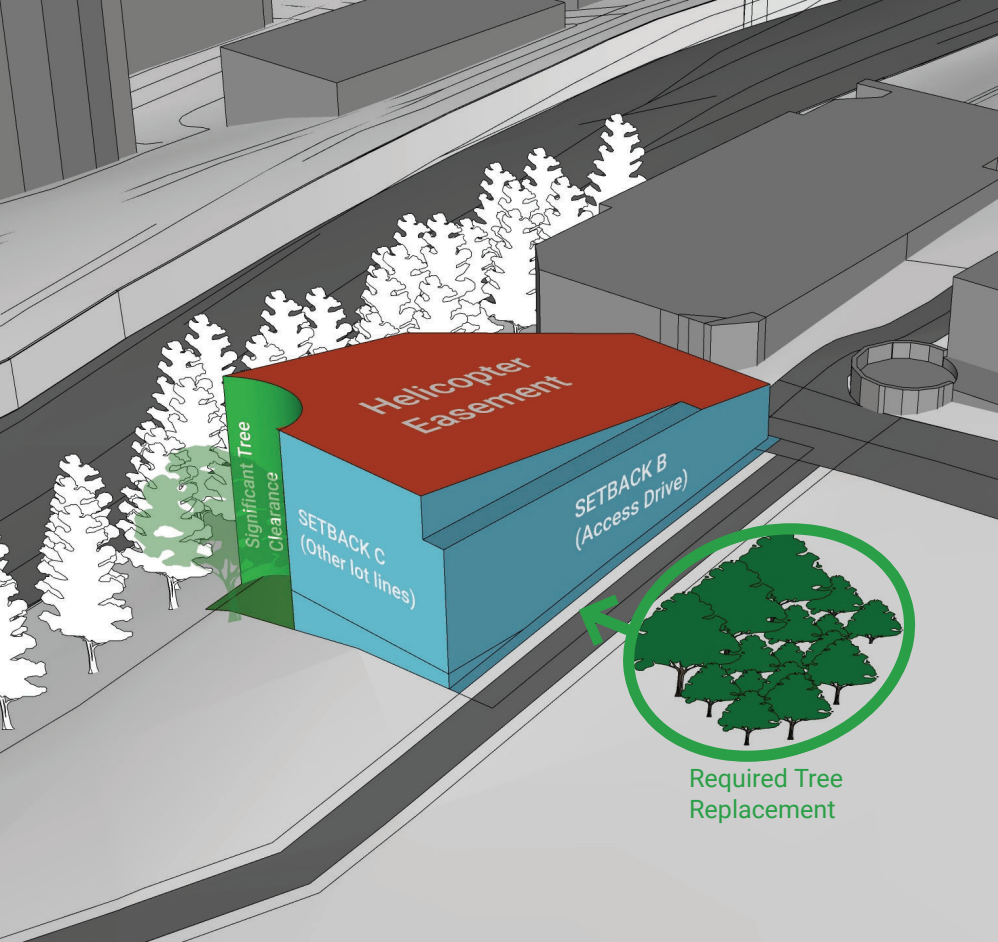
-  Project Site
-  More flexibility for non-residential uses than remainder of site; Residential uses allowed
-  Street level retail and other non-residential uses required
-  Residential uses allowed; Non-residential uses limited
-  Residential uses required along 80% of this frontage





SITE OPPORTUNITIES

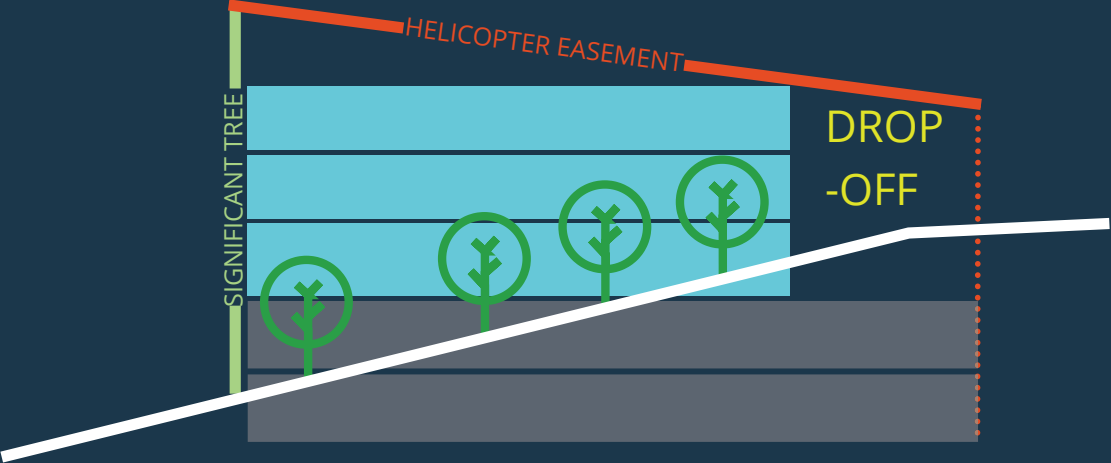
- Central Location
- Proximity to Harborview Campus
- Site suitably sized for Clinic
- Opportunities for grade entry at clinic and below-grade parking lot
- Potential views to/from city



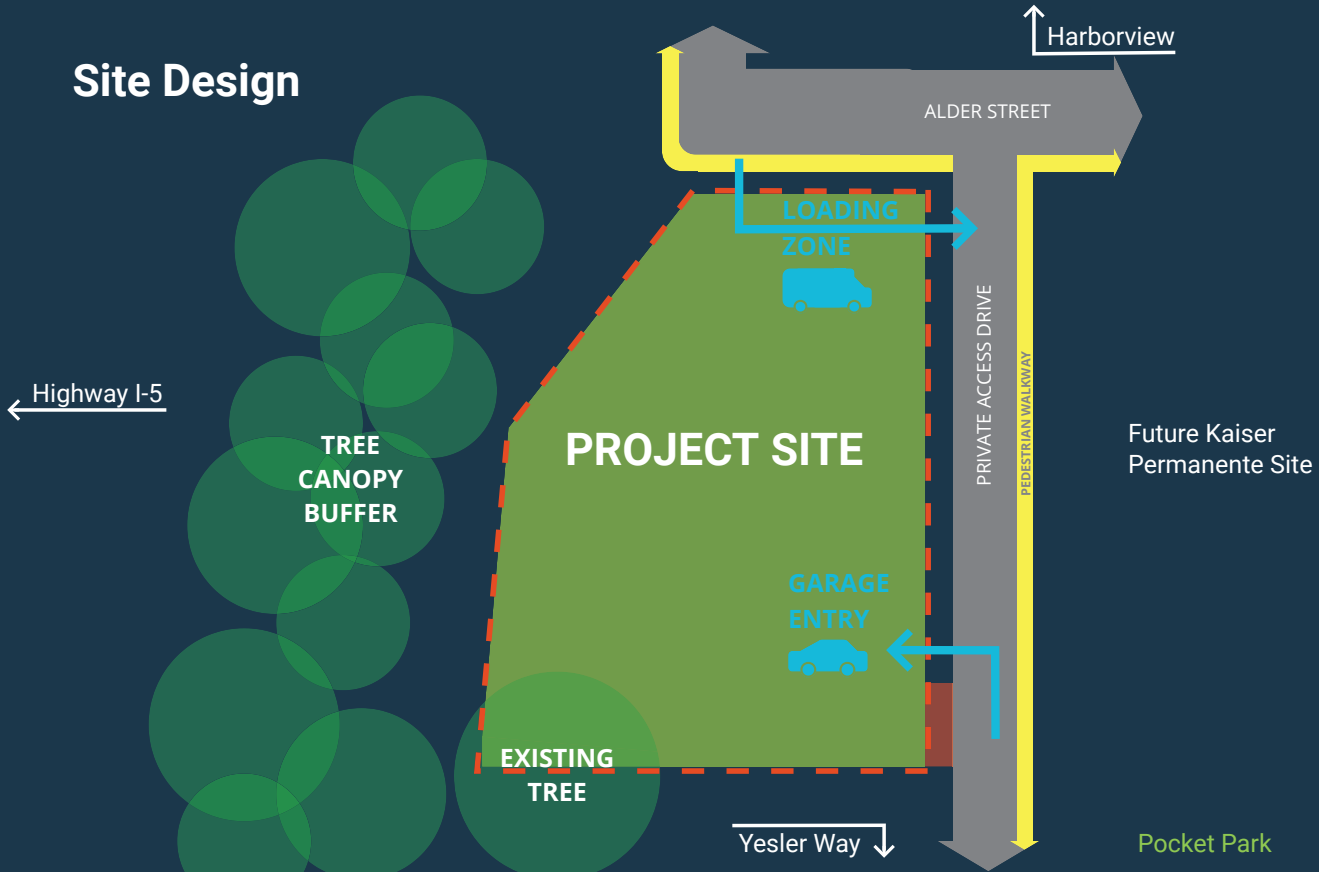
SITE CONSTRAINTS

- Compact, sloped site
- Helicopter Easement
- Significant Tree Clearance
- Required Tree Replacement
- On-site drop-off for Access Vans

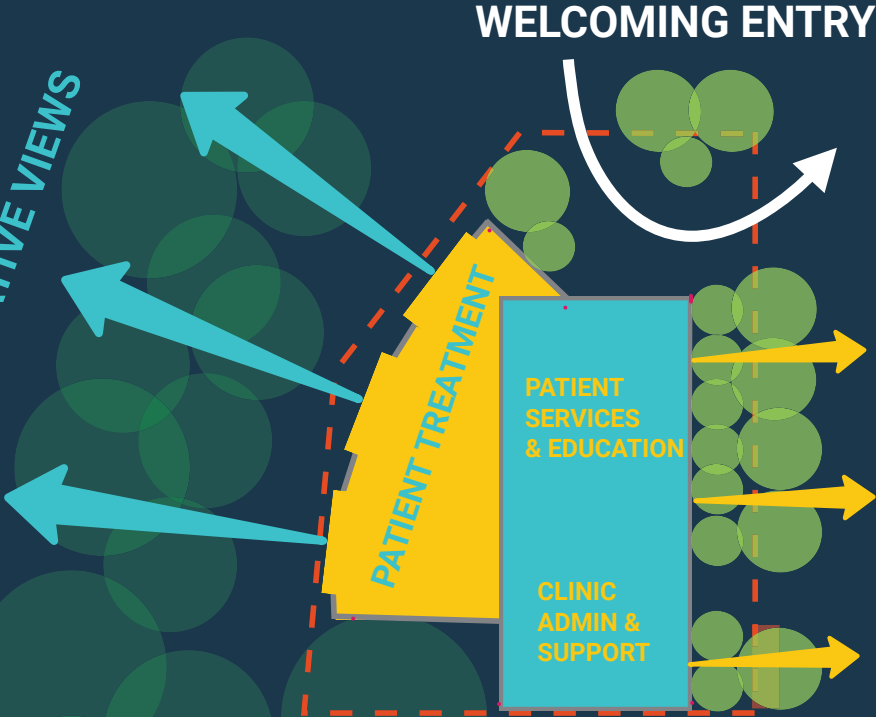
3 Floors of Clinic over 2 Floors of Parking



Site Design



RESTORATIVE VIEWS



WELCOMING ENTRY

**CONNECTION TO
COMMUNITY**

← Highway I-5

TREE
CANOPY
BUFFER

ROOF
DECK
OVER
2-STORY
CLINIC

3-STORY
BUILDING

EXISTING
TREE

LOADING
ZONE



Urban View Garden

GARAGE
ENTRY



Yesler Way ↓

↑ Harborview

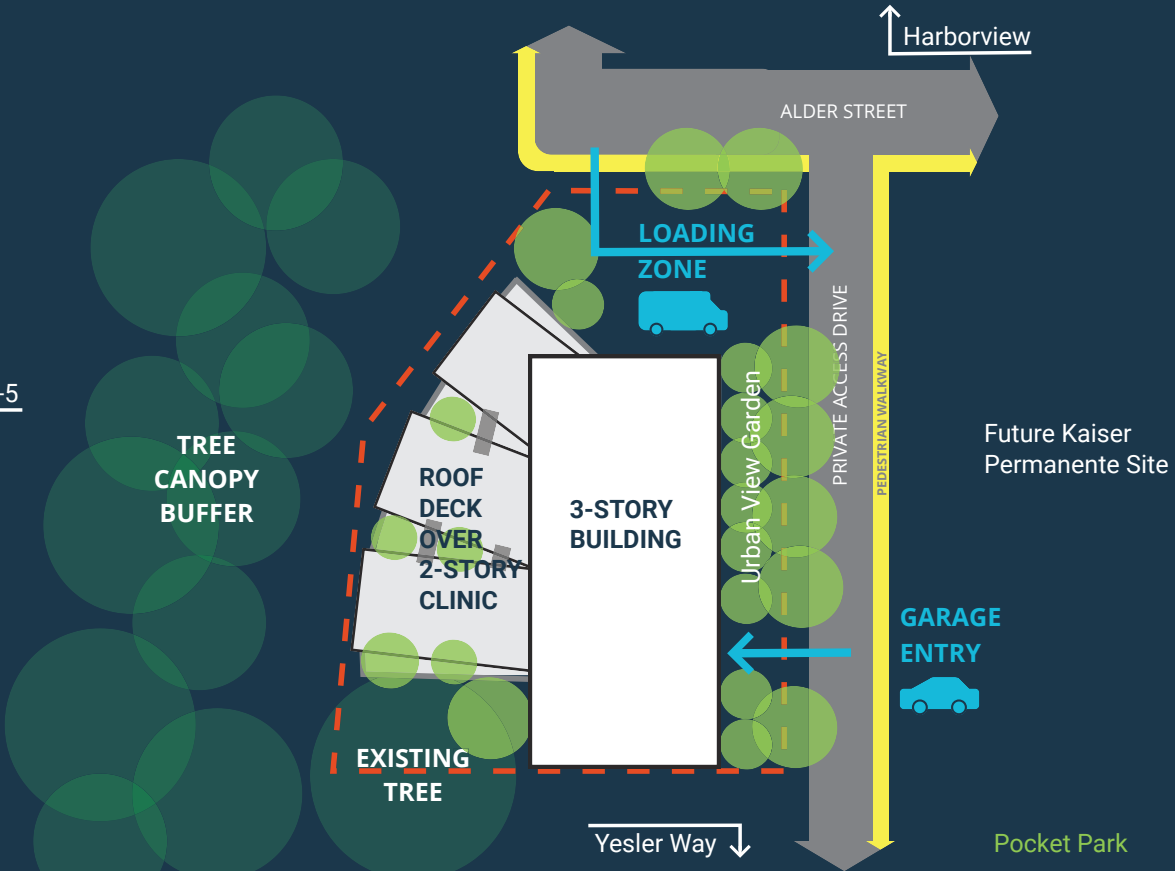
ALDER STREET

PRIVATE ACCESS DRIVE

PEDESTRIAN WALKWAY

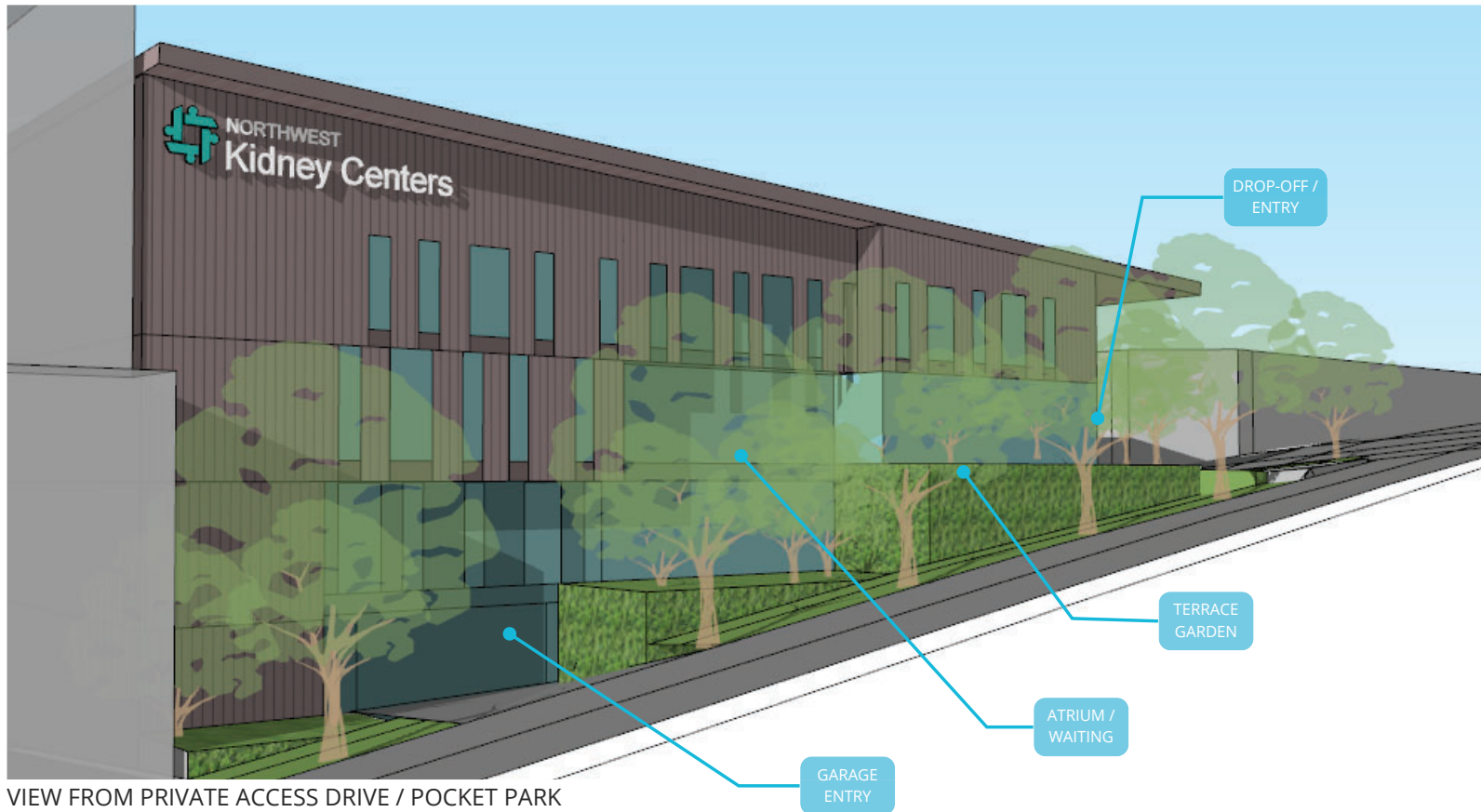
Future Kaiser
Permanente Site

Pocket Park



Priority Guidelines

- CS1 | Natural Systems and Site Features: Use natural systems and features of the site and its surroundings as a starting point for project design.
 - Topography, plants and habitat, water
- CS2 | Urban Pattern and Form: Strengthen the most desirable characteristics and patterns of the streets, block faces, and open spaces in the surrounding area.
 - Enhance identity and wayfinding, street character and abutting uses
- CS3 | Architectural Context and Character: Contribute to the architectural character of the neighborhood.
 - "To the north, architectural character is dominated by the high-rise medical office buildings of Harborview Medical Center... Use the tiered form and intricate façade of Harborview's East Hospital as a design inspiration for buildings in this area."
- DC1 | Project Uses and Activities: Optimize the arrangement of uses and activities on site.
 - Arrangement of Land Uses, Vehicular Access and Circulation, Parking and Loading Uses
- DC2 | Architectural Concept: Develop an architectural concept that will result in a functional and harmonious design
 - Building Siting, Size, and Configuration, Massing, Scales of Architectural Composition (Human, Neighborhood, City)
- DC3 | Open Space Concept: Integrate open space with the building design.
 - Building-Open Space Relationship, Courtyards, Gardens and Rooftop Patios:
- DC4 | Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.
 - Building Materials, Signage, Fences and Free-standing Walls, Landscape and Hardscape Materials



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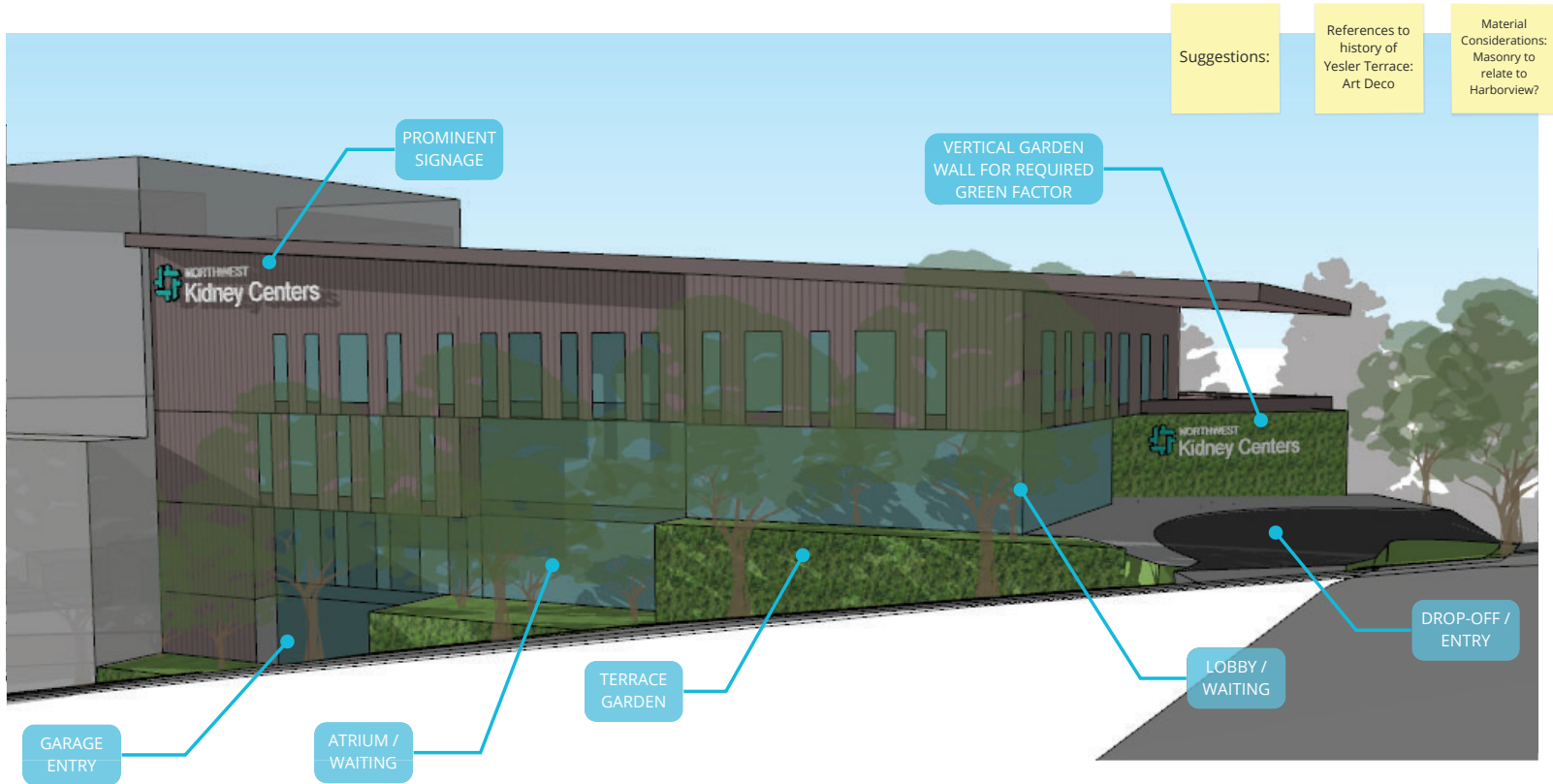
DROP-OFF /
ENTRY

TERRACE
GARDEN

ATRIUM /
WAITING

GARAGE
ENTRY

VIEW FROM PRIVATE ACCESS DRIVE / POCKET PARK



VIEW FROM ALDER STREET



 NORTHWEST
Kidney Centers