



**Mike McGinn**  
Mayor

**Diane Sugimura**  
Director, DPD

**Marshall Foster**  
Planning Director, DPD

**Julie Bassuk**  
Chair

**Graham Black**

**Malika Kirkling**

**Laurel Kunkler**

**Tom Nelson**

**Julie Parrett**

**Osama Quotah**

**Norie Sato**

**Donald Vehige**

**Debbie Wick-Harris**

**Valerie Kinast**  
Coordinator

**Tom Iurino**  
Senior Staff



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Seattle, WA 98124-4019

**TEL** 206-615-1349  
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## APPROVED MINUTES OF THE MEETING

**May 19, 2011**

Convened 10:00 am  
Adjourned 3:30 pm

### Projects Reviewed

Fire Station 36  
Grange Insurance Association Skybridge  
Yesler Terrace Redevelopment

### Commissioners Present

Julie Bassuk, Chair  
Graham Black (excused from 10:30am-11:30am)  
Malika Kirkling (excused from 12:00pm-3:30pm)  
Tom Nelson (excused from 10:00am-11:00am)  
Julie Parrett  
Osama Quotah  
Norie Sato (excused from 10:00am-11:45am)

### Commissioners Excused

Laurel Kunkler  
Don Vehige

### Incoming Commissioners Present

Debbie Wick-Harris

### Staff Present

Valerie Kinast  
Tom Iurino



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**May 19, 2011****Project: Yesler Terrace Redevelopment****Phase:** Street Vacation**Last Reviewed:** April 21, 2011; April 7, 2011; Jun 2, 2009; Apr 4, 2009**Presenters:** Anne Fisk-Zuniga, Seattle Housing Authority  
Alan Grainger, GGLO**Attendees:** Beverly Barnett, SDOT  
Dave LaClergue, DPD  
Tom Eanes, SHA  
Rebecca Herzfeld, Council staff  
Marieke Lacasse, GGLO  
Bob Messina, public  
Melody McCutcheon, Hillis, Clark, Martin and Peterson, P.S.  
Beverly Barnett, SDOT  
Gary Johnson, DPD  
Peg Staeheli, SvR  
Shane DeWald, SDOT  
Nate Cormier, SvR Design**Time:** 1:30pm – 3:30pm

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## Presentation

Seattle Housing Authority proposed to replace the Yesler Terrace housing development with a much denser mix of housing, office and retail; its plans require vacating several streets. The Design Commission approved the urban design merit of the street vacation on April 21, 2011.

Seattle Housing Authority presented the public benefit package for the street vacation. The package, as outlined in the presentation, included: 1) connectivity within and to the neighborhood, 2) improved street function by providing more ROW than vacated with better function for bikes and pedestrians, 3) parks and green streets, and 4) public realm improvements. These improvements were above and beyond what will be required by new zoning and street improvement requirements.

Seattle Housing Authority also proposed to return to the commission for review of the pocket parks at conceptual design, to embed a mechanism in the Planned Action Ordinance to ensure timely delivery, and to promise that the public benefits and public realm improvements be made concurrent with adjacent development.

## ACTION

**The Design Commission thanked the Yesler Terrace Redevelopment team for its clear presentation of the proposed project and its public benefit package for the street vacation.**

**By a vote of 6-0, the commission recommended SDOT approve the street vacation and the public benefit package which included increased connectivity within and to the neighborhood, improved street function, parks and green streets, and public realm improvements. (See attached for details.) The commission made the following conditions:**

- **Program, design and advertise the pocket parks and hillclimb to the general public, not just to those residents of Yesler Terrace. The parks and hillclimb should have features that draw visitors from elsewhere in Seattle.**

- **Pledge to present the design of the pocket parks and hillclimb to the Design Commission for review at concept design, schematic design, and design development.**
- **Deliver public infrastructure, including the items in the public benefit package, when the Seattle Housing Authority or other developers build projects on the adjacent private land. Embed the schedule for the delivery of the public infrastructure in the Planned Action Ordinance.**
- **Create and publish for public education the unique and innovative elements comprising the Yesler Terrace design and development. These could include sustainability features, community service areas, and public improvements provided beyond what would be required, so that others may learn from the process.**
- **Advise city staff to review green infrastructure. Development of green infrastructure and stormwater management to “maximum extent feasible” should not be limited to the extent of the right-of-way.**



# Yesler Terrace



**Bringing Home a Better Future**  
Design Commission – May 19, 2011



# **What are the Public Benefits from the proposed street vacations and dedications?**

- ✓ Connectivity within and to the Neighborhood
- ✓ Improved Street Function
- ✓ Parks and “Green” Streets
- ✓ Public Realm Improvements



EXISTING RIGHT-OF-WAY PATTERN

Vacations	Dedications	Difference
-96,490 SF	+118,100 SF	+21,610 SF

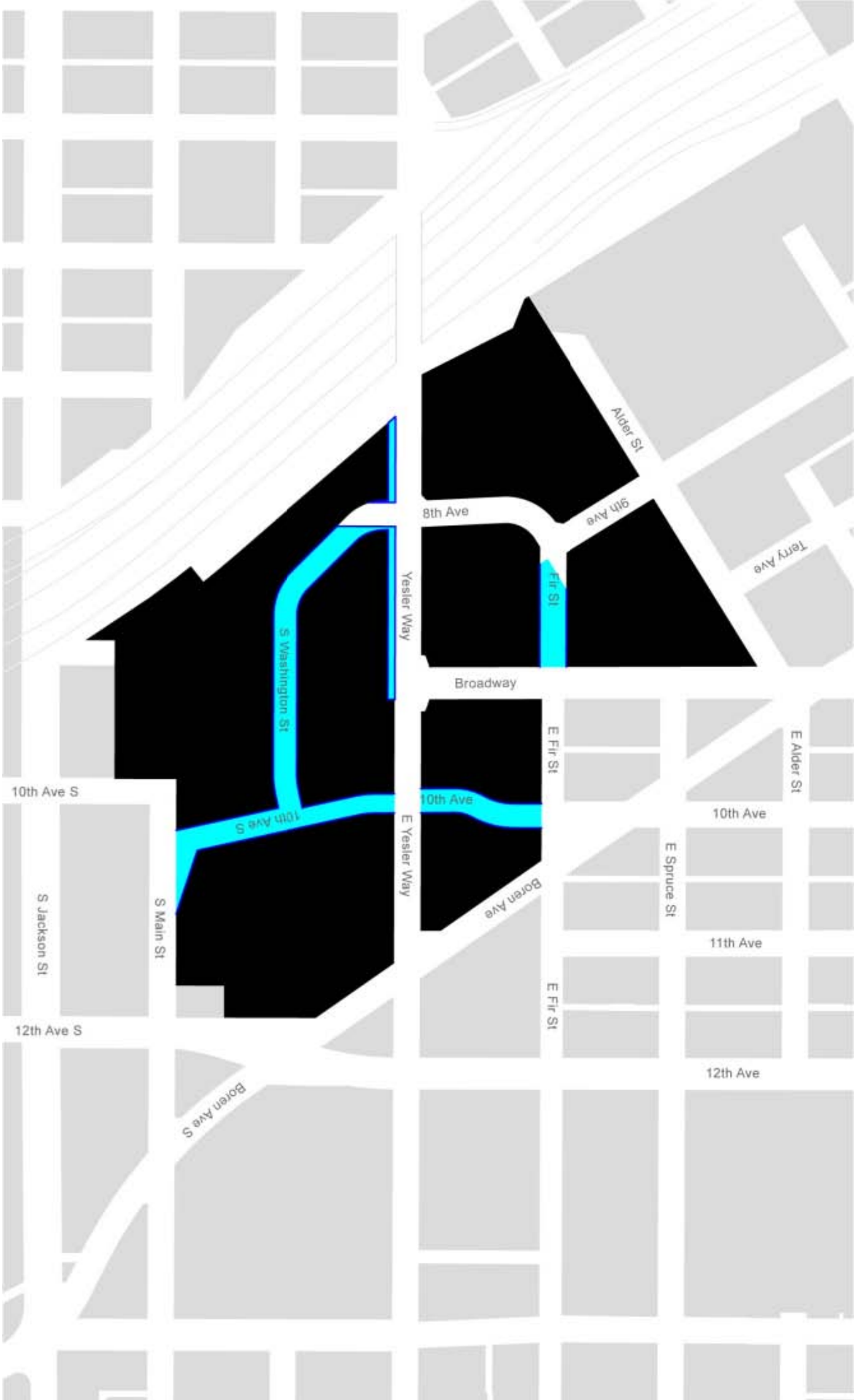




EXISTING RIGHT-OF-WAY PATTERN

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PROPOSED RIGHT-OF-WAY PATTERN		
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PROPOSED RIGHT-OF-WAY PATTERN

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# **What are the Public Benefits from the proposed street vacations and dedications?**

- ✓ Connectivity within and to the Neighborhood



## CONNECTIVITY WITHIN THE NEIGHBORHOOD

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Improved Internal Circulation	Not required	Continuous pedestrian and bike circulation on new "loop"; Existing dead ends and discontinuities eliminated.

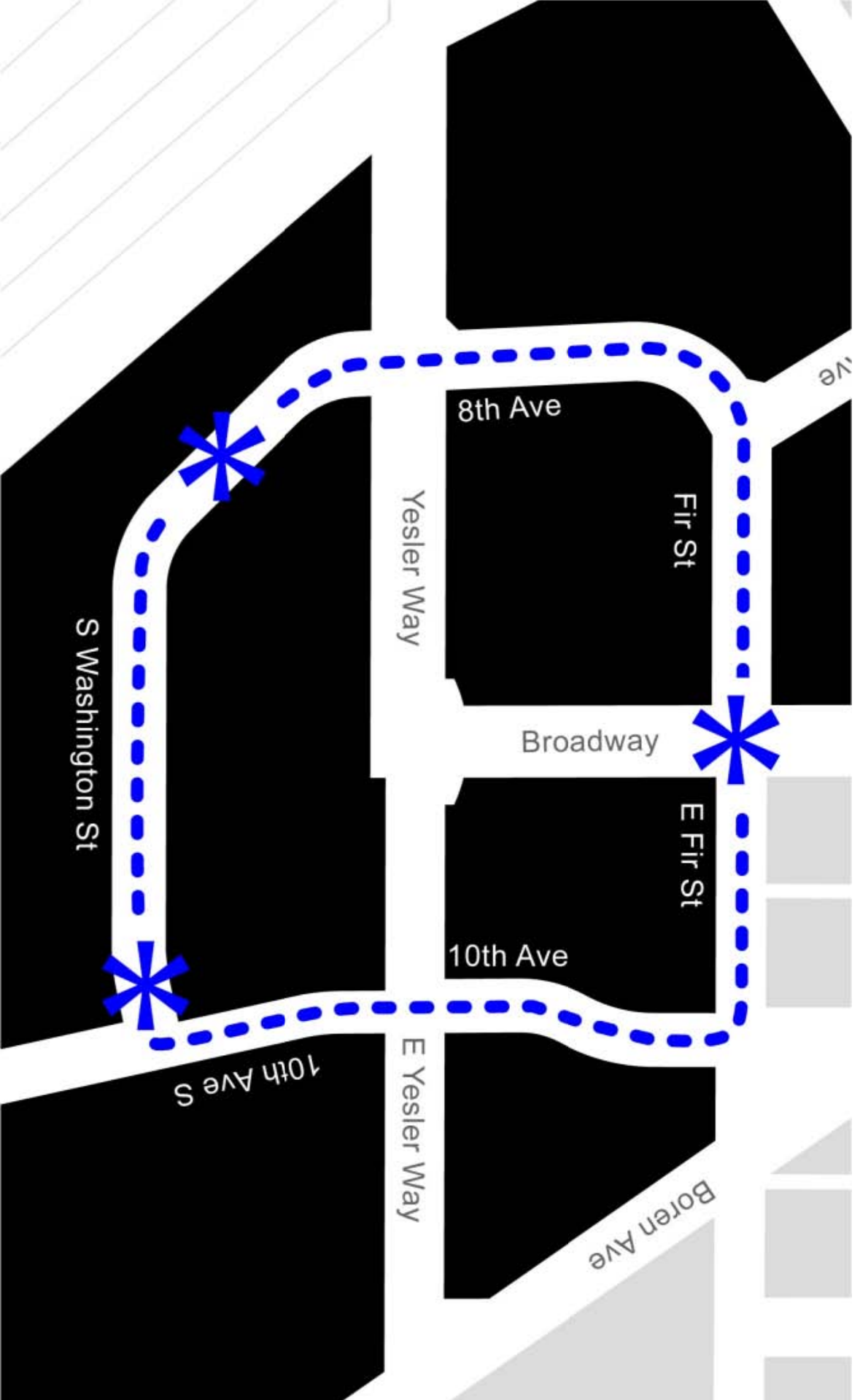




CONNECTIVITY WITHIN THE NEIGHBORHOOD

Public Benefit	Required by Code in Zones of Similar Density?	Continuous pedestrian and bike circulation on new "loop"; Existing dead ends and discontinuities eliminated.
Improved Internal Circulation	Not required	Provided





# CONNECTIVITY WITHIN THE NEIGHBORHOOD

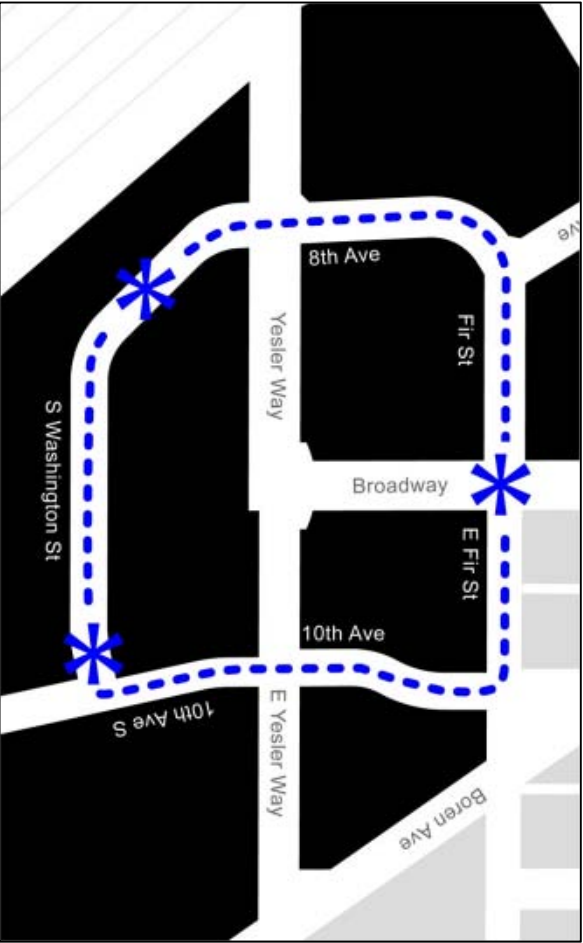
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## PROBLEM



## SOLUTION

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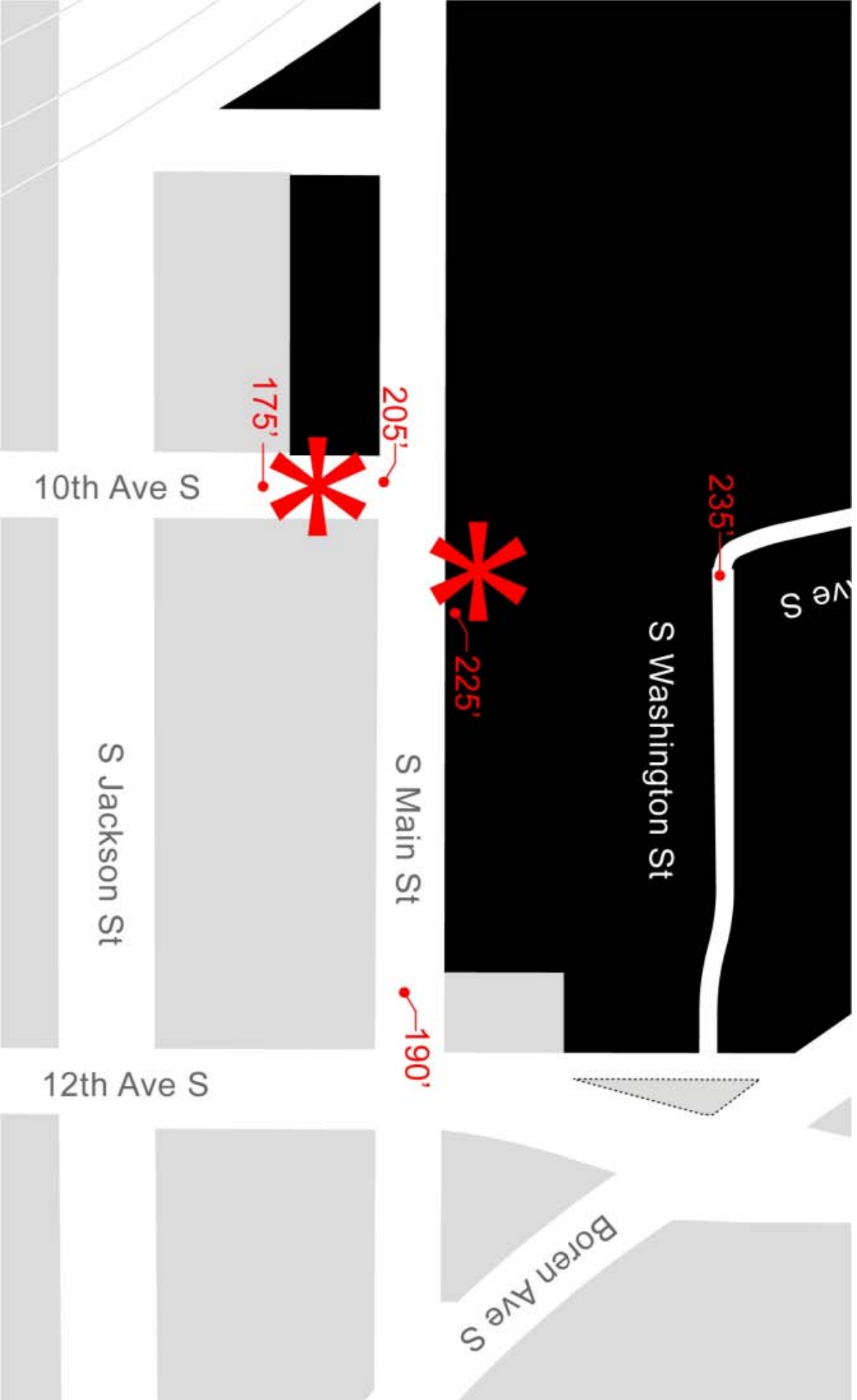


CONNECTIVITY TO AND FROM THE NEIGHBORHOOD

Public Benefit	Required by Code in Zones of Similar Density?	Provided
New Connection to Little Saigon	Not required	New through street from 10 <sup>th</sup> Ave S to S Main St; new stairway from 10 <sup>th</sup> and Main down to S Jackson St.



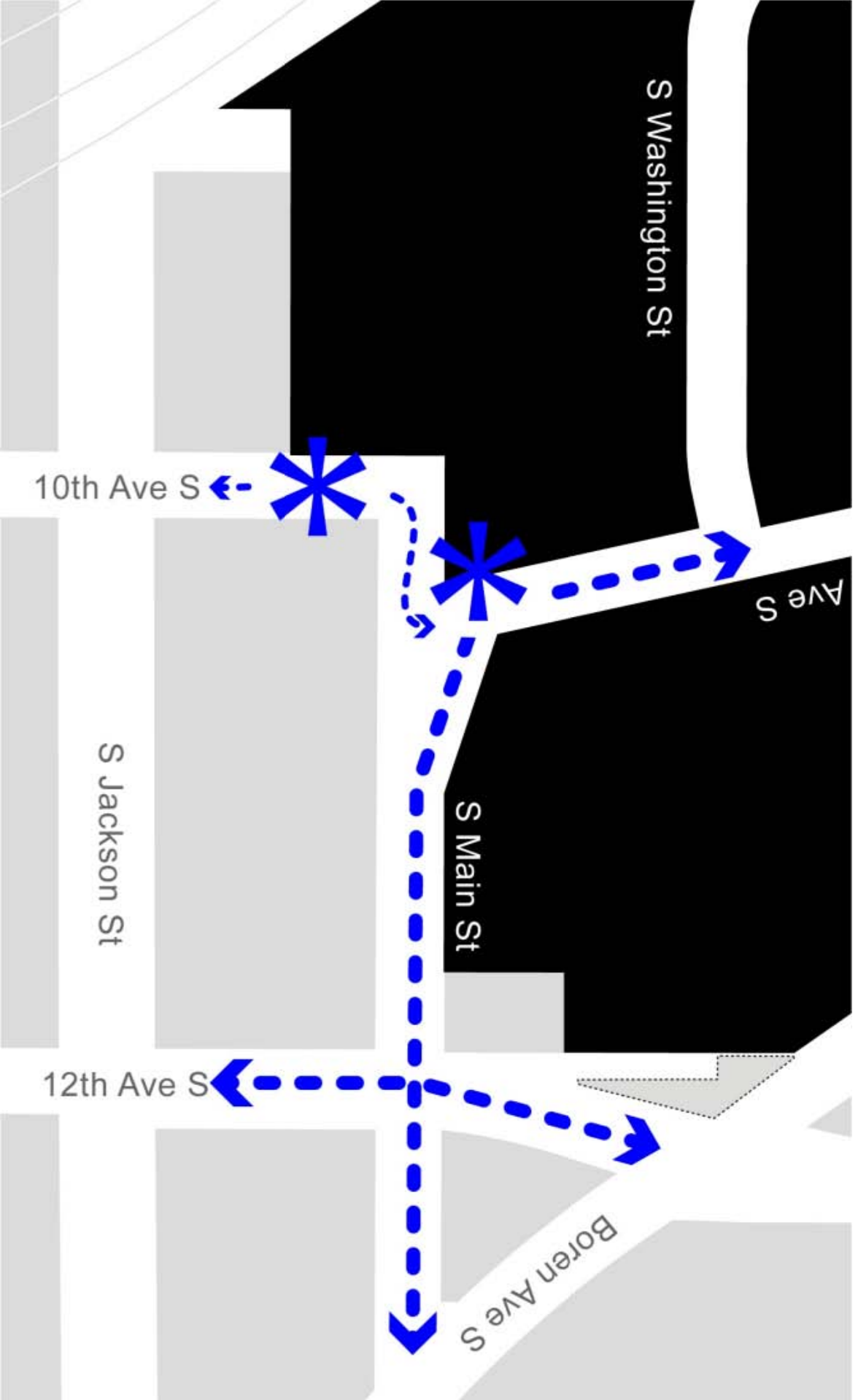




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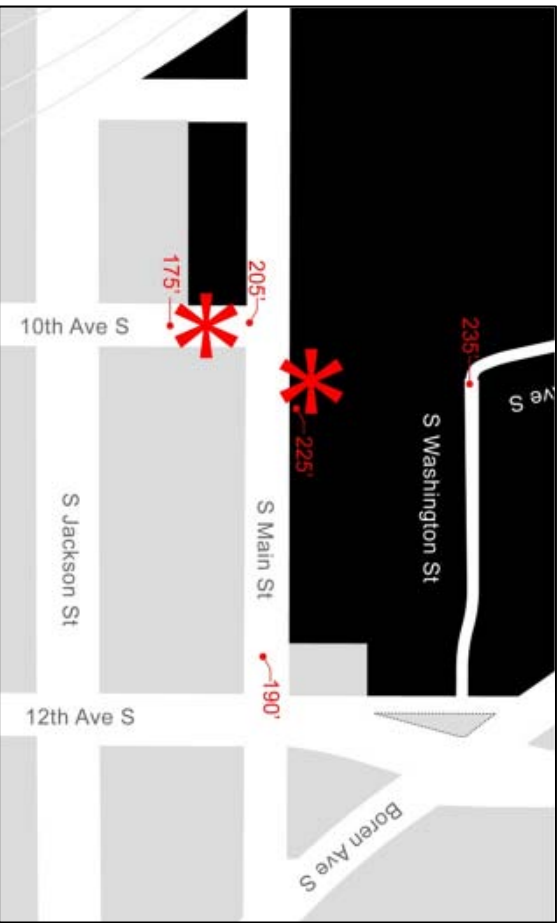




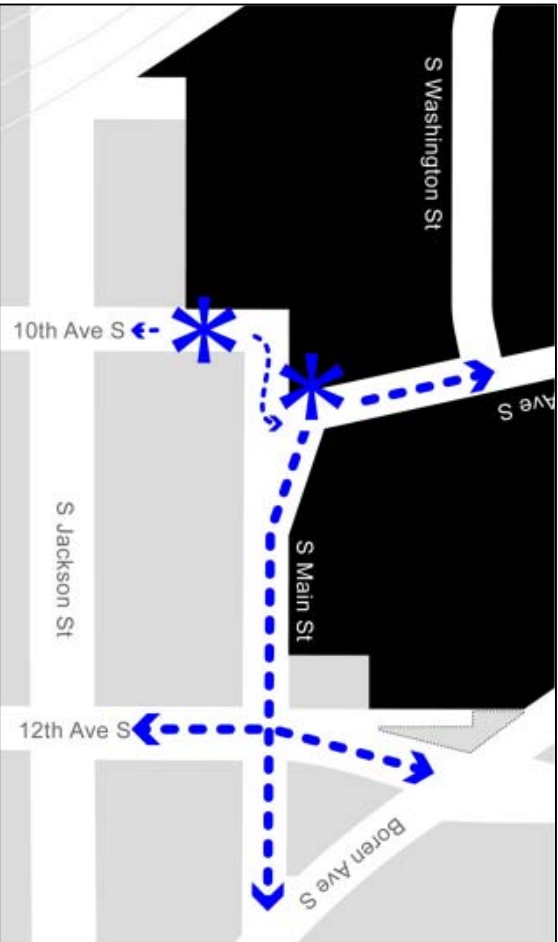
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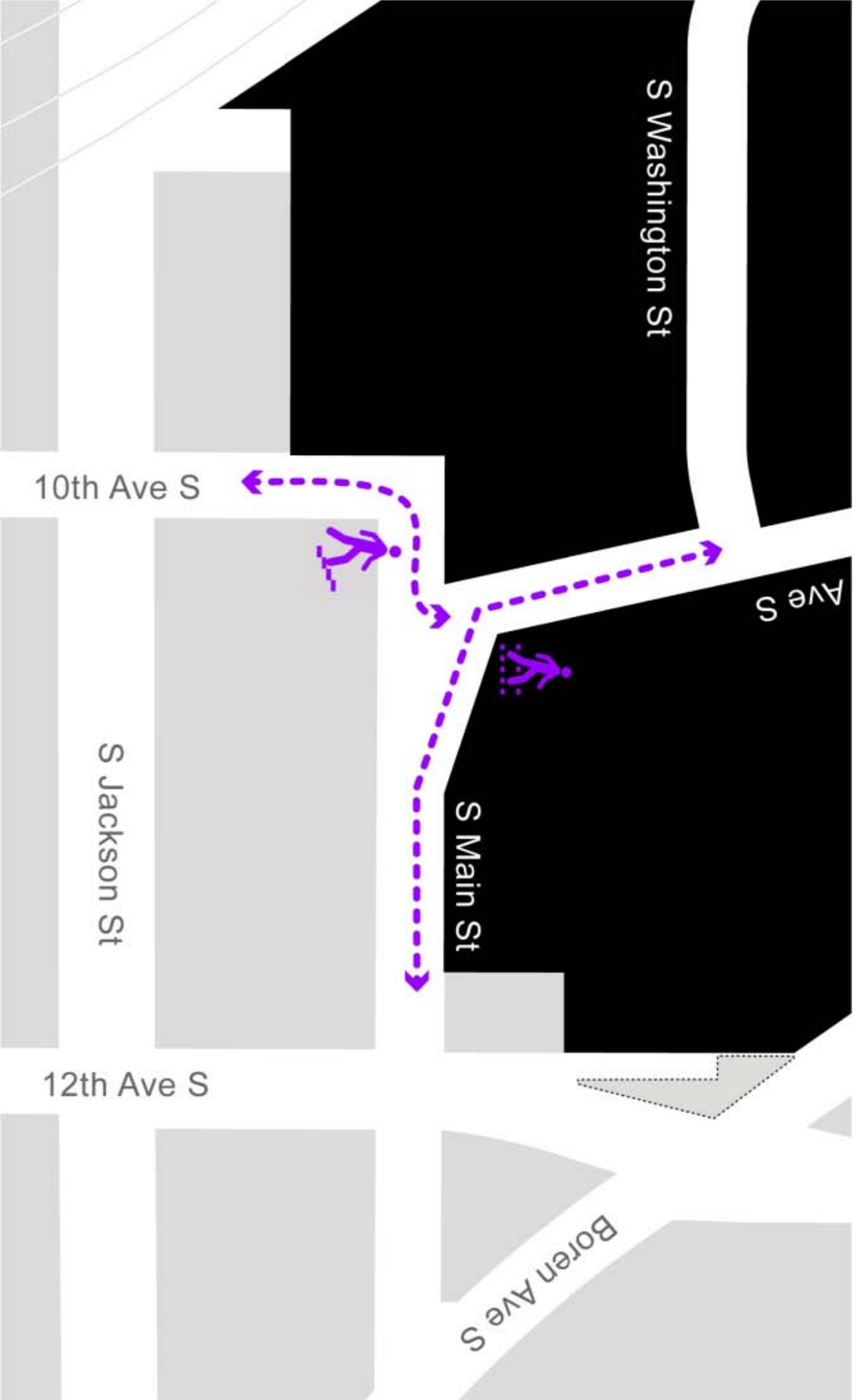
# PROBLEM



# SOLUTION

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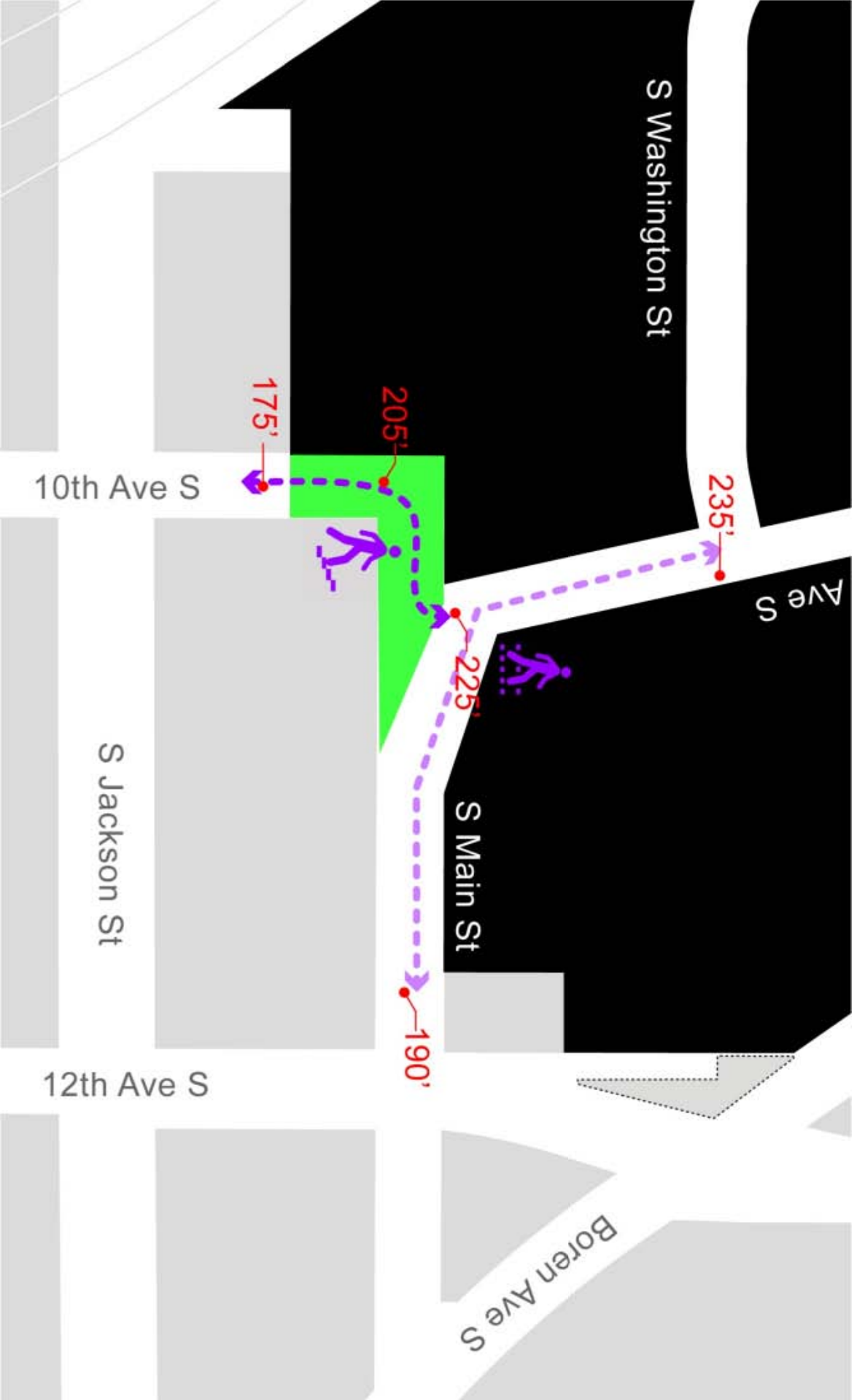




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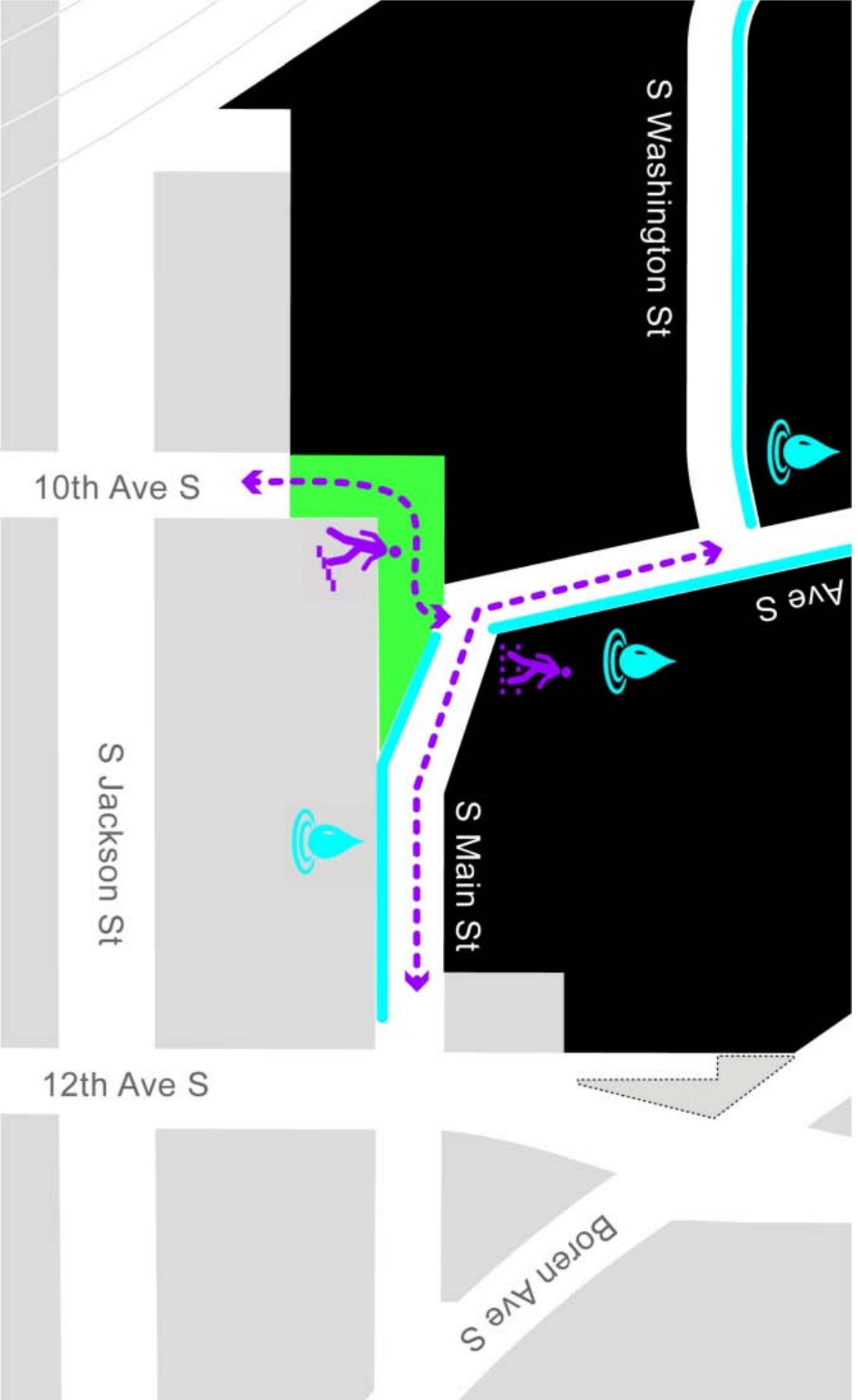






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# CONNECTIVITY TO AND FROM THE NEIGHBORHOOD

Public Benefit

New Intersection at Fir/Broadway

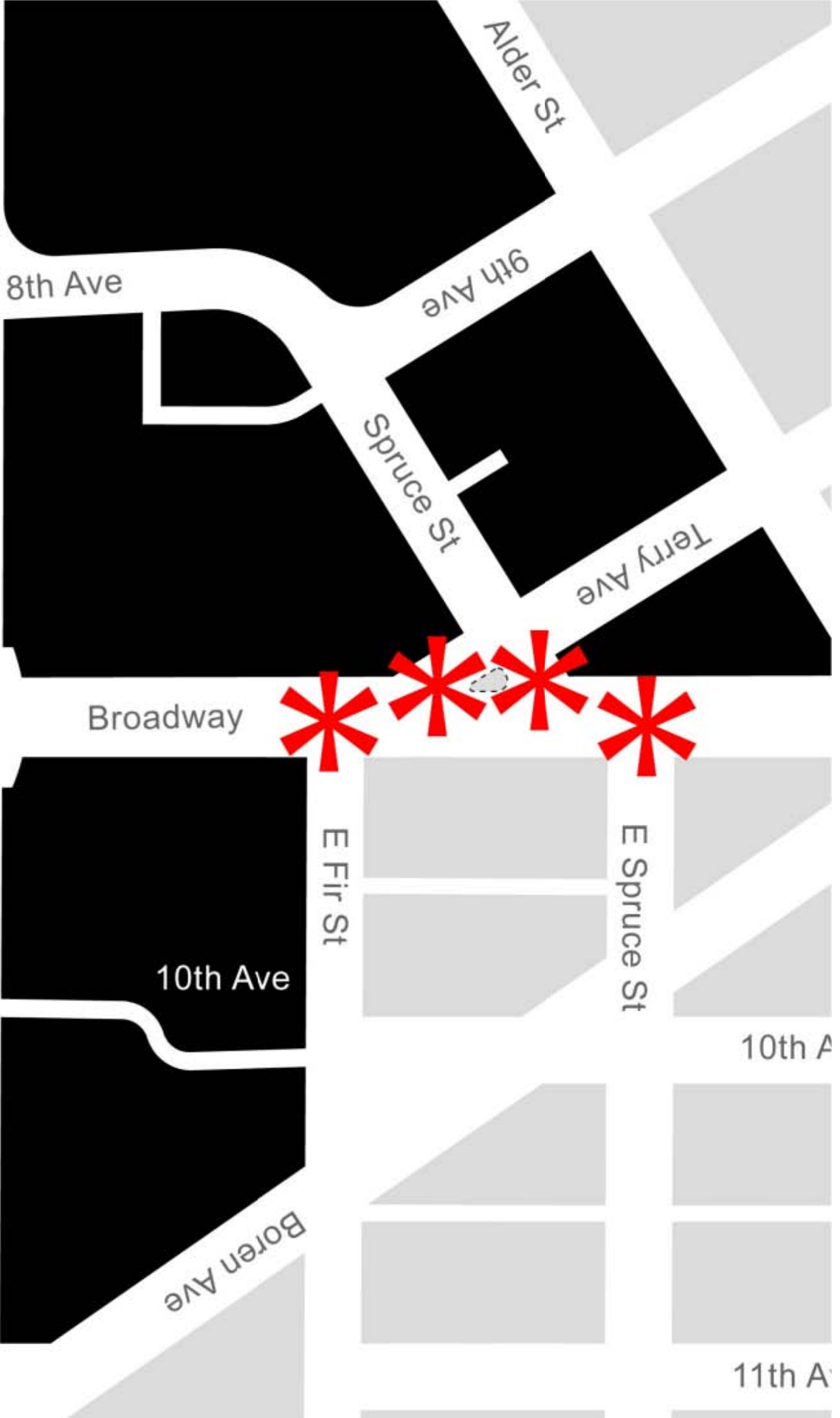
Required by Code in Zones of Similar Density?

Not required

Provided

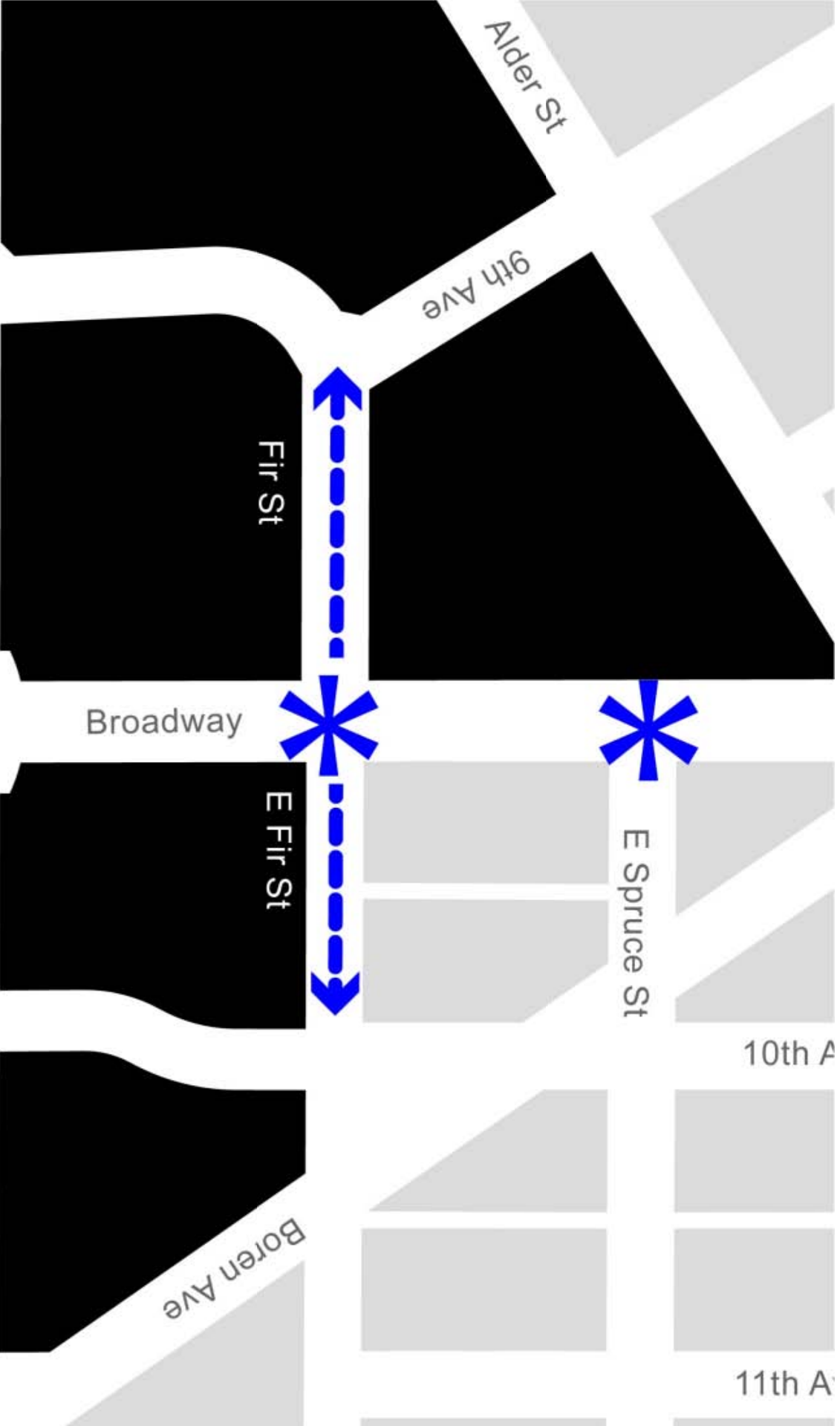
New safer intersection across Broadway at Fir Street; multiple conflicting intersections at Broadway eliminated.





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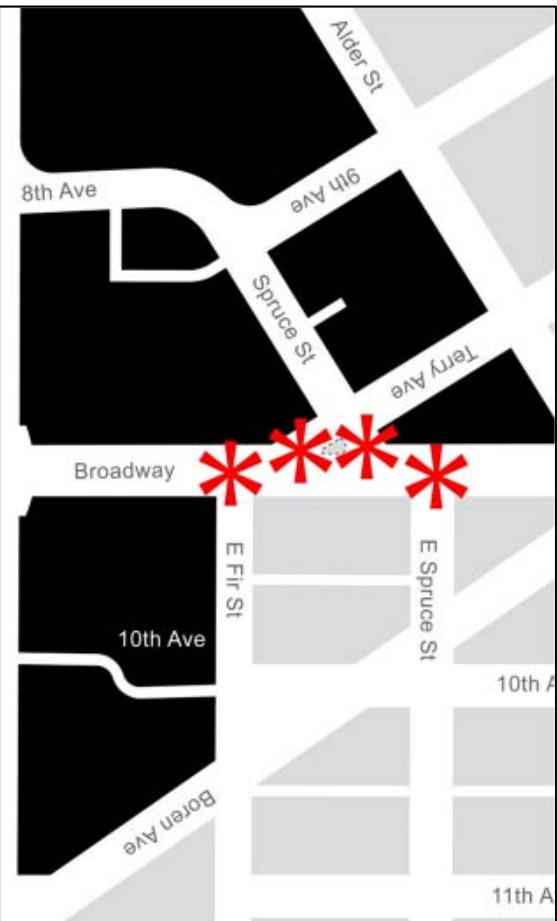




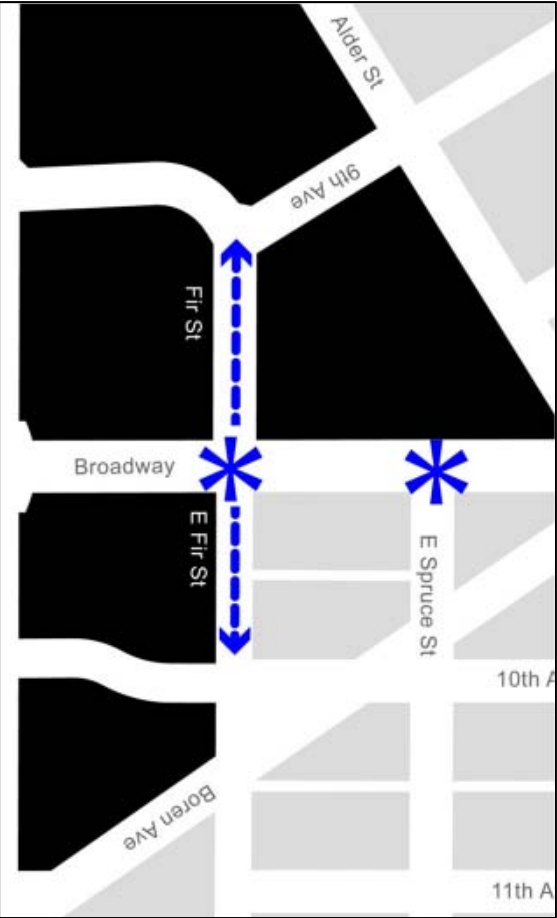
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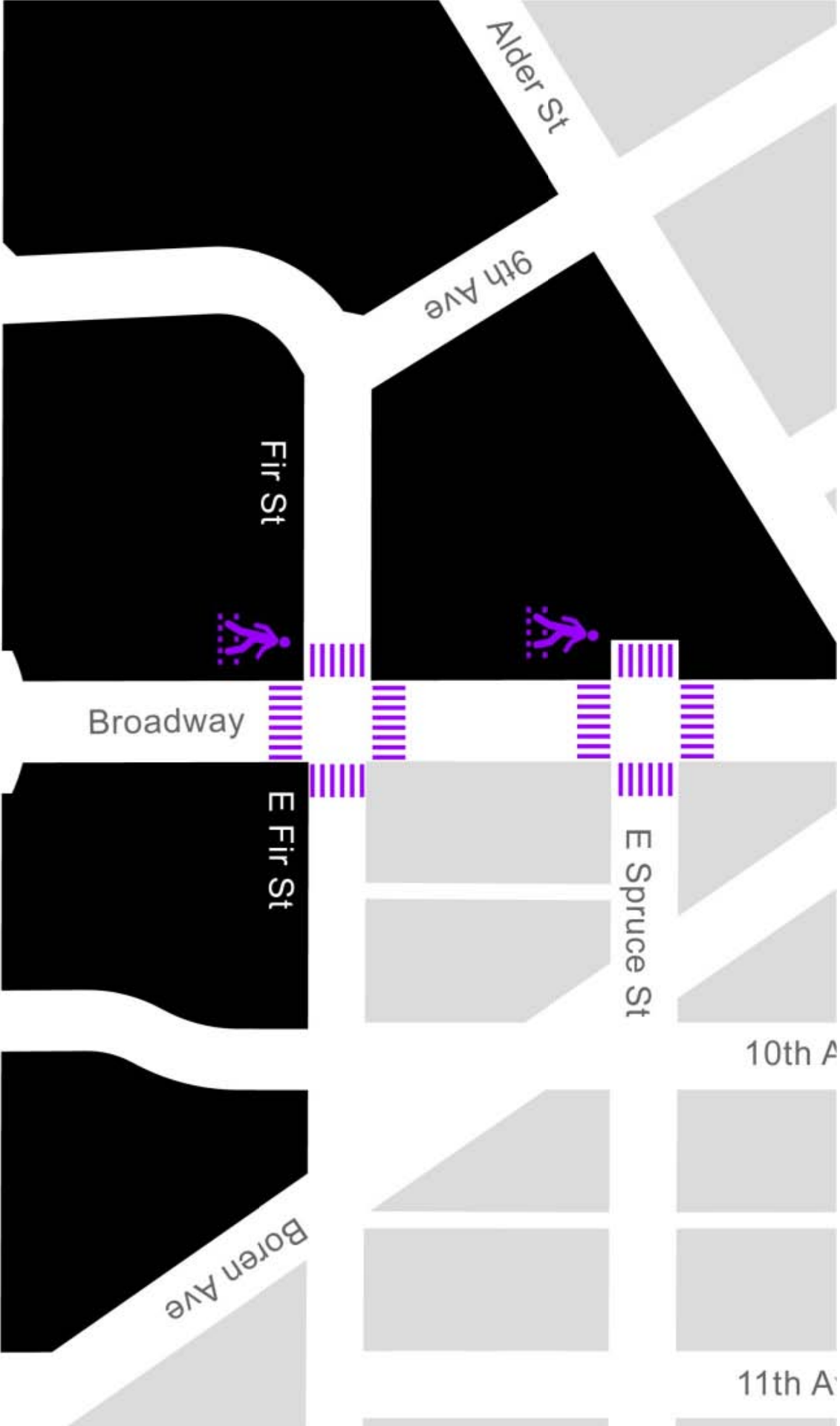


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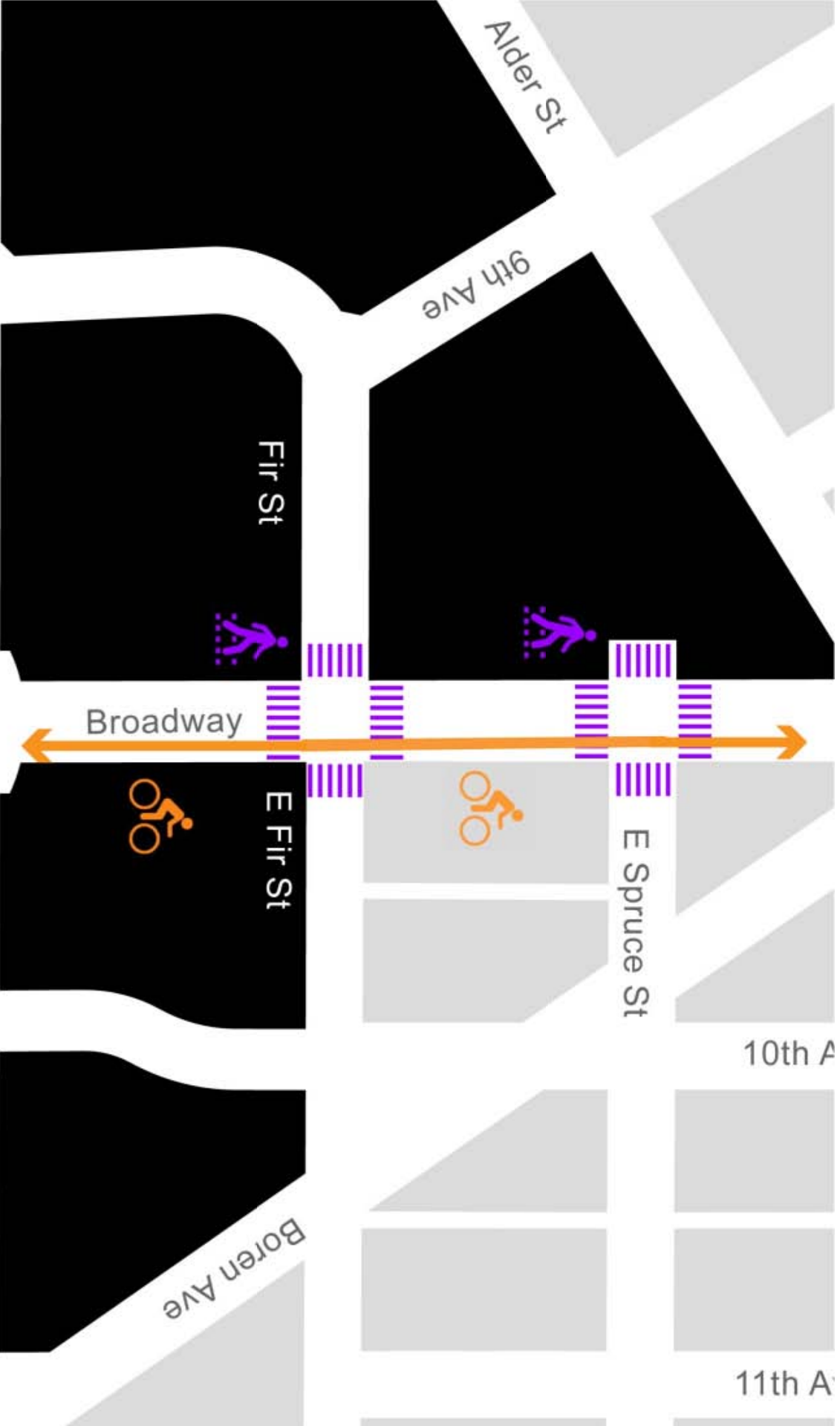






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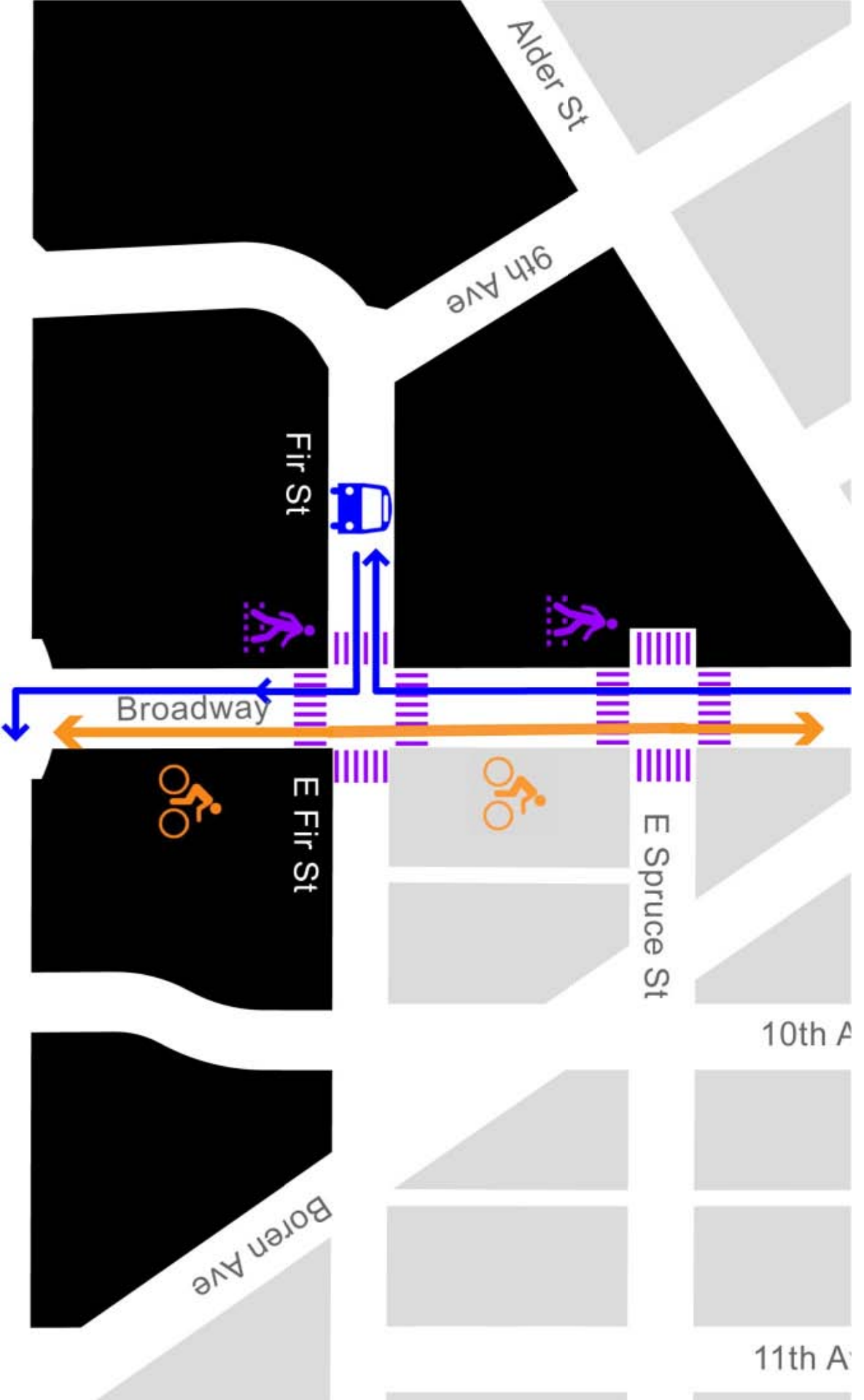


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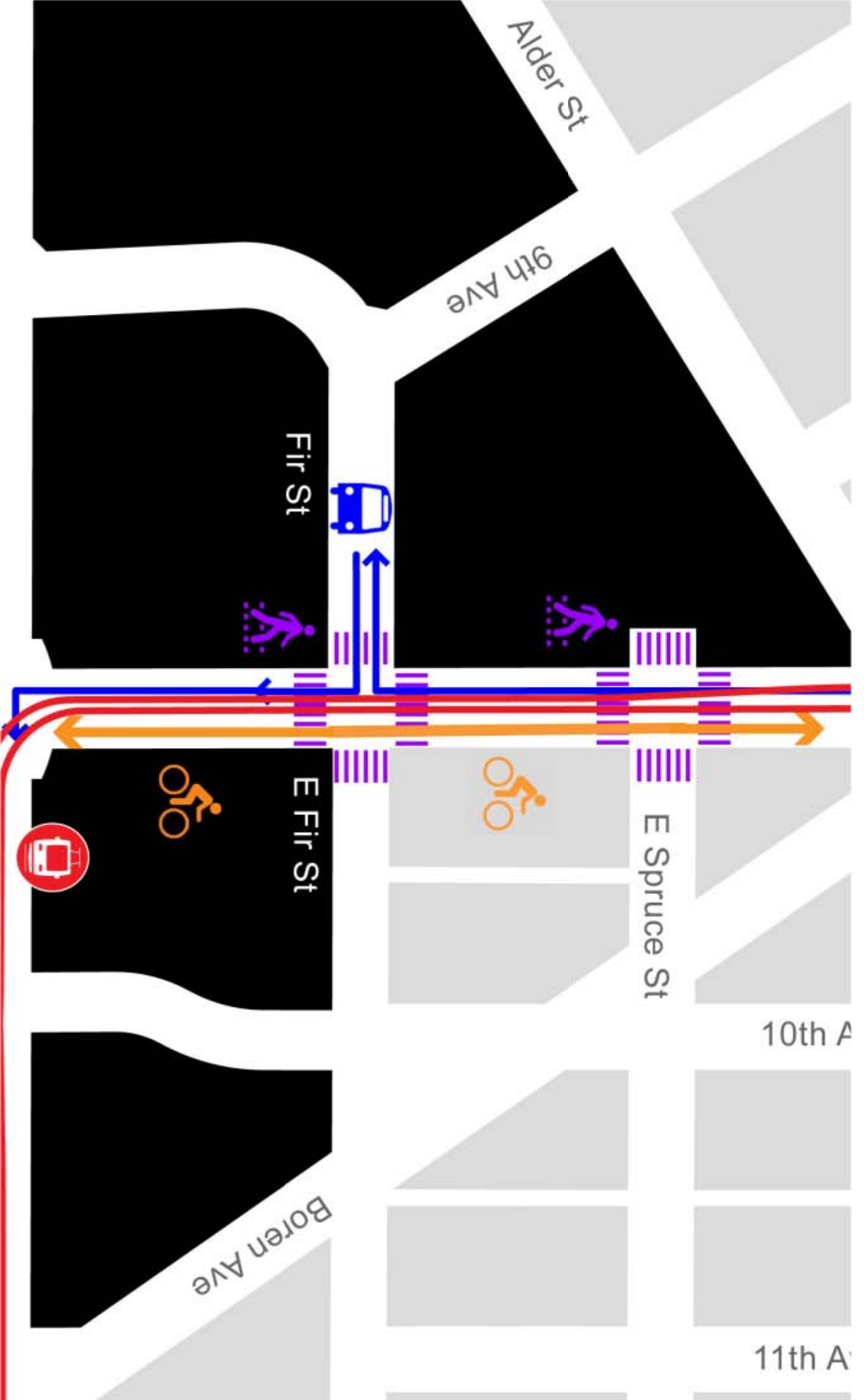




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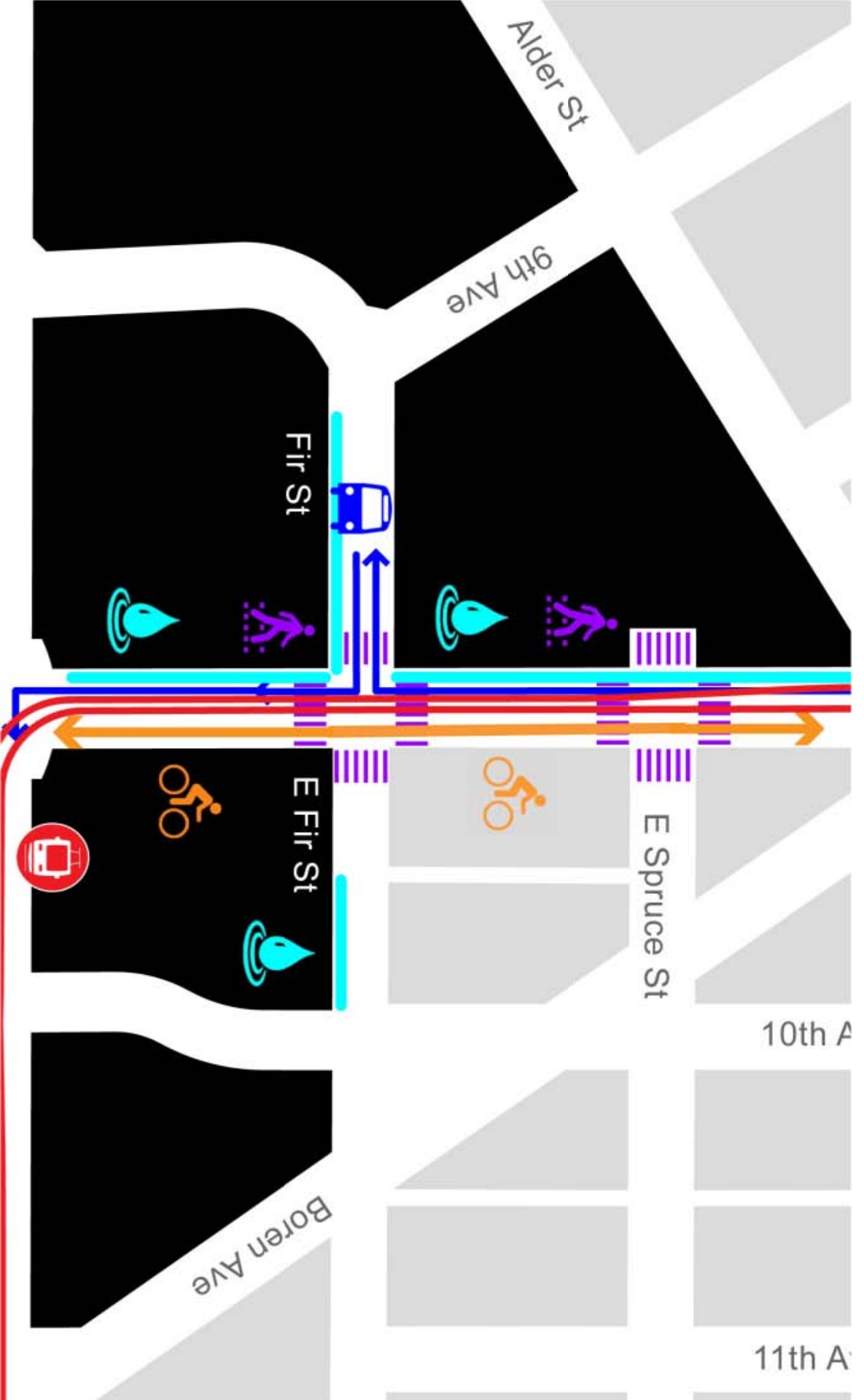




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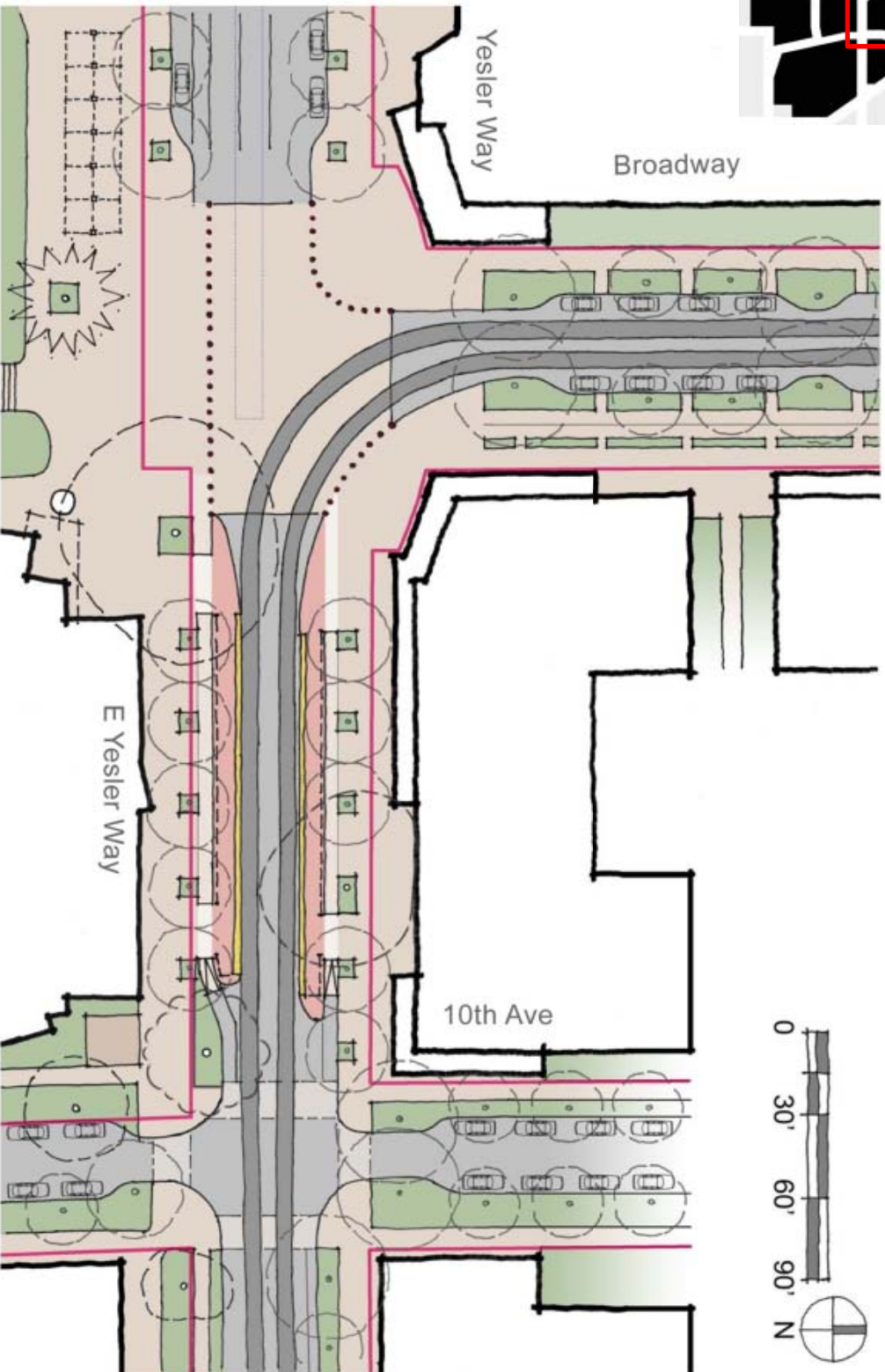
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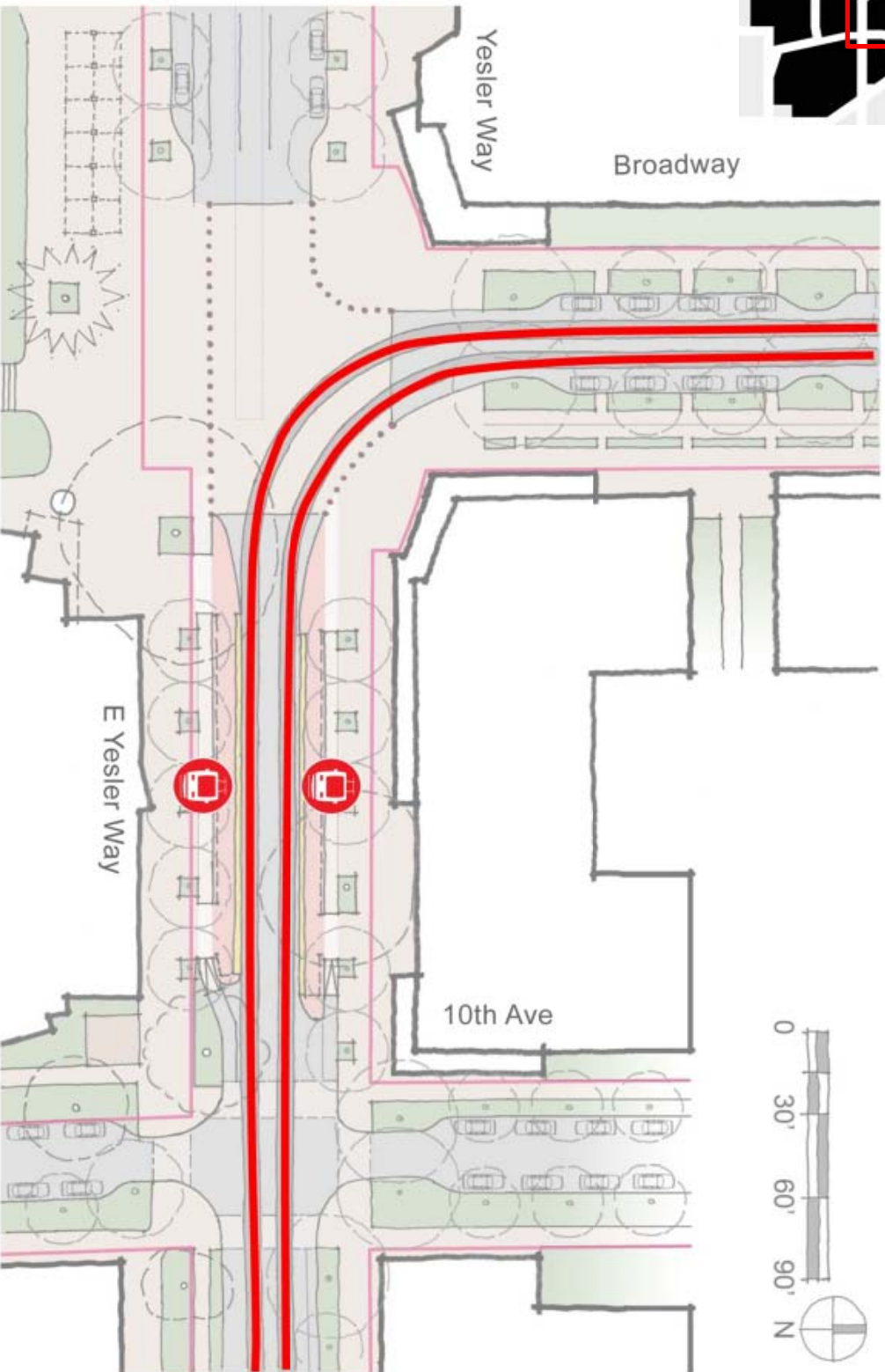


# IMPROVED STREET FUNCTION

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Improved Intersection @ Broadway and Yesler	Not required	Pedestrian and bicycle improvements to encourage safety and clarity for the multiple users of the intersection







## IMPROVED STREET FUNCTION

Public Benefit

Improved Intersection @

Broadway and Yesler

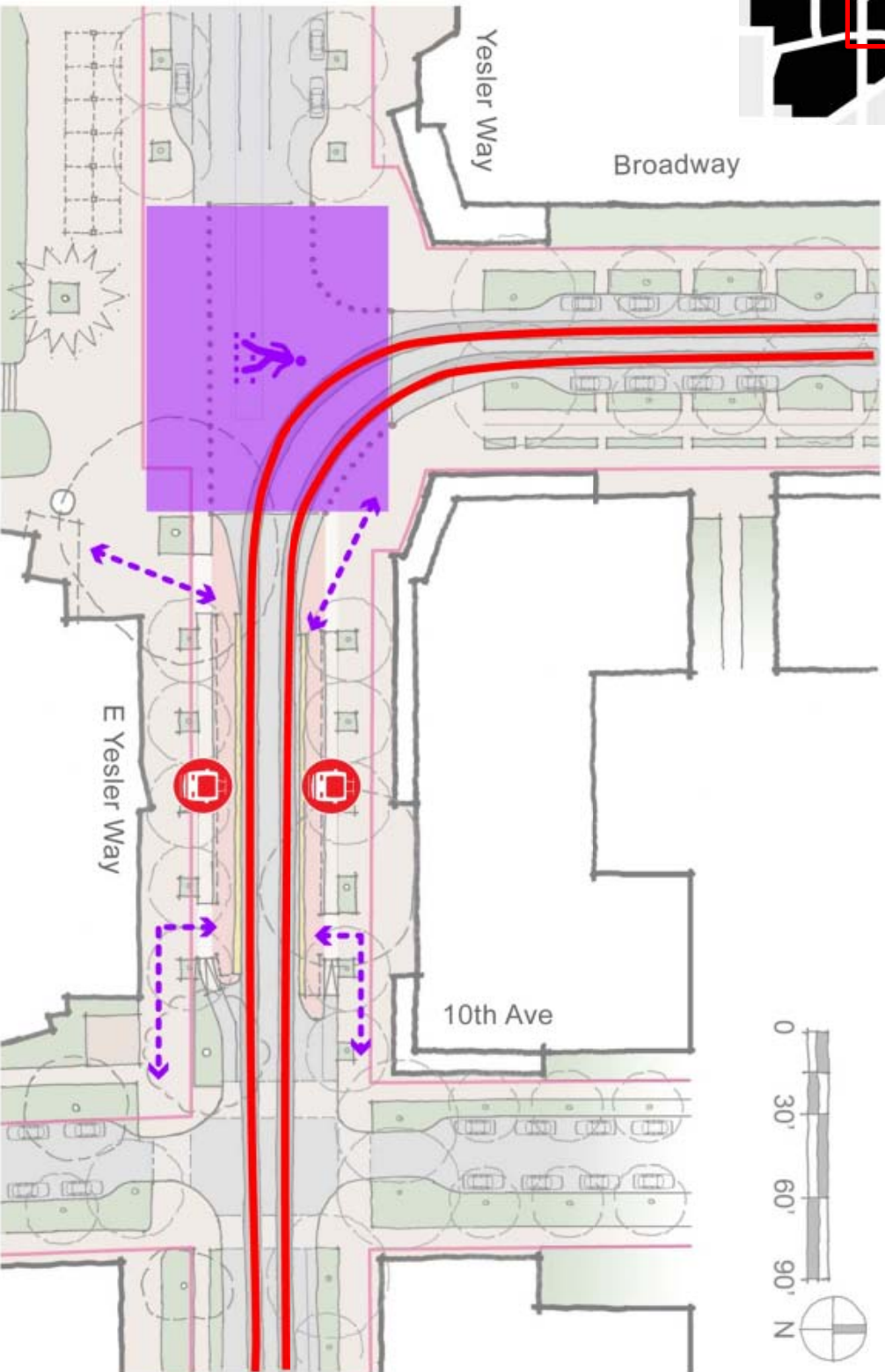
Required by Code in Zones of Similar Density?

Not required

Provided

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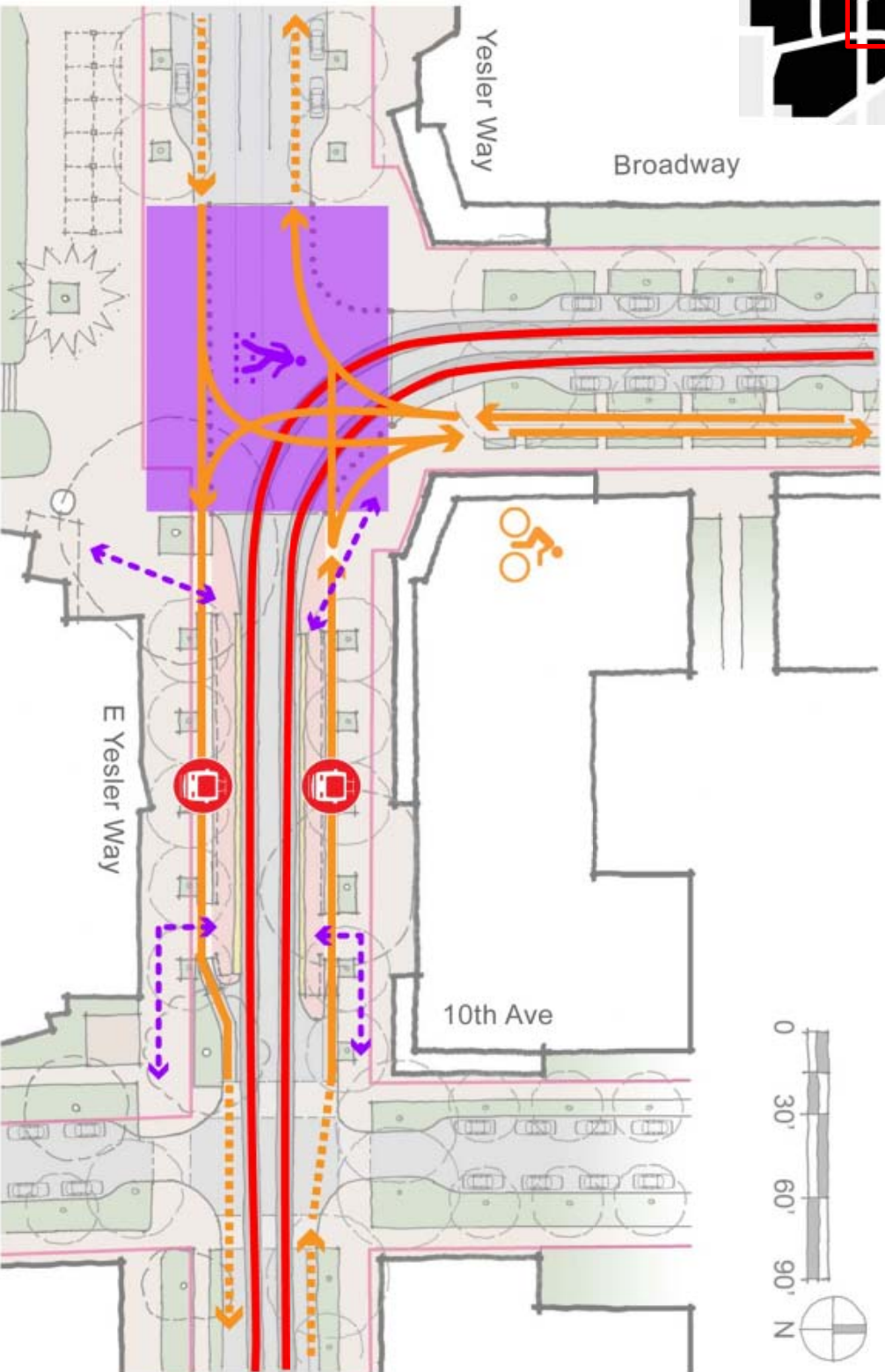




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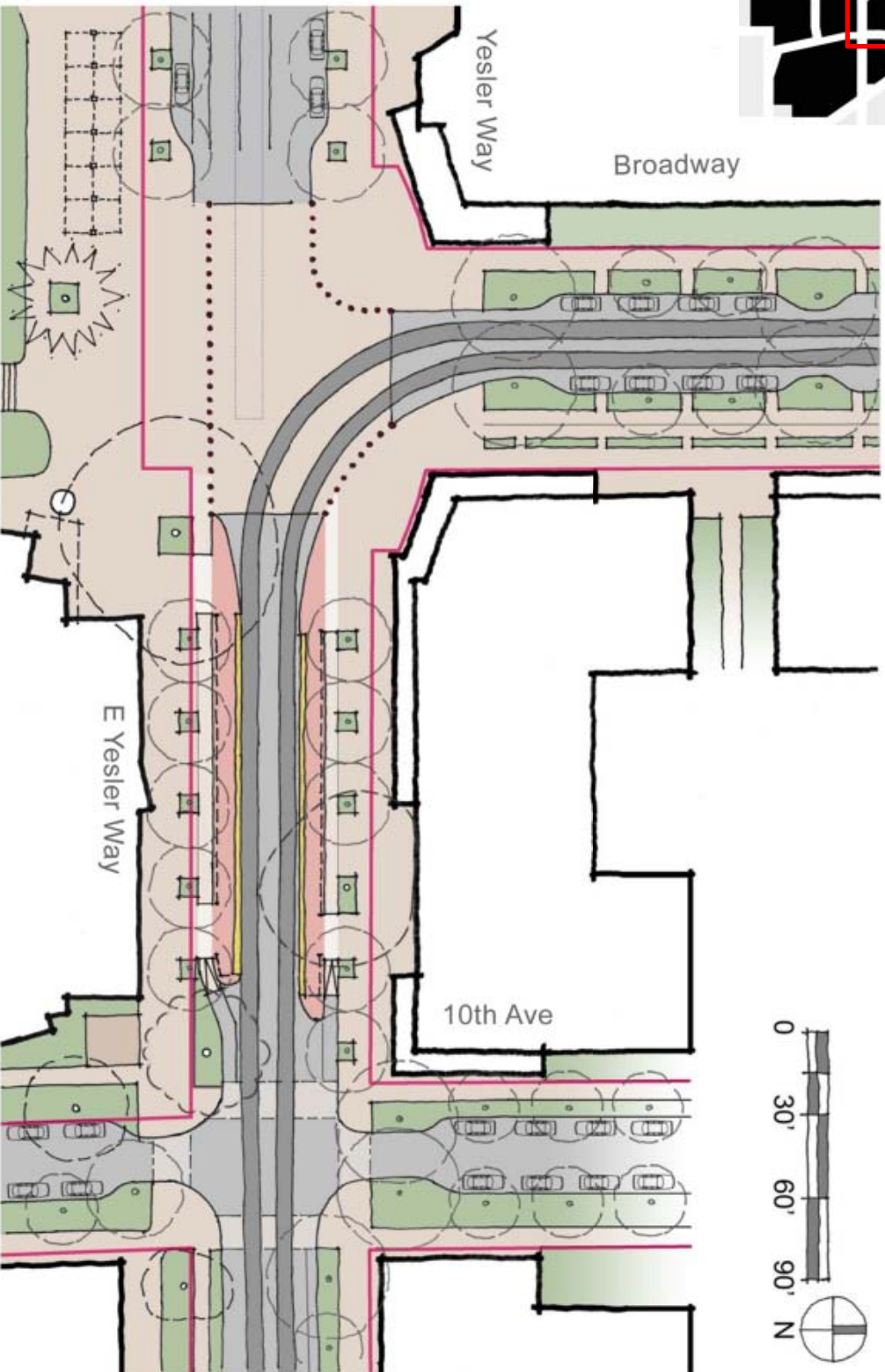


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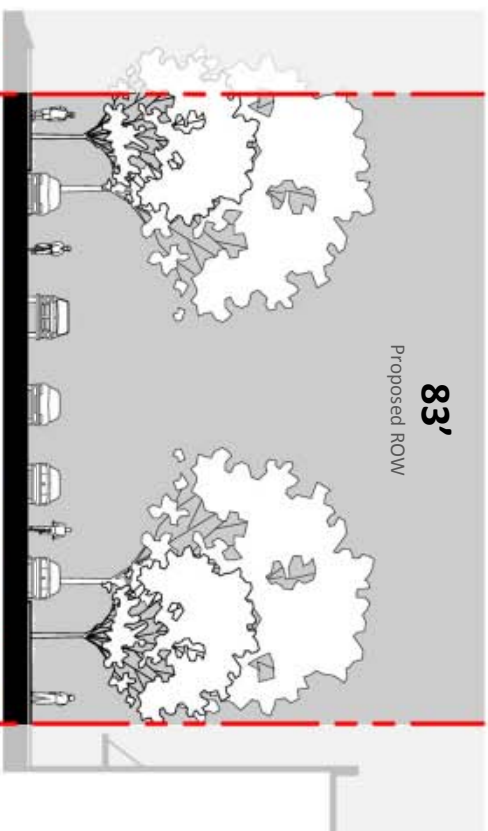
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Pedestrian and bicycle improvements to encourage safety and clarity for the multiple users of the intersection

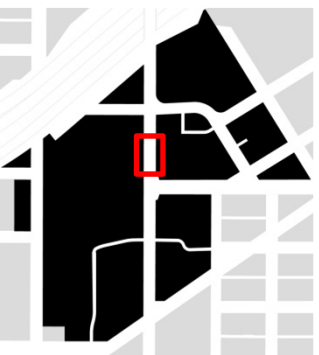




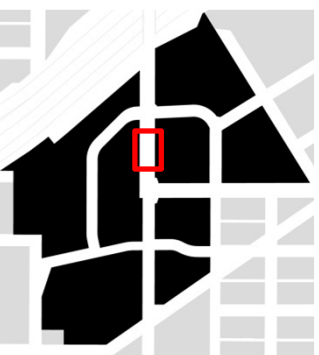
**66'**  
Existing ROW



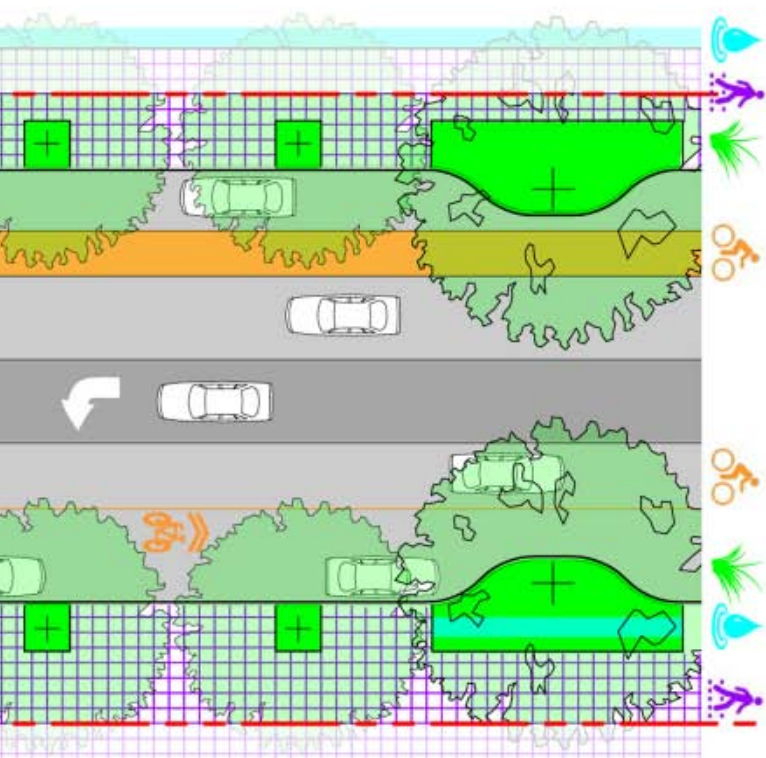
## Yesler Way – Looking West



Existing ROW Key Map



Proposed ROW Key Map



### IMPROVED STREET FUNCTION

Public Benefit

Wider ROW at Yesler Way

Required by Code in Zones of Similar Density?

ROW Improvement Manual: 66ft

Provided

**83ft** on Yesler Way west of Broadway – new left turn lane, sharrows/bike lanes, street parking, and stormwater utilities



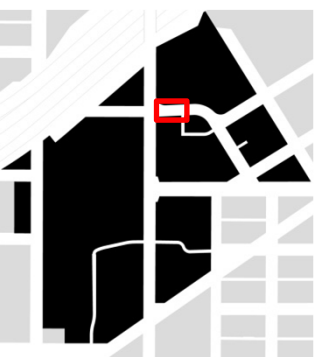




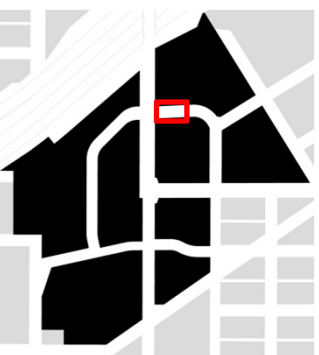
**60'**  
Existing ROW



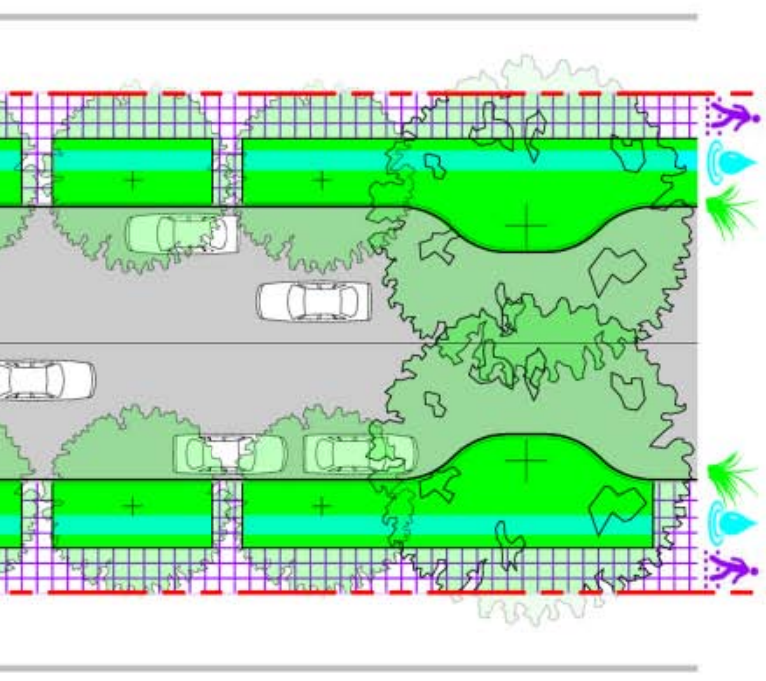
## 8<sup>th</sup> Ave – Looking North



Existing ROW Key Map



Proposed ROW Key Map



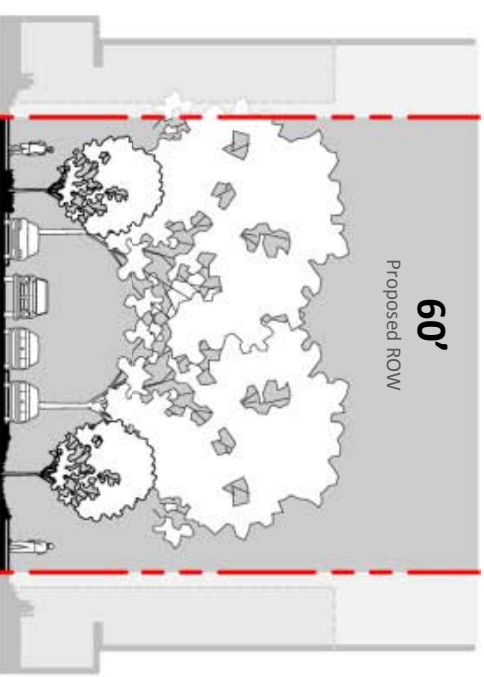
### IMPROVED STREET FUNCTION

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Wider ROW for Existing Non-Arterial Streets	NC3, MR, HR zones: 52ft	<b>66ft</b> at 8 <sup>th</sup> Ave -- extra width accommodates Metro buses, street parking, and new stormwater and electrical utilities

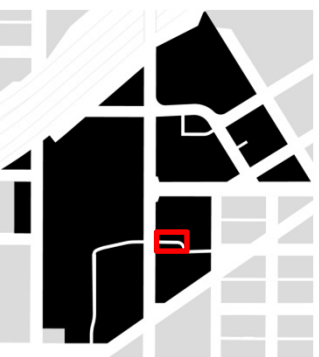




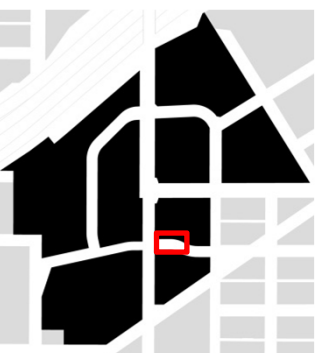
**18'**  
Existing  
ROW



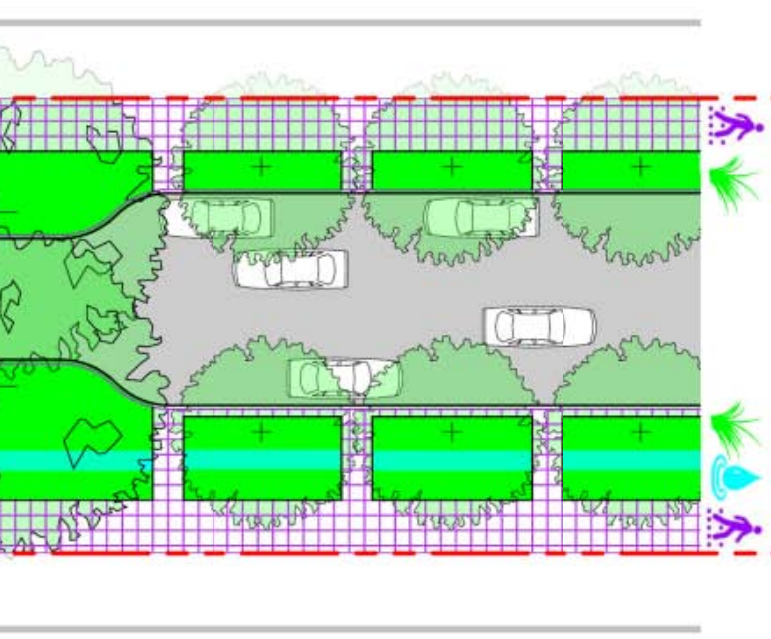
## 10<sup>th</sup> Ave – Looking North



Existing ROW Key Map



Proposed ROW Key Map



### IMPROVED STREET FUNCTION

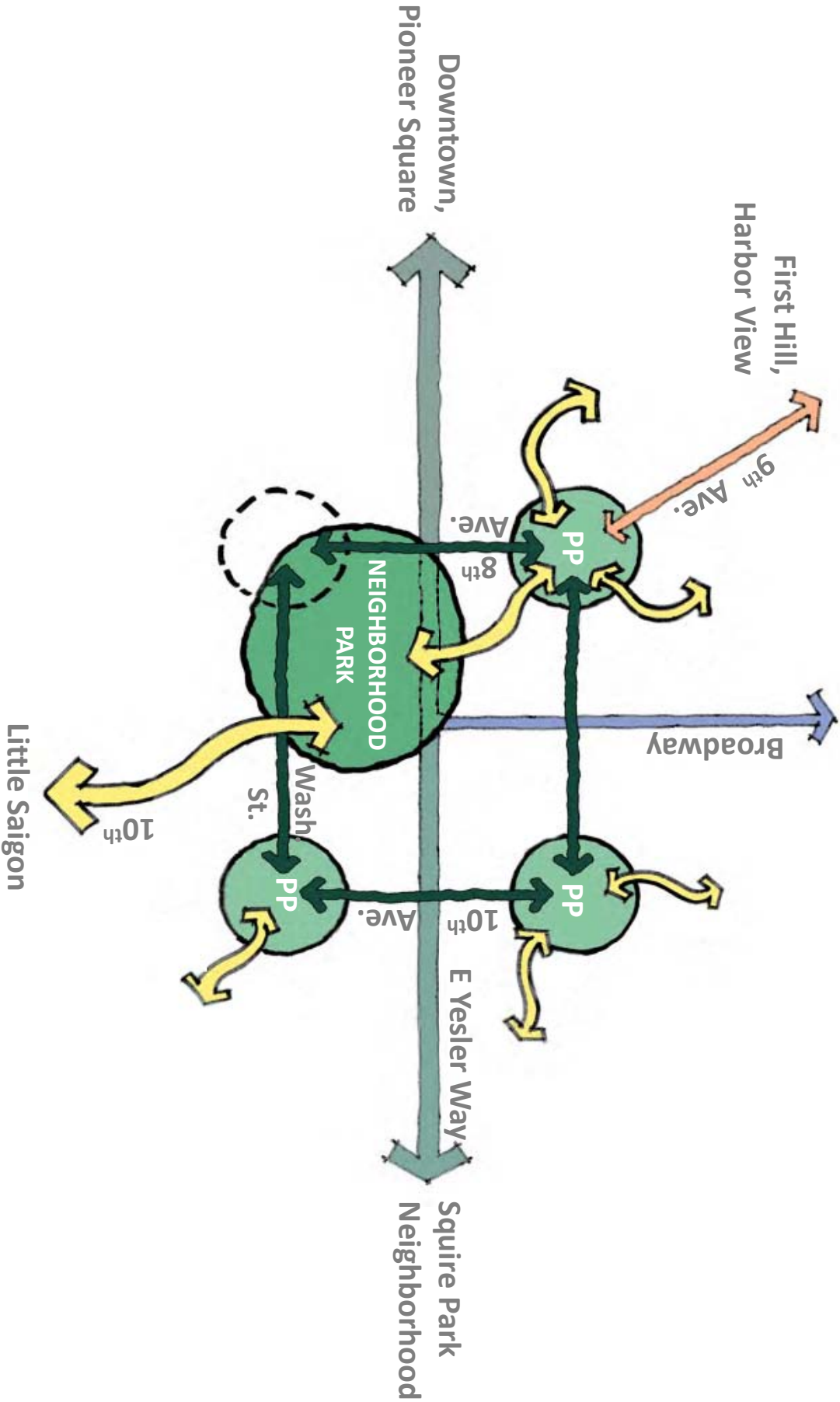
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Wider ROW for Existing Non-Arterial Streets	NC3, MR, HR zones: 52ft	60ft at 10 <sup>th</sup> Ave -- street parking, and new stormwater and electrical utilities



# **What are the Public Benefits from the proposed street vacations and dedications?**

- ✓ Connectivity within and to the Neighborhood
- ✓ Improved Street Function
- ✓ Parks and “Green” Streets

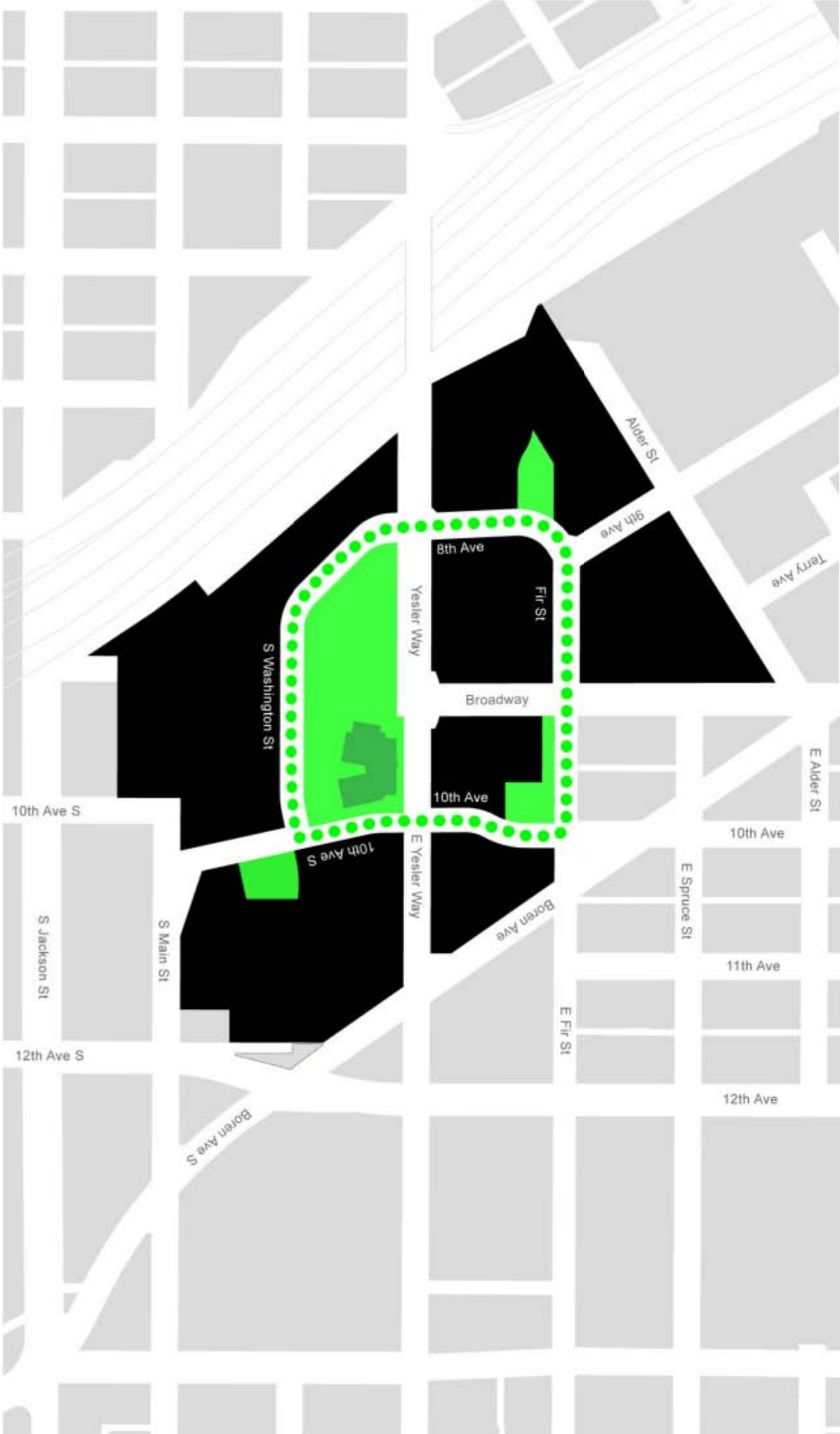
# Neighborhood Loop Concept



PARKS AND GREEN STREETS			
Public Benefit	Required by Code in Zones of Similar Density?	Provided	
Increased Open Space and Recreational Facilities	Not required	New central Neighborhood Park, three Pocket Parks, and Green Streets on the new internal Neighborhood Loop	



# Neighborhood Loop Concept



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# USERS

## SPECTRUM OF USERS

Yesler Terrace will be a place that serves the needs of a diverse and evolving community of residents and visitors. Some elements of the public realm will need to accommodate a more robust mix of users on a regular basis. Others will be more frequently used by certain groups more than others.



### OLDER ADULTS

Older adults will continue to be active in a walkable community, though perhaps venturing less far with age. They will be walking loops, visiting friends and family, and watching other people in the public open spaces. Accessibility for older adults and frequent places to stop, sit, and rest will be important considerations. The relationship among elements in the public realm will also be key to allowing older adults to comfortably be part of the mix without being overwhelmed by younger users.



### ADULTS

Adults are the most independent users so they will visit all areas of the community and will have very diverse needs in these locations. For recreation and relaxing, they will use private yards and courtyards, public parks, and all of the streets on a regular basis. They will pass often through the plazas on the way to retail. They will be coming and going daily by auto, bus, bike, or feet so they will experience the community from different perspectives.



### TEENS

Teens will need exciting and activated places to gather, socialize, and recreate. These could be accommodated near the community center or another highly visible area. They will also want to hang out in the retail and plaza settings to see and be seen. Teens will be going to school and visiting friends via our main streets and walkways. Teen-friendly activities, such as a skate park and basketball courts could be used to attract teens to appropriate locations.



### SCHOOL-AGE CHILDREN

School-age children, between the ages of 5 and 12, are in the process of steadily testing and expanding their physical boundaries so they need adventurous play opportunities and safe connections that allow them to circulate, gather, and play throughout the community. They will be frequent users of the district open spaces, internal streets, and the commons.



### YOUNG CHILDREN & FAMILIES

Young children, below the age of 5, need safe and creative places to play close to home, in the courtyards and district open spaces. Parents need comfortable places to watch their children. Groups of daycare children will need dedicated play areas. Families with young children will sometimes venture further from home to more elaborate play features in the Commons.



### VISITORS

Non-residents coming to visit friends and family will need clear wayfinding and will need to feel welcome from each gateway to their destination. Restaurants and cultural facilities in the core could become a destination and the Commons could host events such as a farmers market, movies, and shows that attract visitors from around the city. If SHA's vision for an equitable and sustainable dense urban neighborhood is realized, Yesler Terrace will also be a learning destination for community-builders from around the world.



### OFFICE / HARBORVIEW

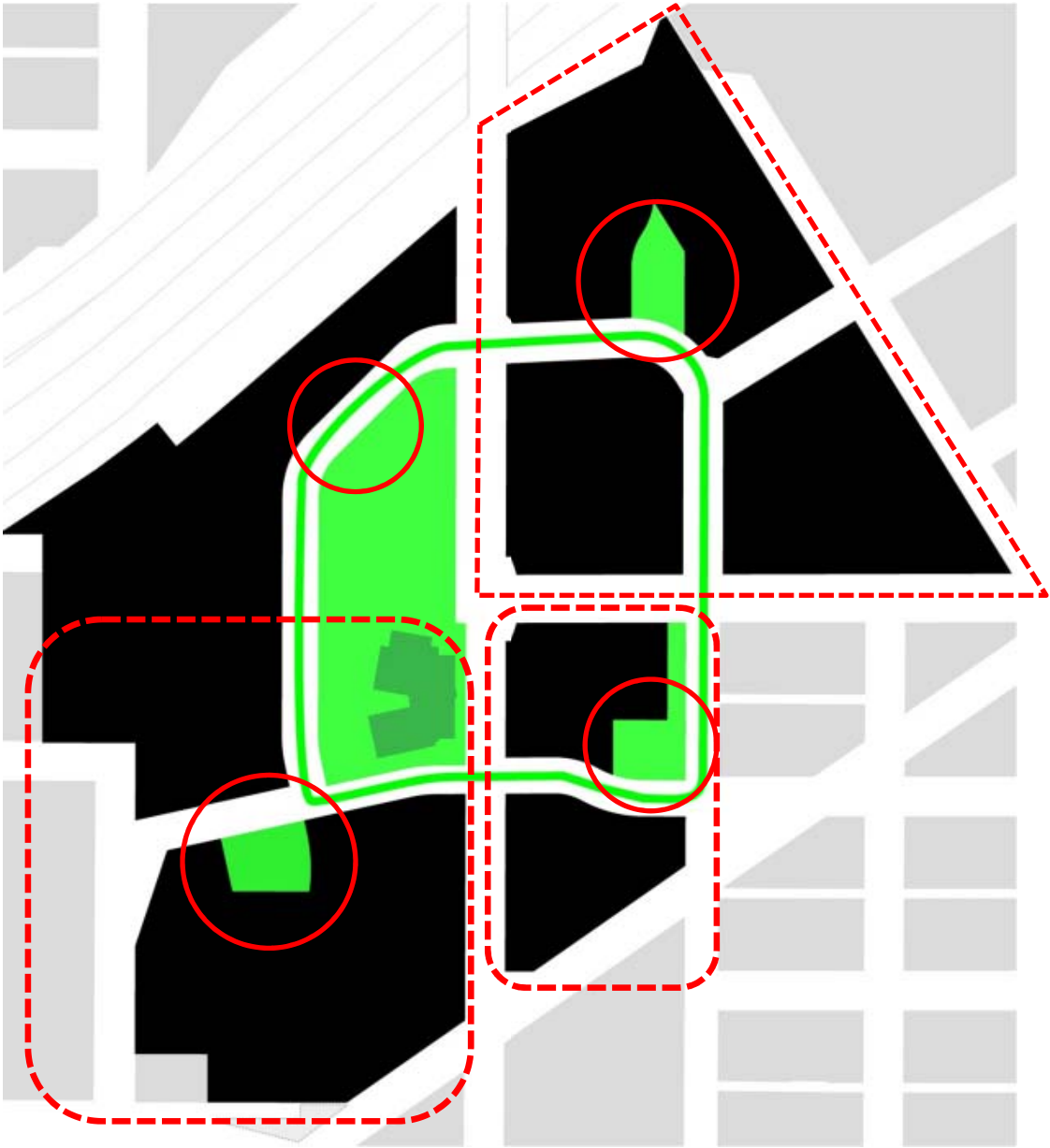
Office and hospital workers will use open spaces and streets in the northwest district of the community and will be frequent visitors to the retail core, passing through and people watching in the plazas over coffee or lunch. Some will also visit the Commons for recreation, the farmers market, and cultural events.

## PARKS AND GREEN STREETS

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Increased Open Space and Recreational Facilities	Not required	New central Neighborhood Park, three Pocket Parks, and Green Streets on the new internal Neighborhood Loop



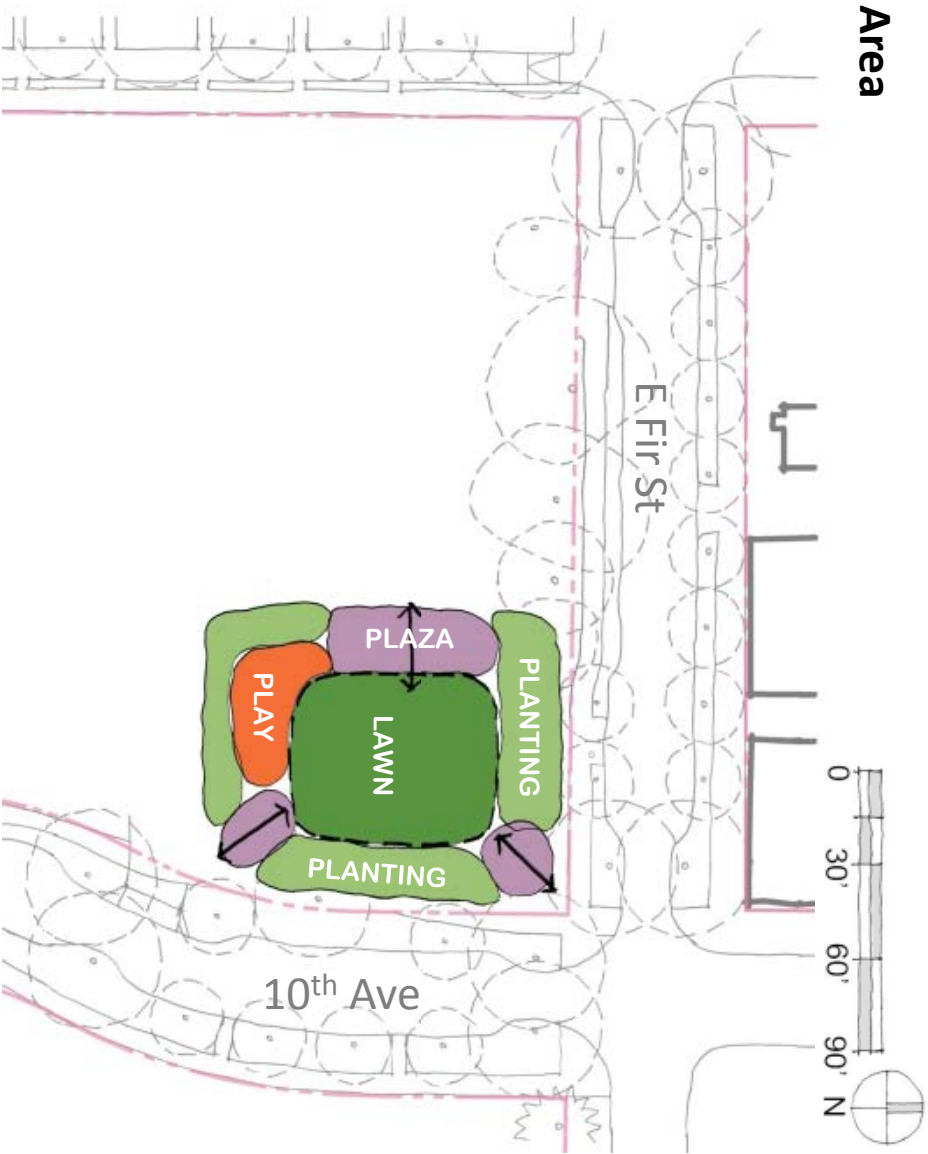
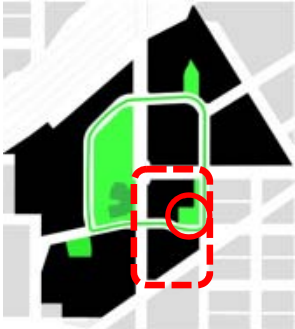
Parks | Catchment Area



PARKS AND GREEN STREETS			
Public Benefit	Required by Code in Zones of Similar Density?		Provided
Increased Open Space and Recreational Facilities	Not required		New central Neighborhood Park, three Pocket Parks, and Green Streets on the new internal Neighborhood Loop



NE Pocket Park | Ideal Program Area



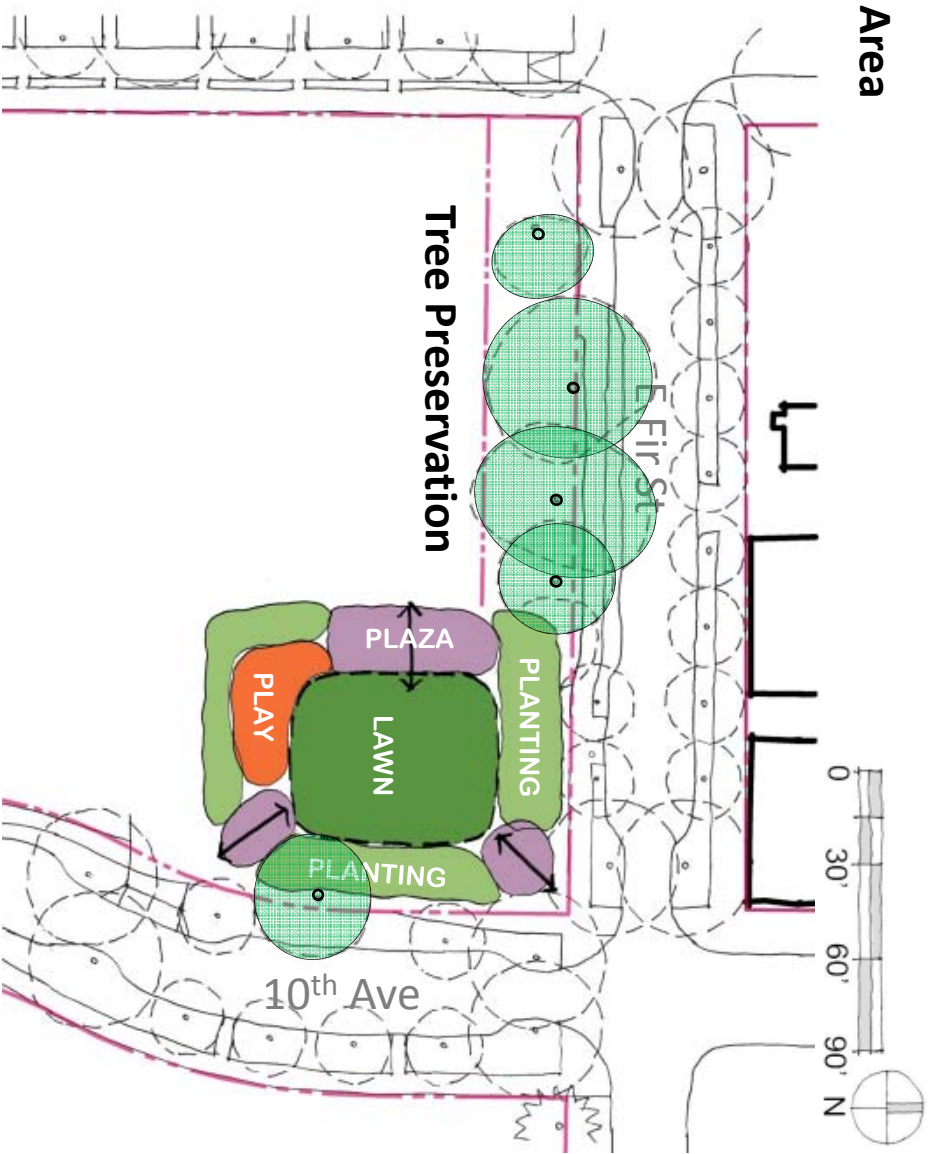
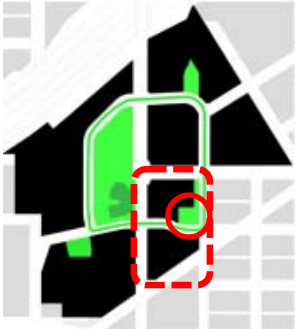
Ideal Park Area Range      9,000 SF – 16,000 SF

- **Lawn Area** (Informal Play, Picnic)  
(Young Children)
- **Play Area** (*School-Age Children*)
- **Plaza** (Games Tables, Seating, Art)
- **Plantings** (Natural Drainage, Tree Preservation, Buffer)
- **Circulation** (Paths, Seating)

PARKS AND GREEN STREETS		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Pocket Parks and Green Streets	Not required	Three Pocket Parks and Green Streets on the new internal Neighborhood Loop



# NE Pocket Park | Ideal Program Area



**Ideal Park Area Range**      9,000 SF – 16,000 SF

- **Lawn Area** (Informal Play, Picnic)
  - **Play Area** (Young Children)
  - **Plaza** (*School-Age Children*)
  - **Plantings** (Games Tables, Seating, Art)
  - **Circulation** (Natural Drainage, Tree Preservation, Buffer)
- 3,000 – 4,000 SF  
1,000 SF  
2,000 SF (*Suggested Additional Program*)  
1,000 – 2,000 SF  
30% - 40% of Total Park Area  
10% of Total Park Area

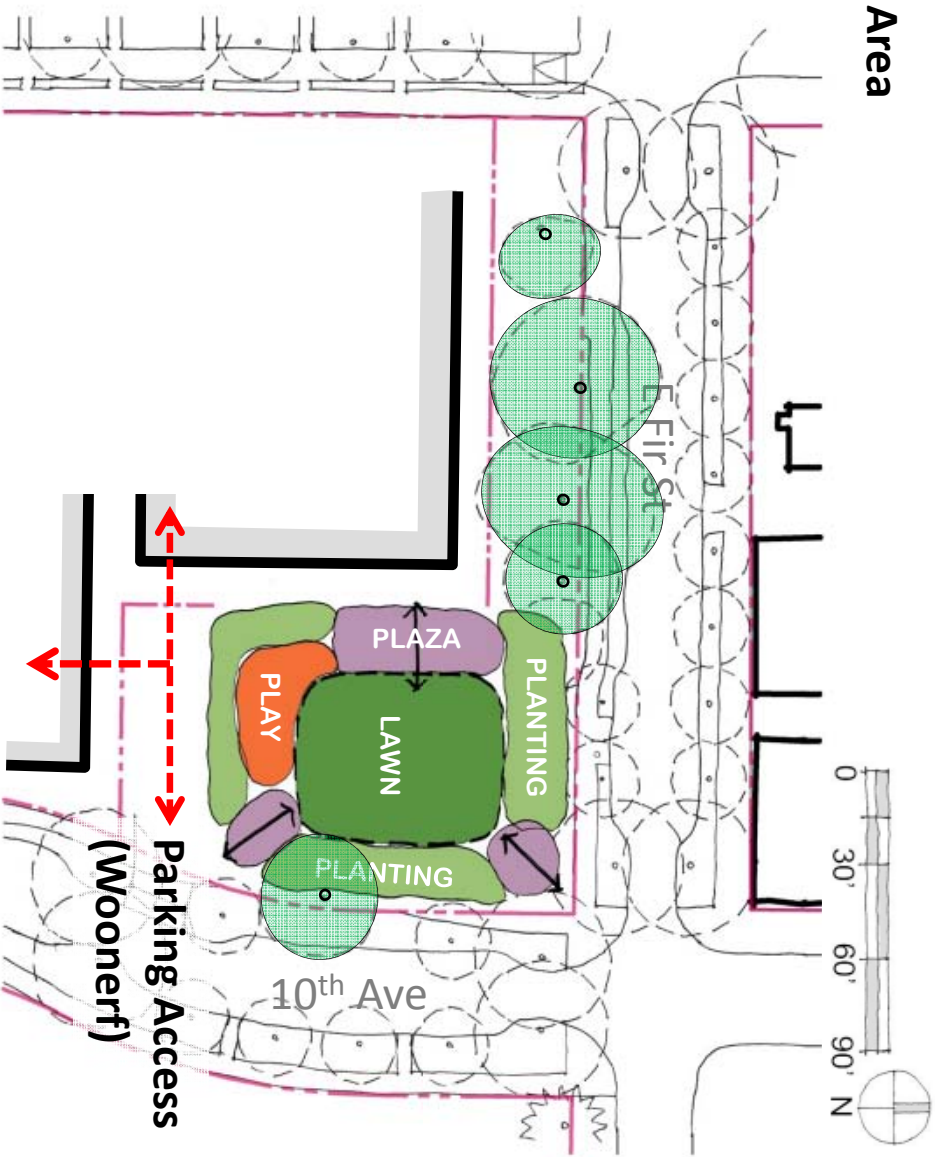
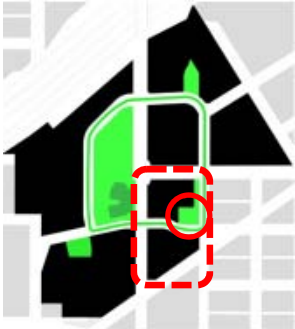
## PARKS AND GREEN STREETS

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Pocket Parks and Green Streets	Not required	Three Pocket Parks and Green Streets on the new internal Neighborhood Loop










# NE Pocket Park | Ideal Program Area



Ideal Park Area Range      9,000 SF – 16,000 SF

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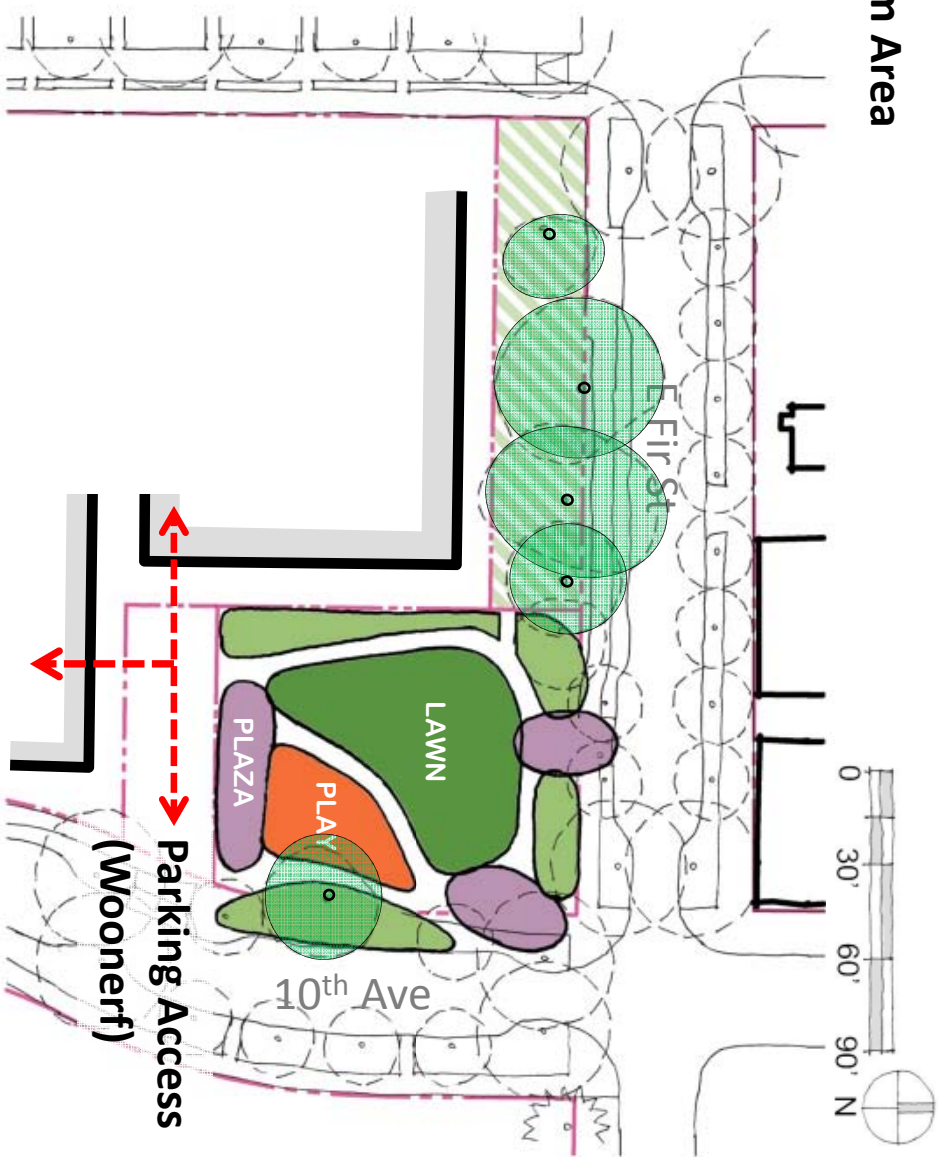
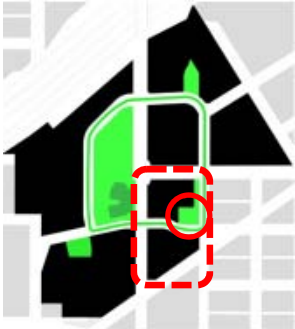
## PARKS AND GREEN STREETS

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Pocket Parks and Green Streets	Not required	Three Pocket Parks and Green Streets on the new internal Neighborhood Loop





NE Pocket Park | Actual Program Area



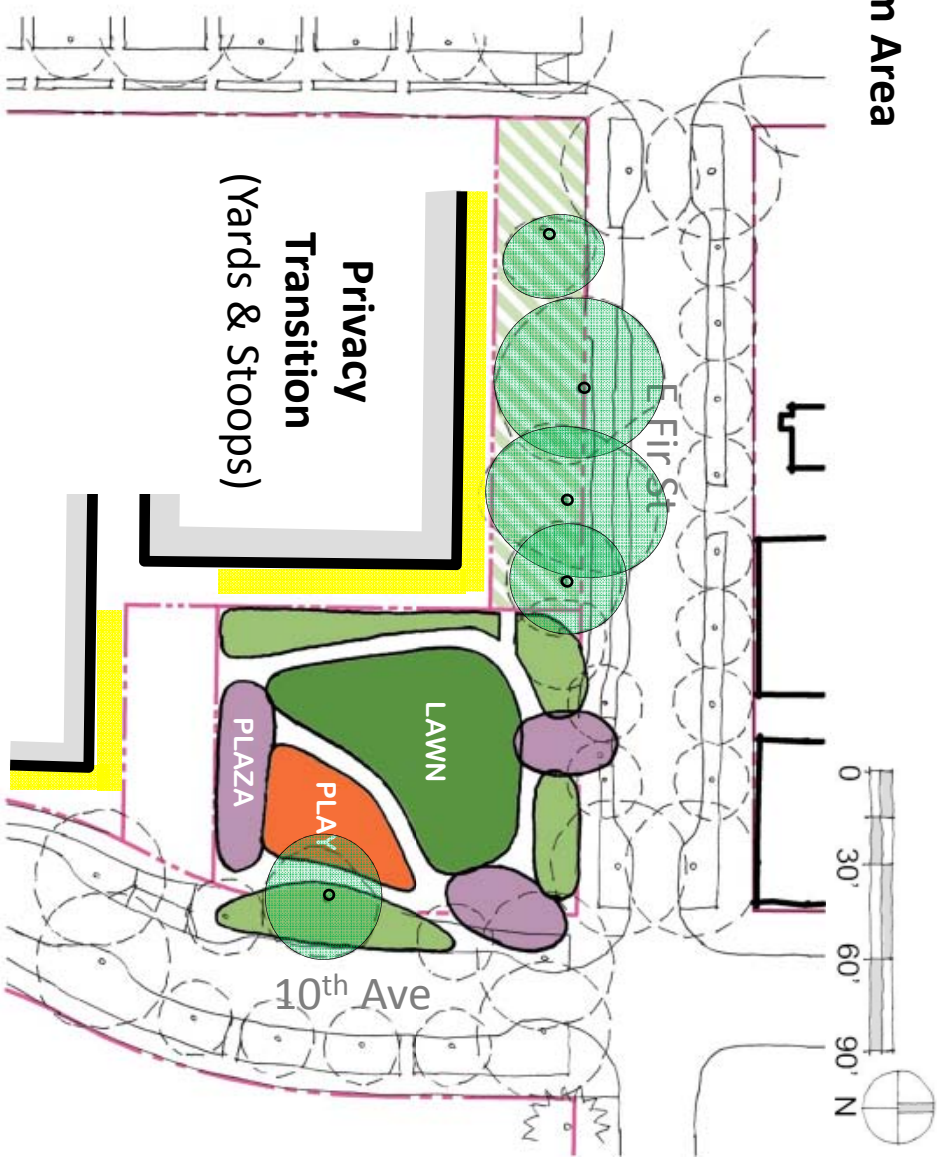
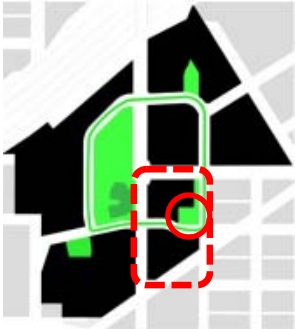
Actual Park Area 12,000 SF

- Lawn Area** (Informal Play, Picnic) 4,000 SF
- Play Area** (Young Children) 2,000 SF
- Plaza** (Games Tables, Seating, Art) 1,500 SF
- Plantings** (Natural Drainage, Tree Preservation, Buffer) 40% of Total Park Area
- Circulation** (Paths, Seating) 15% of Total Park Area

PARKS AND GREEN STREETS		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Pocket Parks and Green Streets	Not required	Three Pocket Parks and Green Streets on the new internal Neighborhood Loop



NE Pocket Park | Actual Program Area



Actual Park Area      12,000 SF

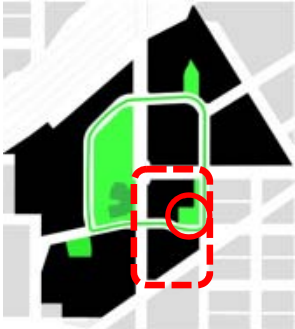
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Public Benefit	Required by Code in Zones of Similar Density?	Provided
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NE Pocket Park | Actual Program Area



Actual Park Area      12,000 SF

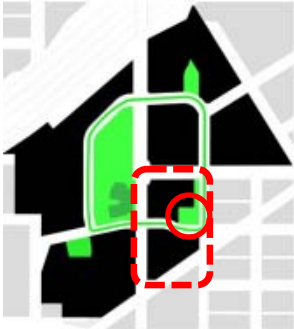
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PARKS AND GREEN STREETS		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Pocket Parks and Green Streets	Not required	Three Pocket Parks and Green Streets on the new internal Neighborhood Loop





NE Pocket Park | Sketch Plan

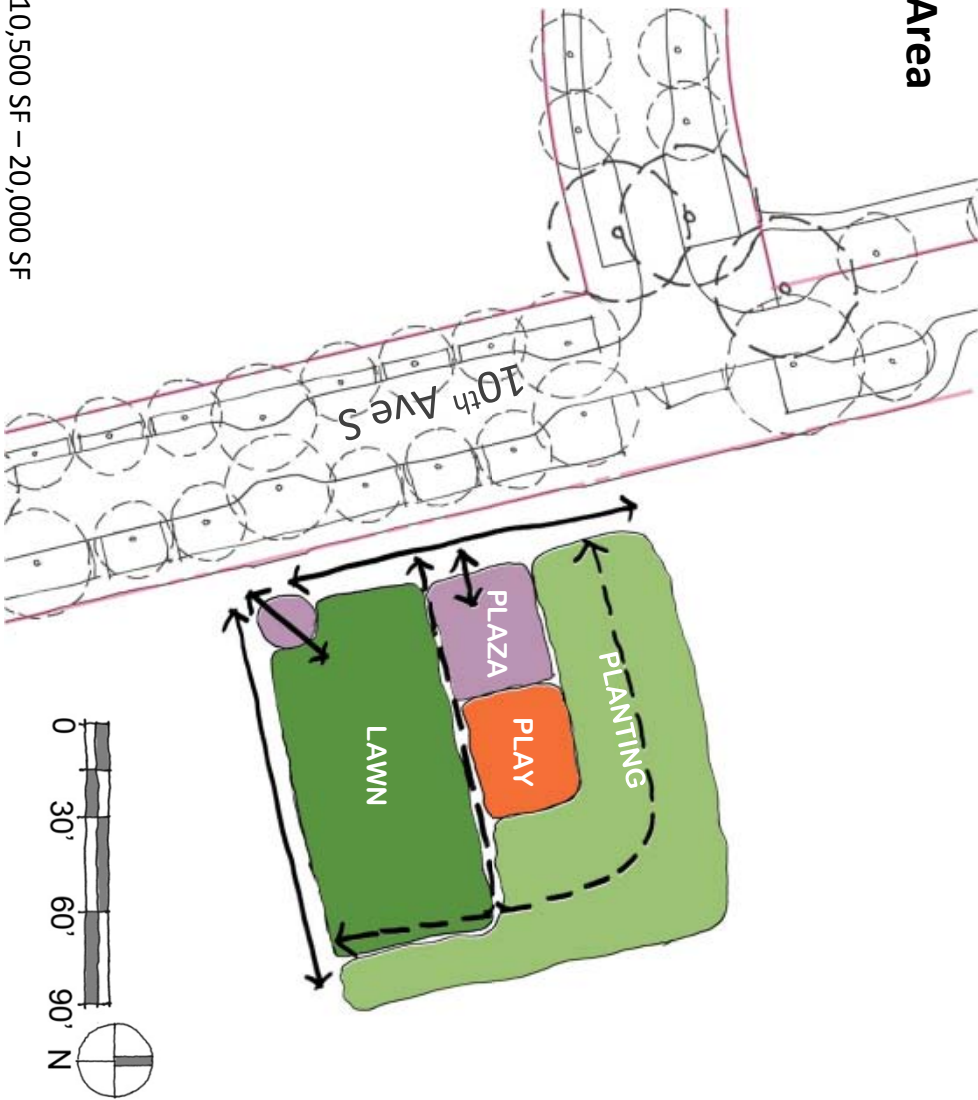


PARKS AND GREEN STREETS

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Pocket Parks and Green Streets	Not required	Three Pocket Parks and Green Streets on the new internal Neighborhood Loop



# SE Pocket Park | Ideal Program Area



**Ideal Park Area Range**      10,500 SF – 20,000 SF

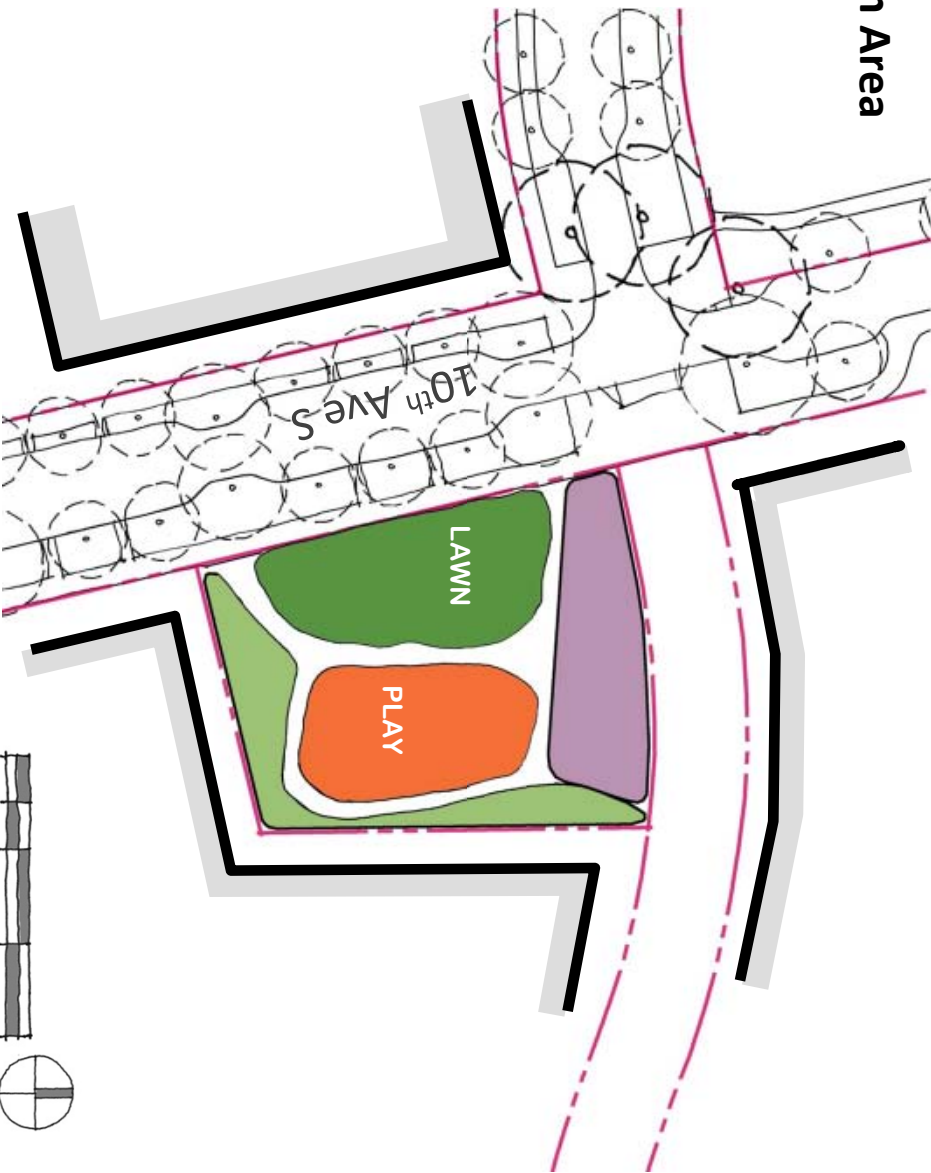
- **Lawn Area** (Informal Play, Picnic) (Young Children)
- **Play Area** (*School-Age Children*) (Games Tables, Seating, Art)
- **Plaza** (Natural Drainage, Tree Preservation, Buffer)
- **Plantings** (Paths, Seating)

PARKS AND GREEN STREETS		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Increased Open Space and Recreational Facilities	Not required	Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop





SE Pocket Park | Actual Program Area



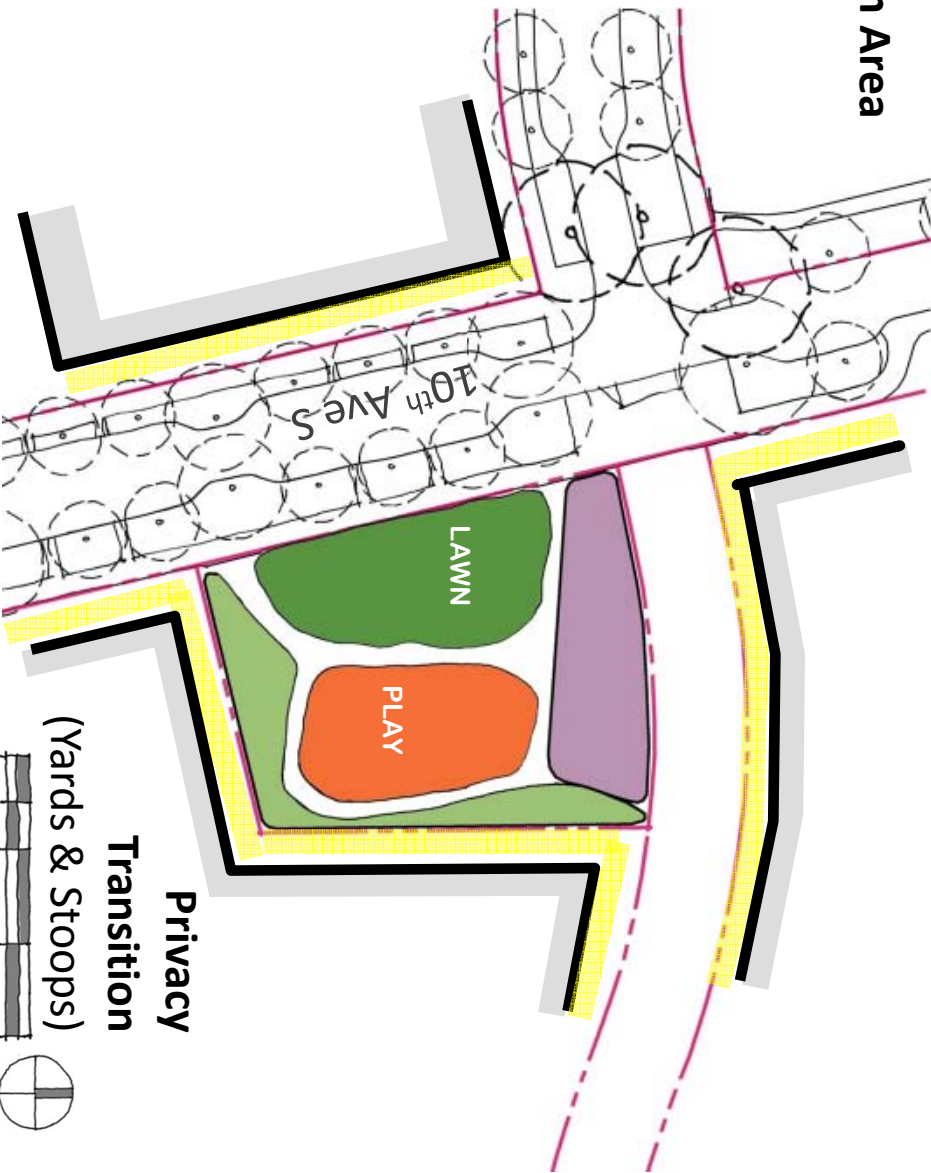
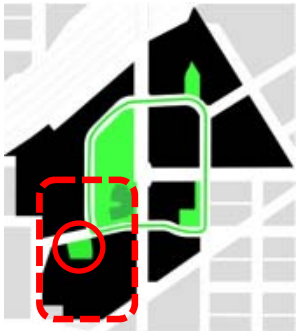
Actual Park Area      14,250 SF + Woonerf





- **Lawn Area** (Informal Play, Picnic) 4,000 SF
- **Play Area** (Young Children & School-Age Children) 3,000 SF
- **Plaza** (Games Tables, Seating, Art) 3,500 SF
- **Plantings** (Natural Drainage, Tree Preservation, Buffer) 25% of Total Park Area
- **Circulation** (Paths, Seating) 10% of Total Park Area

PARKS AND GREEN STREETS		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Increased Open Space and Recreational Facilities	Not required	Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop



SE Pocket Park | Actual Program Area

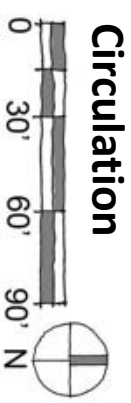
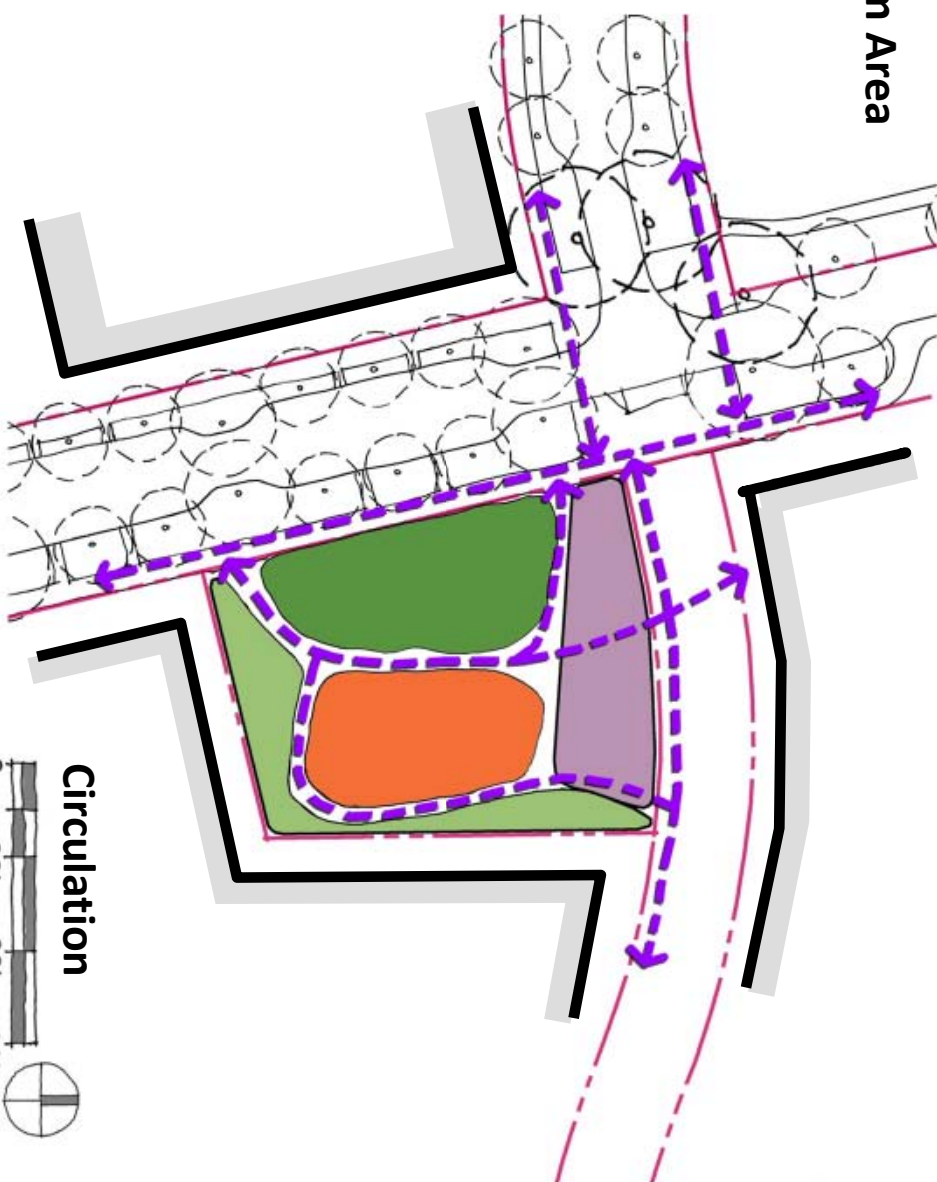


Actual Park Area	14,250 SF + Woonerf	
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PARKS AND GREEN STREETS		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Increased Open Space and Recreational Facilities	Not required	Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop



# SE Pocket Park | Actual Program Area



Actual Park Area	14,250 SF + Woonerf
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10% of Total Park Area

PARKS AND GREEN STREETS		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Increased Open Space and Recreational Facilities	Not required	Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop





SE Pocket Park | Sketch Plan



PARKS AND GREEN STREETS

Public Benefit

Increased Open Space and Recreational Facilities

Required by Code in Zones of Similar Density?

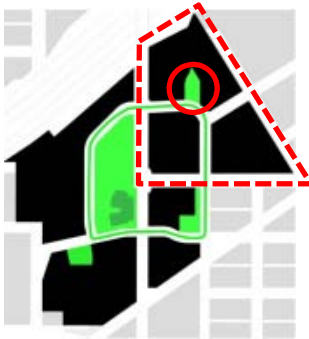
Not required

Provided

Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop



# NW Pocket Park | Ideal Program Area



Ideal Park Area Range      10,000 SF – 19,500 SF

- Lawn Area** (Informal Play, Picnic)  
2,000 – 3,000 SF
- Play Area** (Young Children)  
1,000 – 1,500 SF
- Plaza** (School-Age Children)  
2,000 SF (Suggested Addt'l Program)
- Plantings** (Games Tables, Seating, Art)  
2,000 – 3,000 SF
- Circulation** (Natural Drainage, Tree Preservation, Buffer)  
30% - 40% of Total Park Area
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10% of Total Park Area

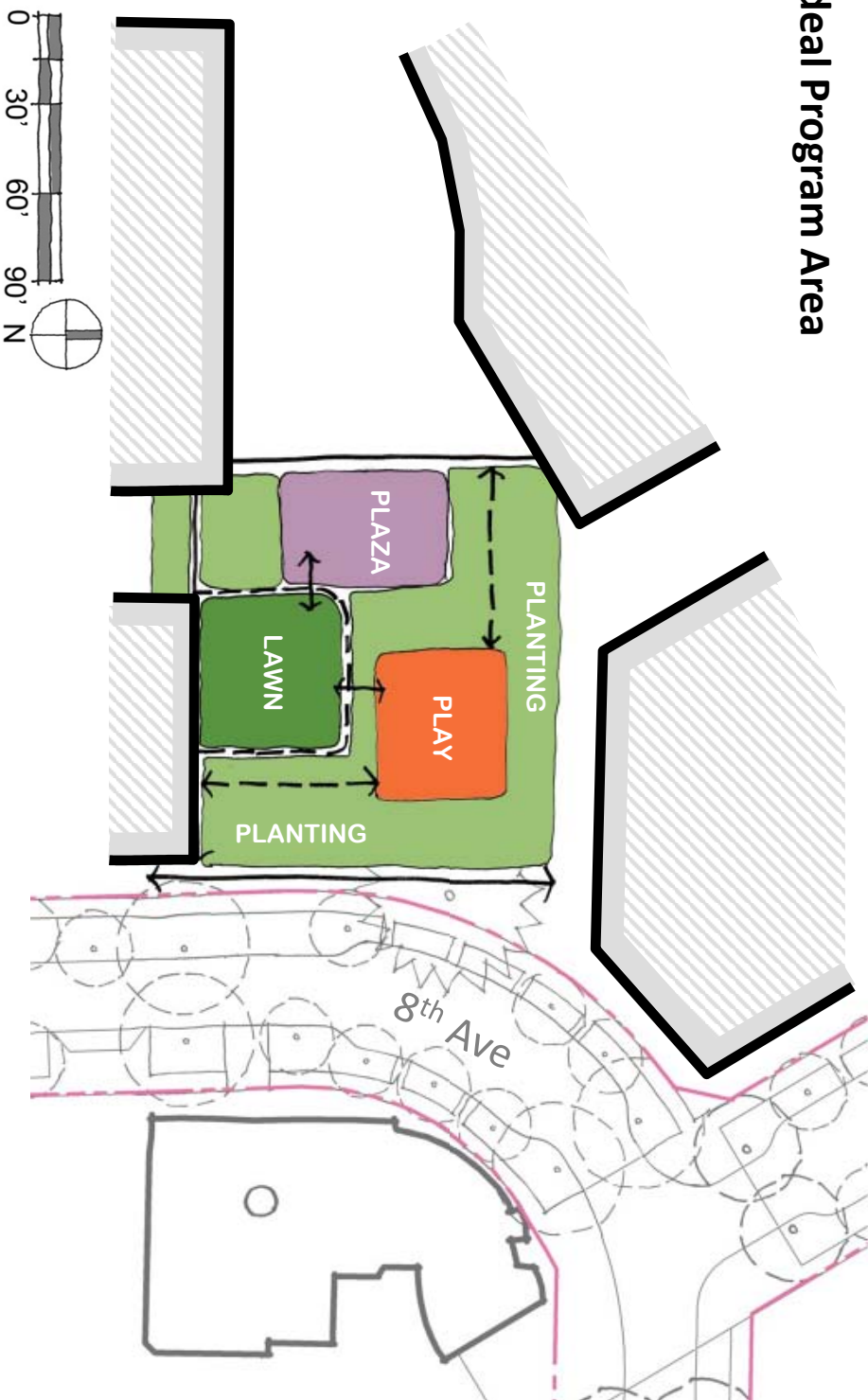
## PARKS AND GREEN STREETS

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Increased Open Space and Recreational Facilities	Not required	Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop





# NW Pocket Park | Ideal Program Area



Ideal Park Area Range      10,000 SF – 19,500 SF

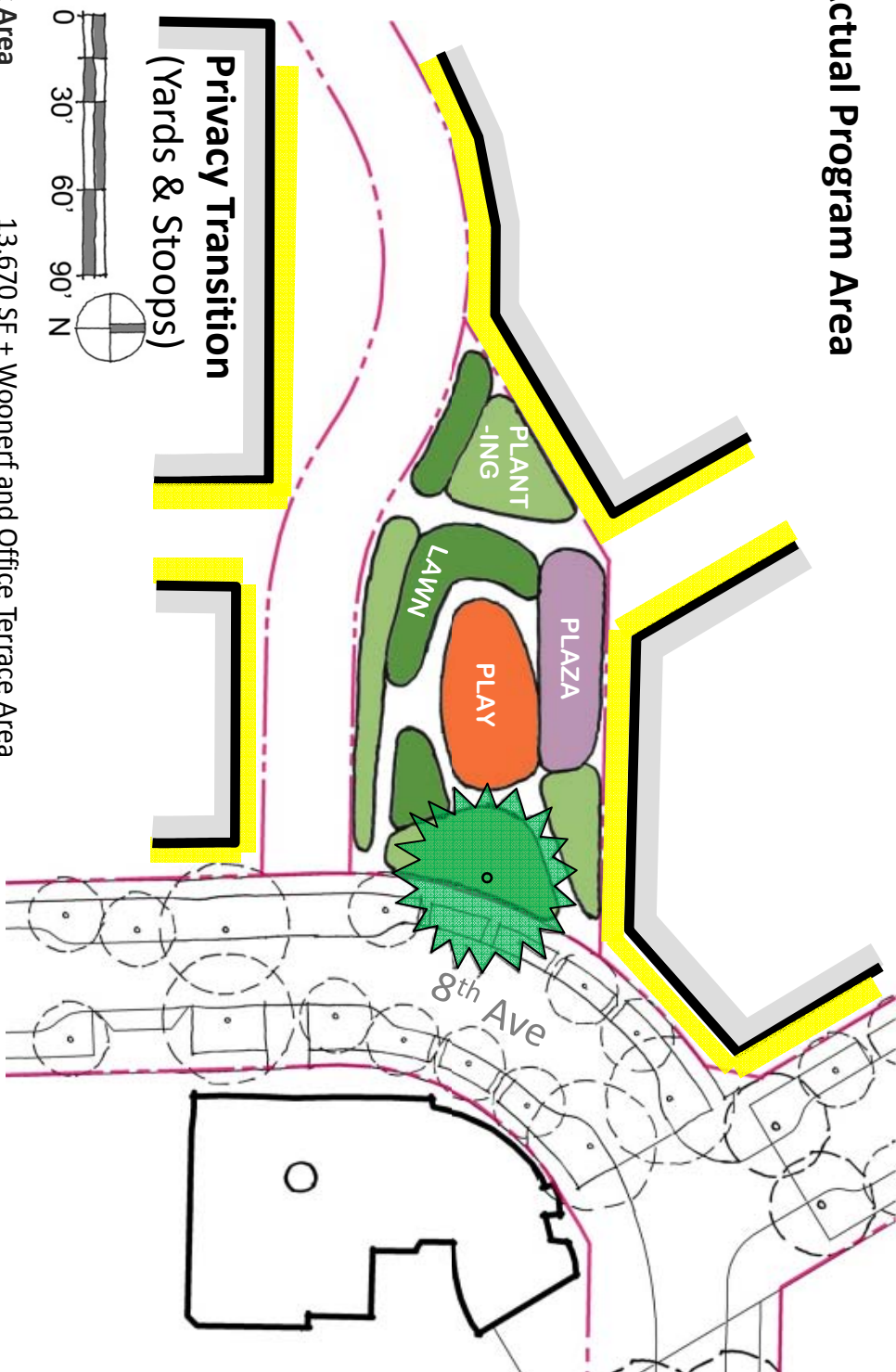
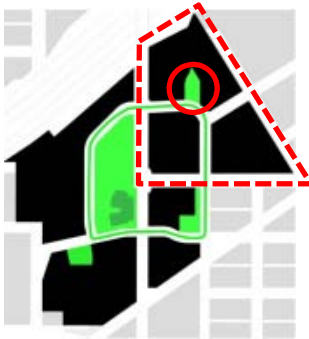
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  - **Plaza** (Games Tables, Seating, Art)
  - **Plantings** (Natural Drainage, Tree Preservation, Buffer)
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## PARKS AND GREEN STREETS

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Increased Open Space and Recreational Facilities	Not required	Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop



# NW Pocket Park | Actual Program Area



Actual Park Area

13,670 SF + Woonerf and Office Terrace Area

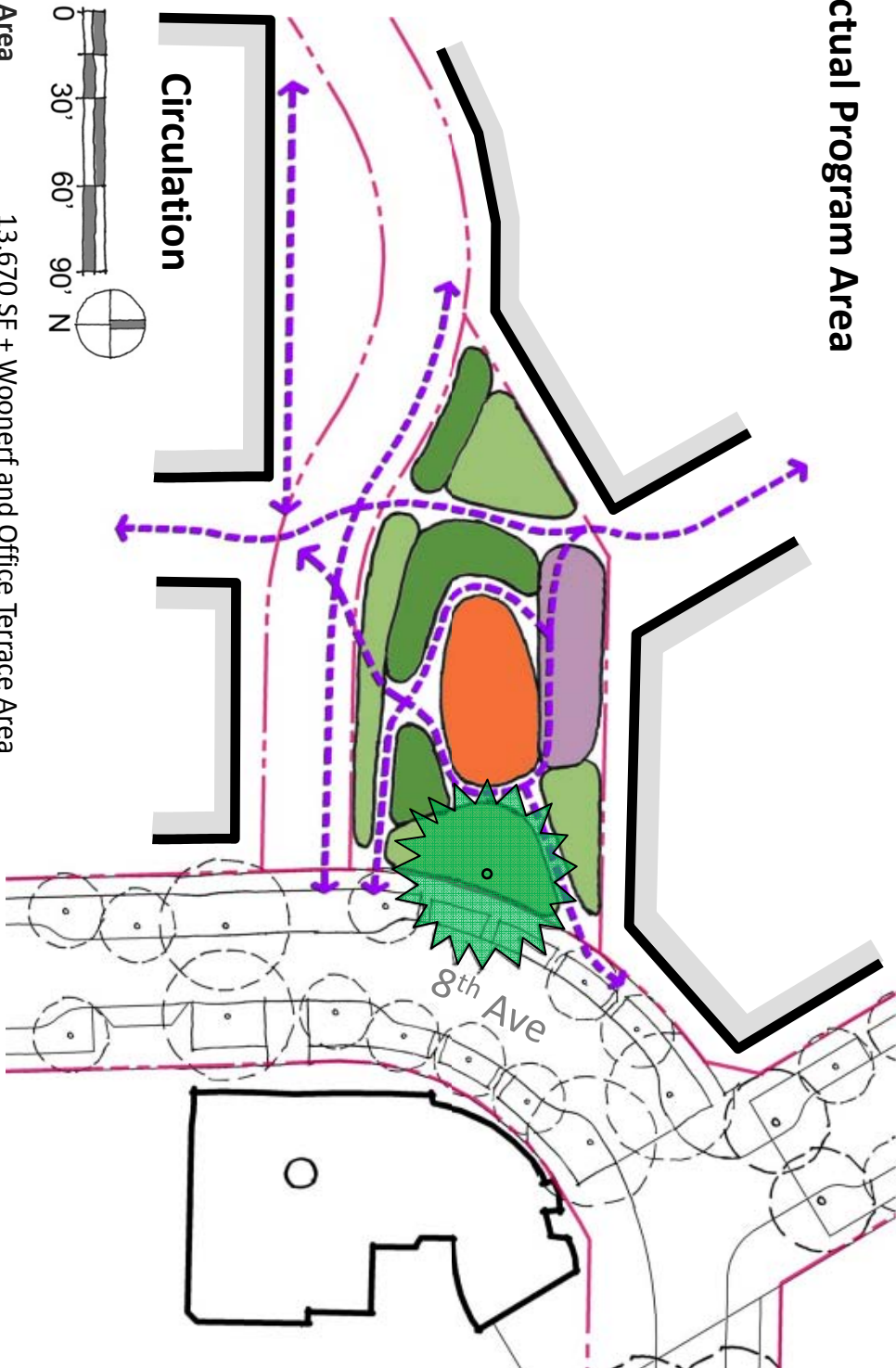
	<b>Lawn Area</b>	(Informal Play, Picnic) (Young Children & School-Age Children)	2,000 SF
	<b>Play Area</b>	(Games Tables, Seating, Art)	3,000 SF
	<b>Plaza</b>	(Natural Drainage, Tree Preservation, Buffer)	2,000 SF
	<b>Plantings</b>		40% of Total Park Area
	<b>Circulation</b>	(Paths, Seating)	10% of Total Park Area

## PARKS AND GREEN STREETS

Public Benefit	Required by Code in Zones of Similar Density?	Provided
Increased Open Space and Recreational Facilities	Not required	Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop



# NW Pocket Park | Actual Program Area



Actual Park Area      13,670 SF + Woonerf and Office Terrace Area

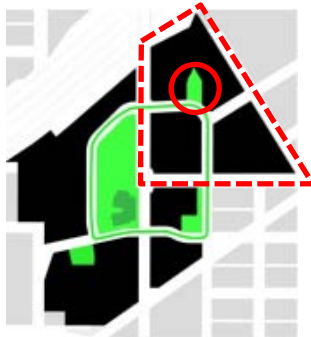
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PARKS AND GREEN STREETS			
Public Benefit	Required by Code in Zones of Similar Density?	Provided	
Increased Open Space and Recreational Facilities	Not required	Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop	





# NW Pocket Park | Sketch Plan



## PARKS AND GREEN STREETS

Public Benefit

Required by Code in Zones of Similar Density?

Provided

Increased Open Space and

Not required

Three Pocket Parks, and Green Streets on the new internal

Recreational Facilities

Neighborhood Loop

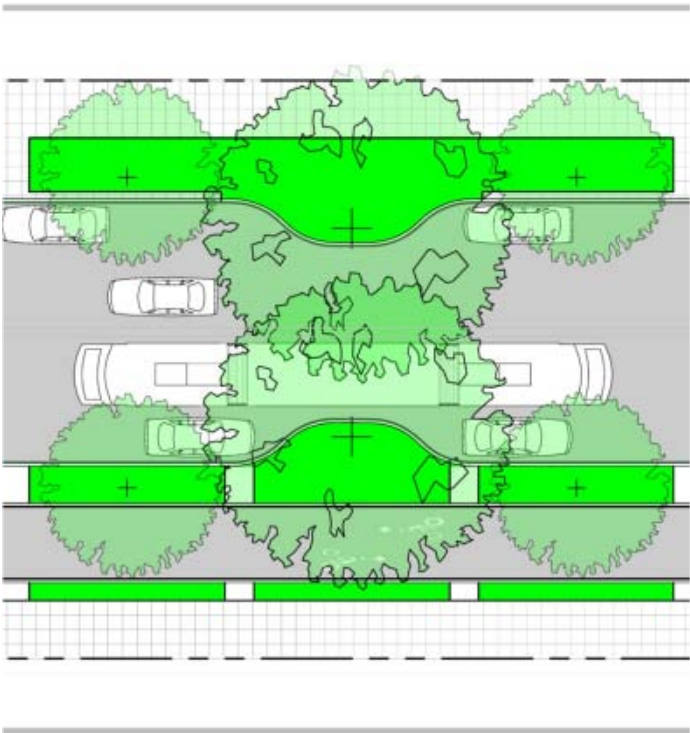
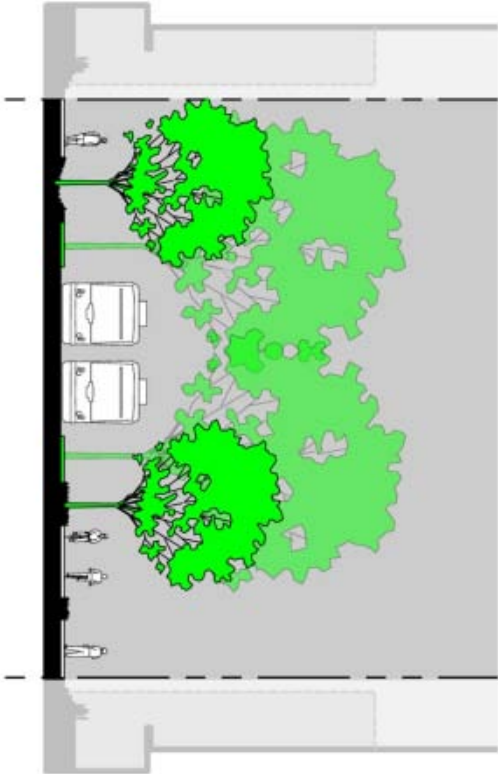


# **What are the Public Benefits from the proposed street vacations and dedications?**

- ✓ Connectivity within and to the Neighborhood
- ✓ Improved Street Function
- ✓ Parks and “Green” Streets
- ✓ Public Realm Improvements

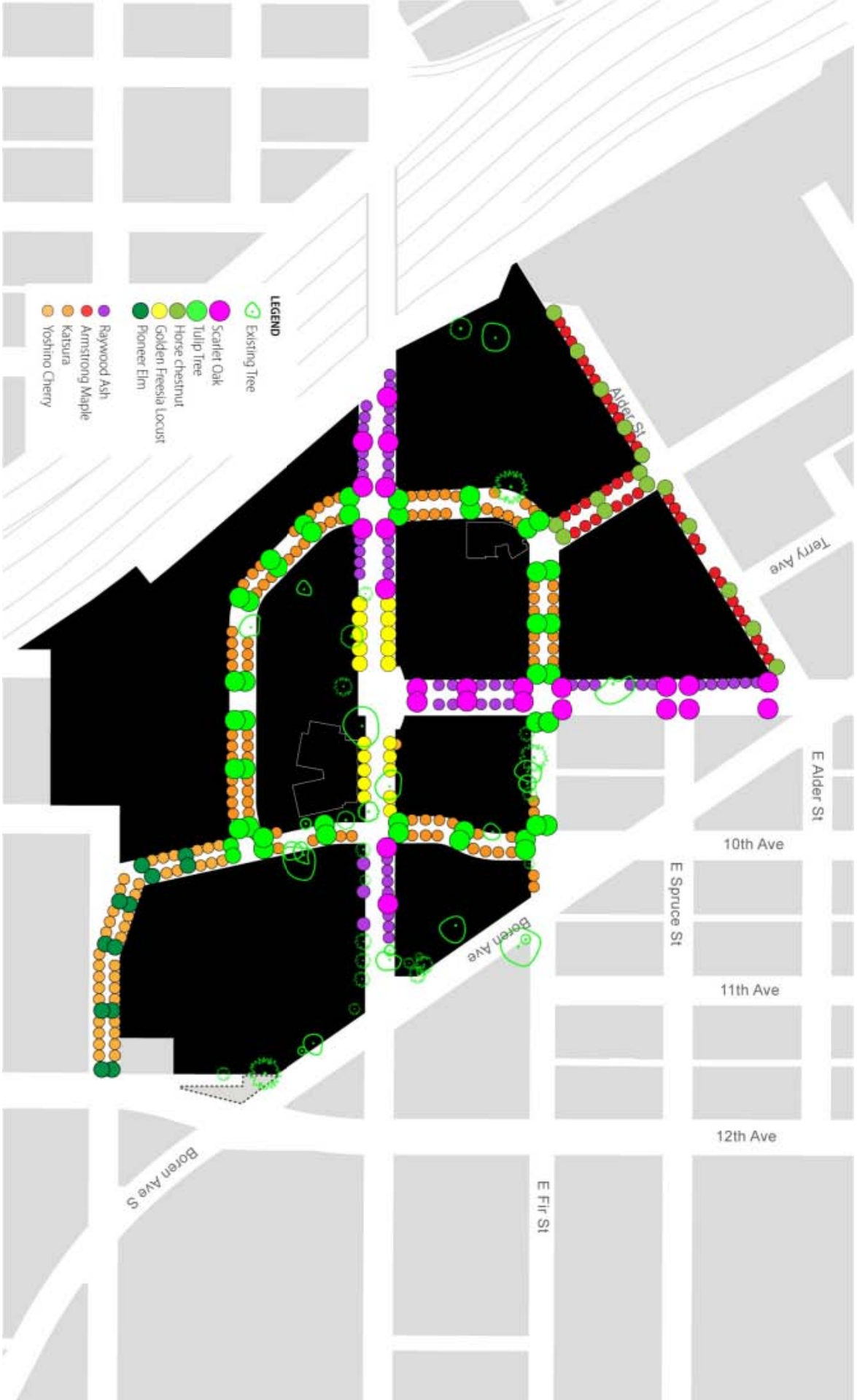


Typical Mid-Block Bulb Out



PUBLIC REALM IMPROVEMENTS		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Improved Tree Canopy	Not required	Curb bulbs at all intersections and mid-block accommodate larger street trees; more street trees added





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Improved Tree Canopy	Not required	Curb bulbs at all intersections and mid-block accommodate larger street trees; more street trees added





PUBLIC REALM IMPROVEMENTS			
Public Benefit	Required by Code in Zones of Similar Density?	Provided	
Benches and Street Furniture	Not required	Benches are provided at each park, along the green street loop, and at resting locations on hillclimbs	









# Yesler Terrace



**Bringing Home a Better Future**  
Design Commission – May 19, 2011

