



Yesler Terrace

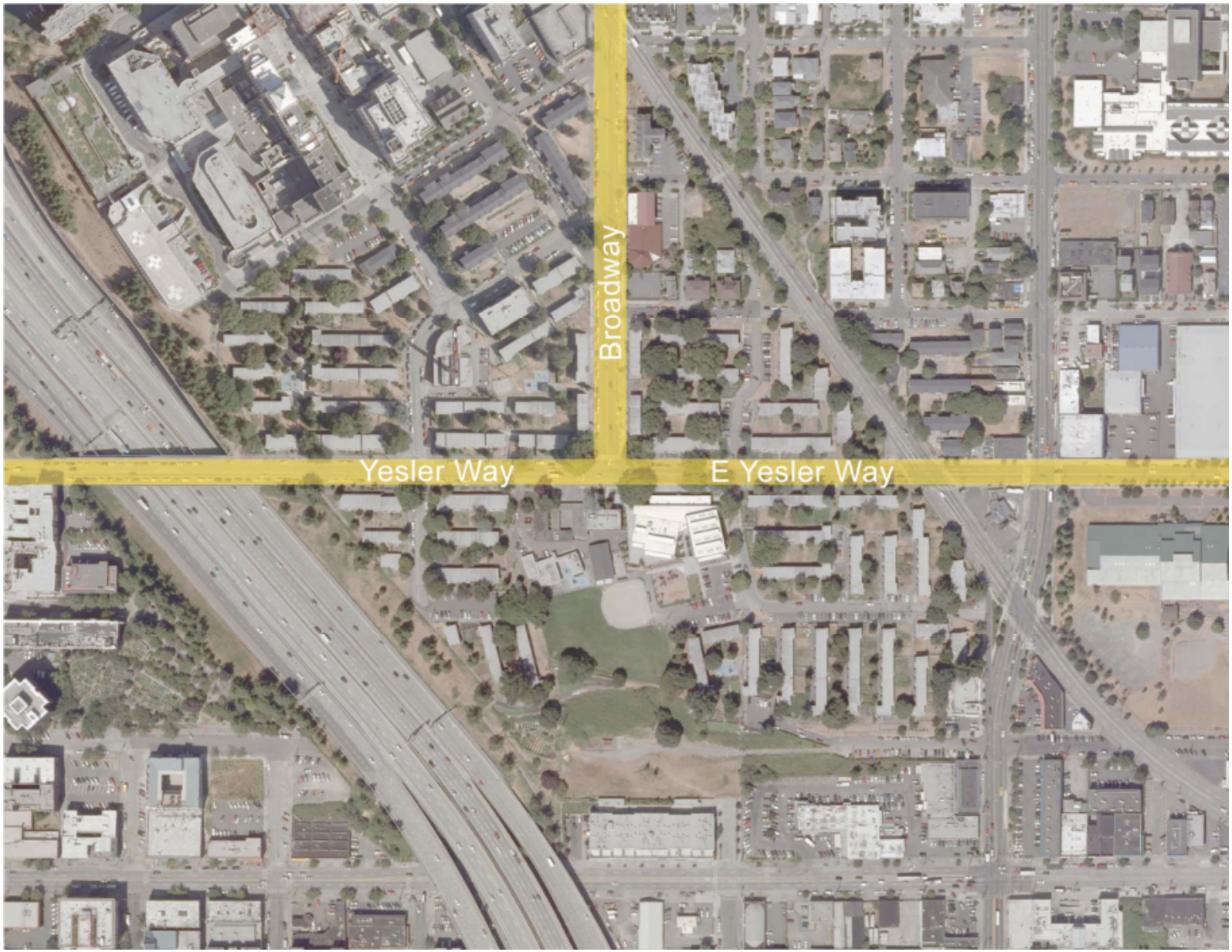


Bringing Home a Better Future
Design Commission – May 19, 2011

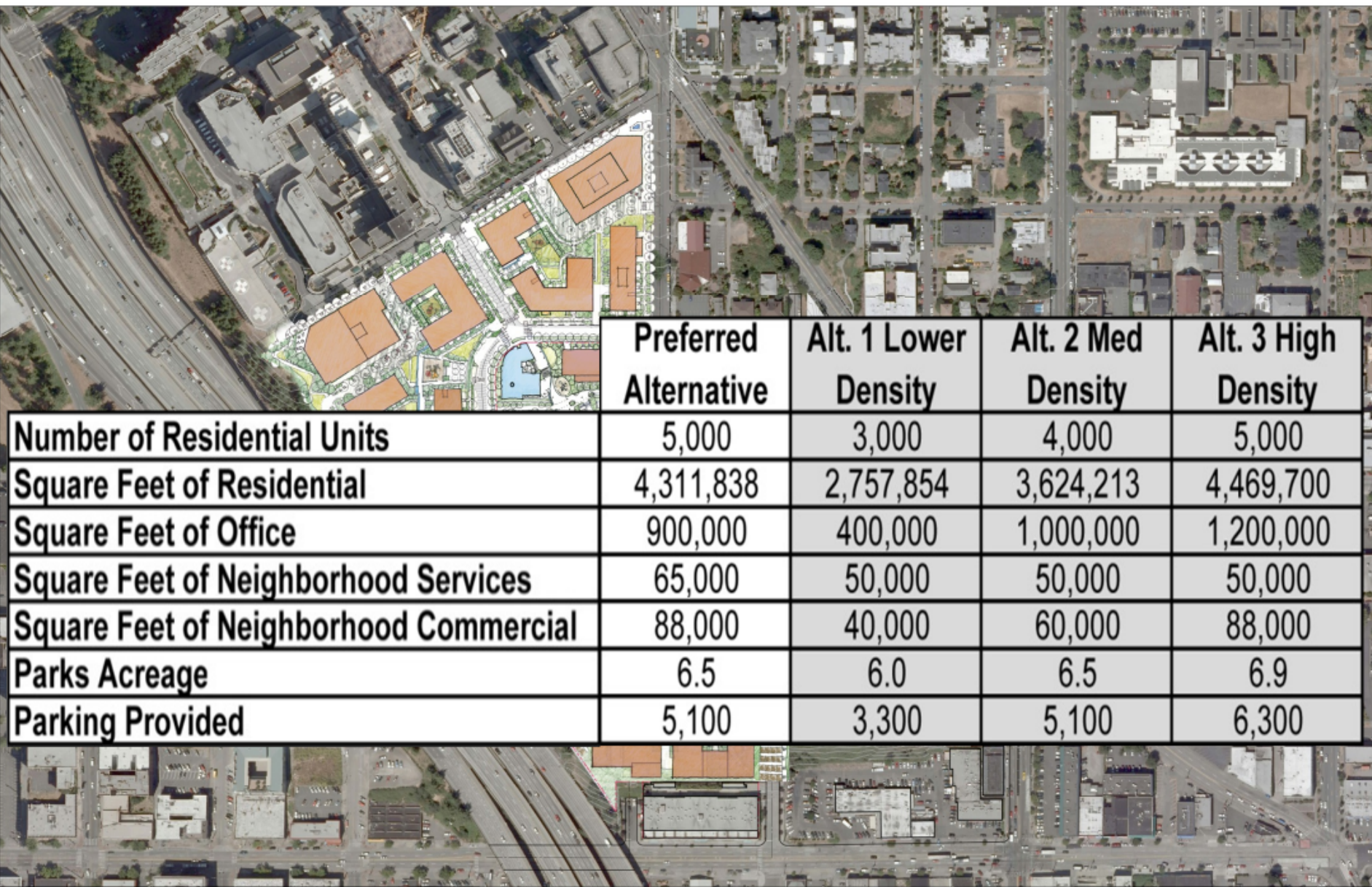




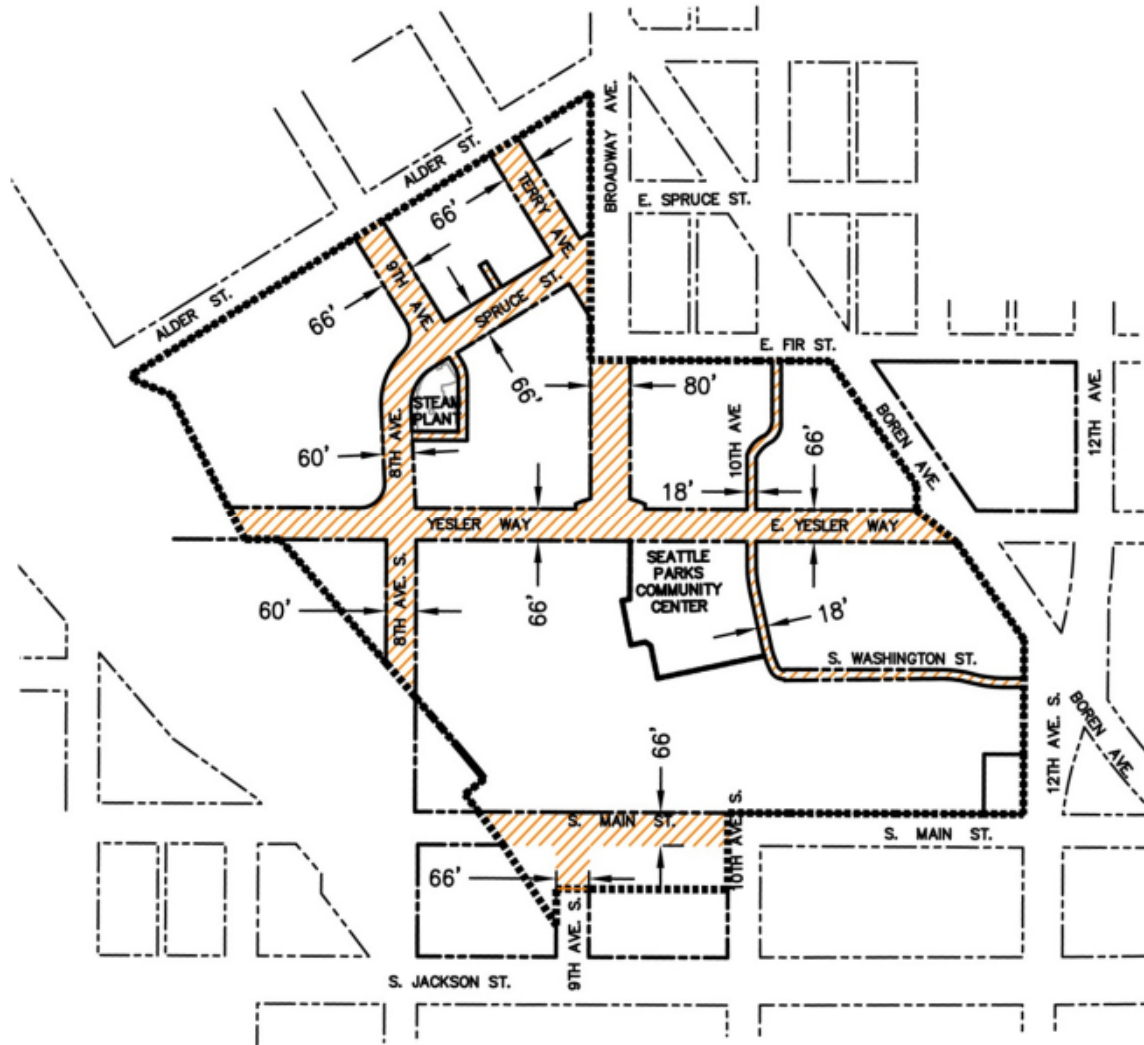
- New healthy housing
 - for existing and new residents
- Connections to and through the neighborhood
 - rather than an enclave of poverty
- Vibrant mixed-income neighborhood
 - close to transit and jobs
- New amenities and physical environment that make Yesler a desirable place
 - to live, work and play



PROJECT VISION AND GOALS



	Preferred Alternative	Alt. 1 Lower Density	Alt. 2 Med Density	Alt. 3 High Density
Number of Residential Units	5,000	3,000	4,000	5,000
Square Feet of Residential	4,311,838	2,757,854	3,624,213	4,469,700
Square Feet of Office	900,000	400,000	1,000,000	1,200,000
Square Feet of Neighborhood Services	65,000	50,000	50,000	50,000
Square Feet of Neighborhood Commercial	88,000	40,000	60,000	88,000
Parks Acreage	6.5	6.0	6.5	6.9
Parking Provided	5,100	3,300	5,100	6,300



LEGEND

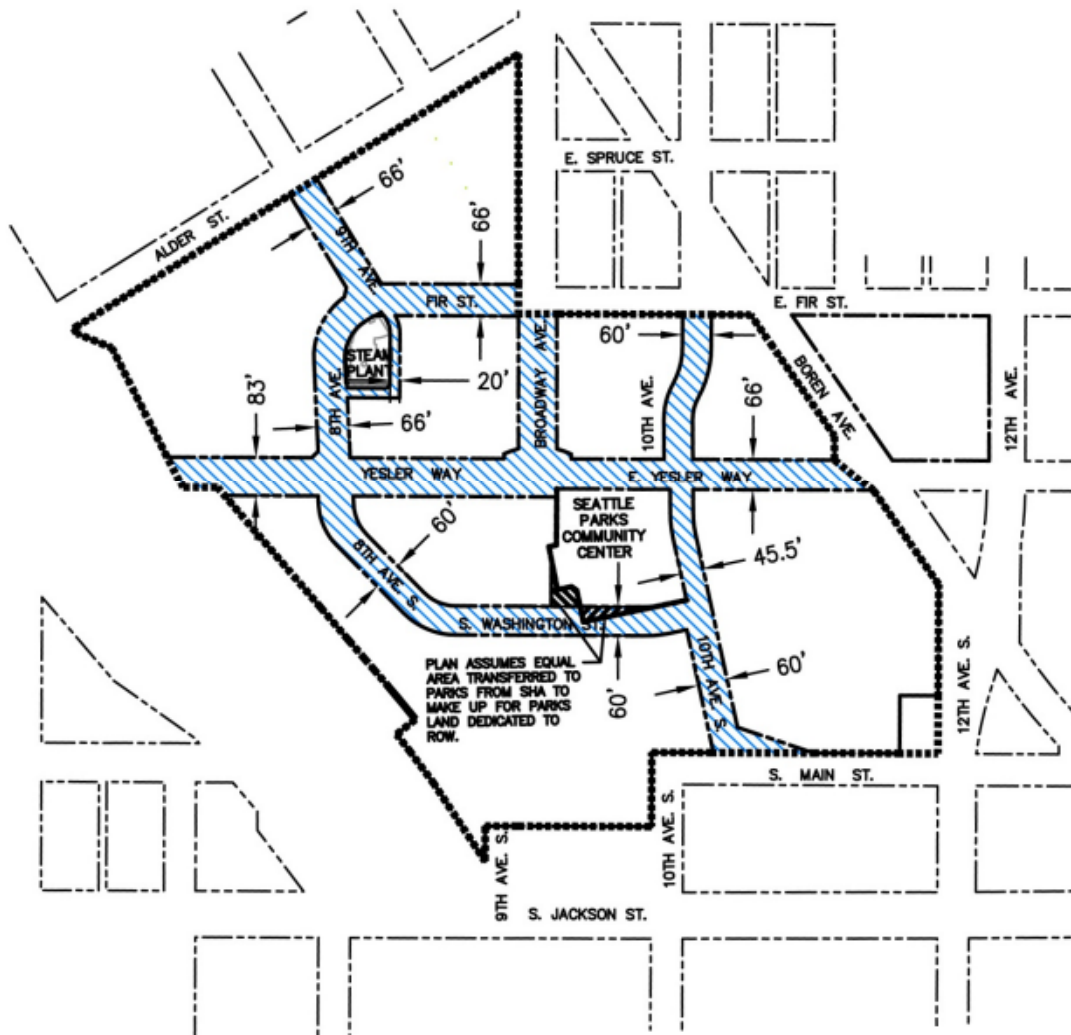
- EXISTING ROW
- ROW AREA BOUNDARY

CITY RIGHT-OF-WAY


	RIGHT-OF-WAY (SF)
VACATIONS	-96,490
DEDICATIONS	+118,100
DIFFERENCE	+21,610

EXISTING RIGHT-OF-WAY PATTERN

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



LEGEND

 ROW TO BE DEDICATED

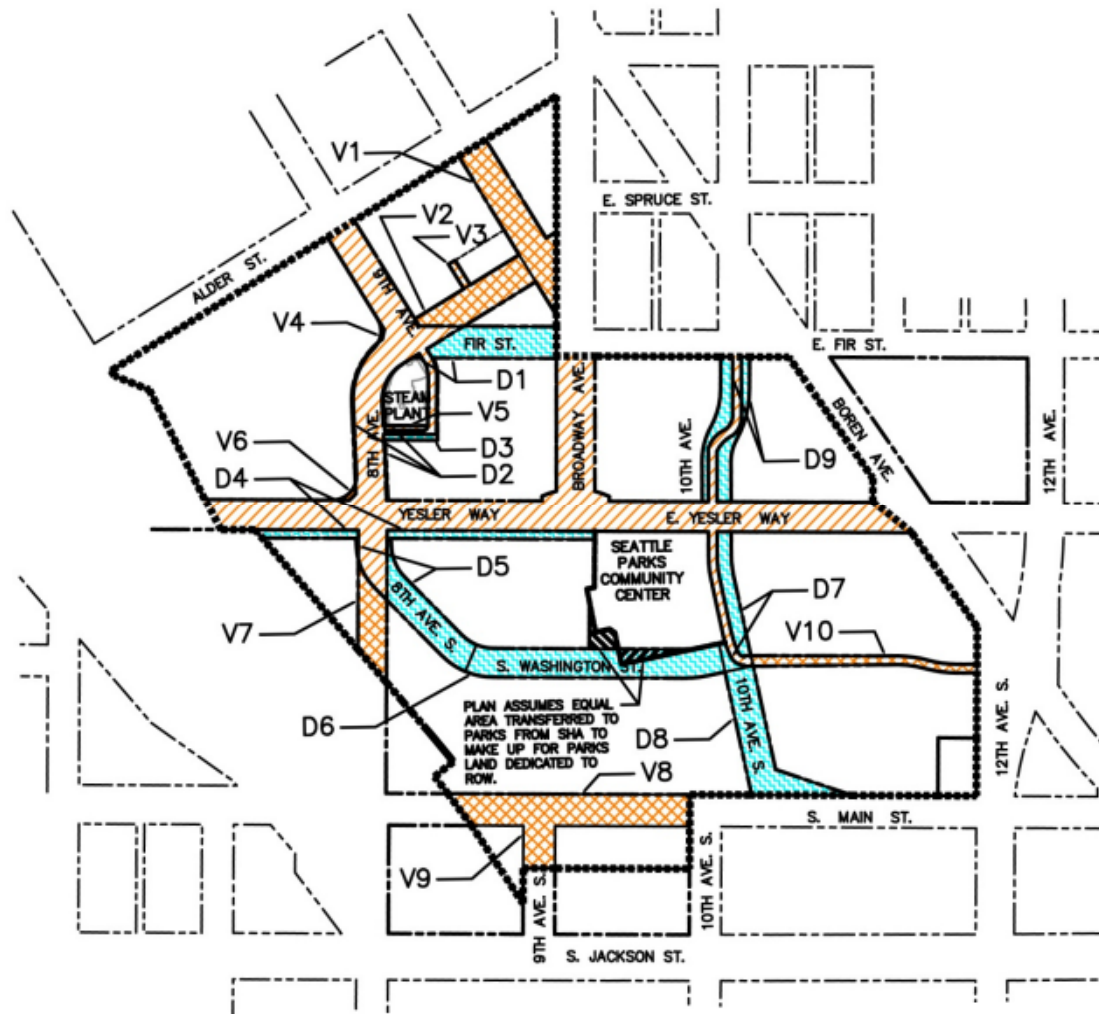
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PROPOSED RIGHT-OF-WAY PATTERN

Vacations	Dedications	Difference
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LEGEND

-  ROW TO BE VACATED
-  ROW TO BE DEDICATED
-  EXISTING ROW UNCHANGED

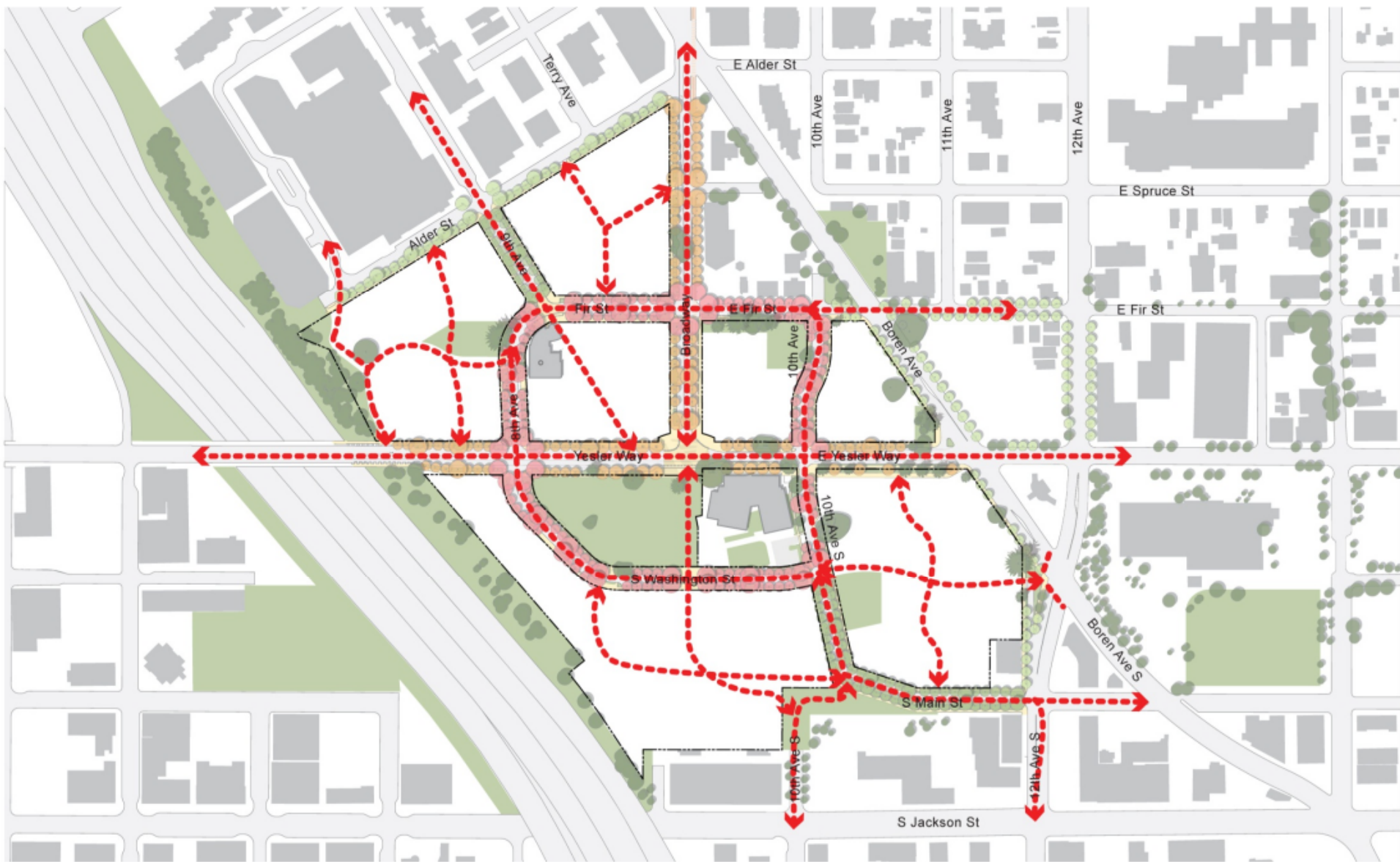
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COMPARISON OF EXISTING AND PROPOSED RIGHT-OF-WAY PATTERN

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



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





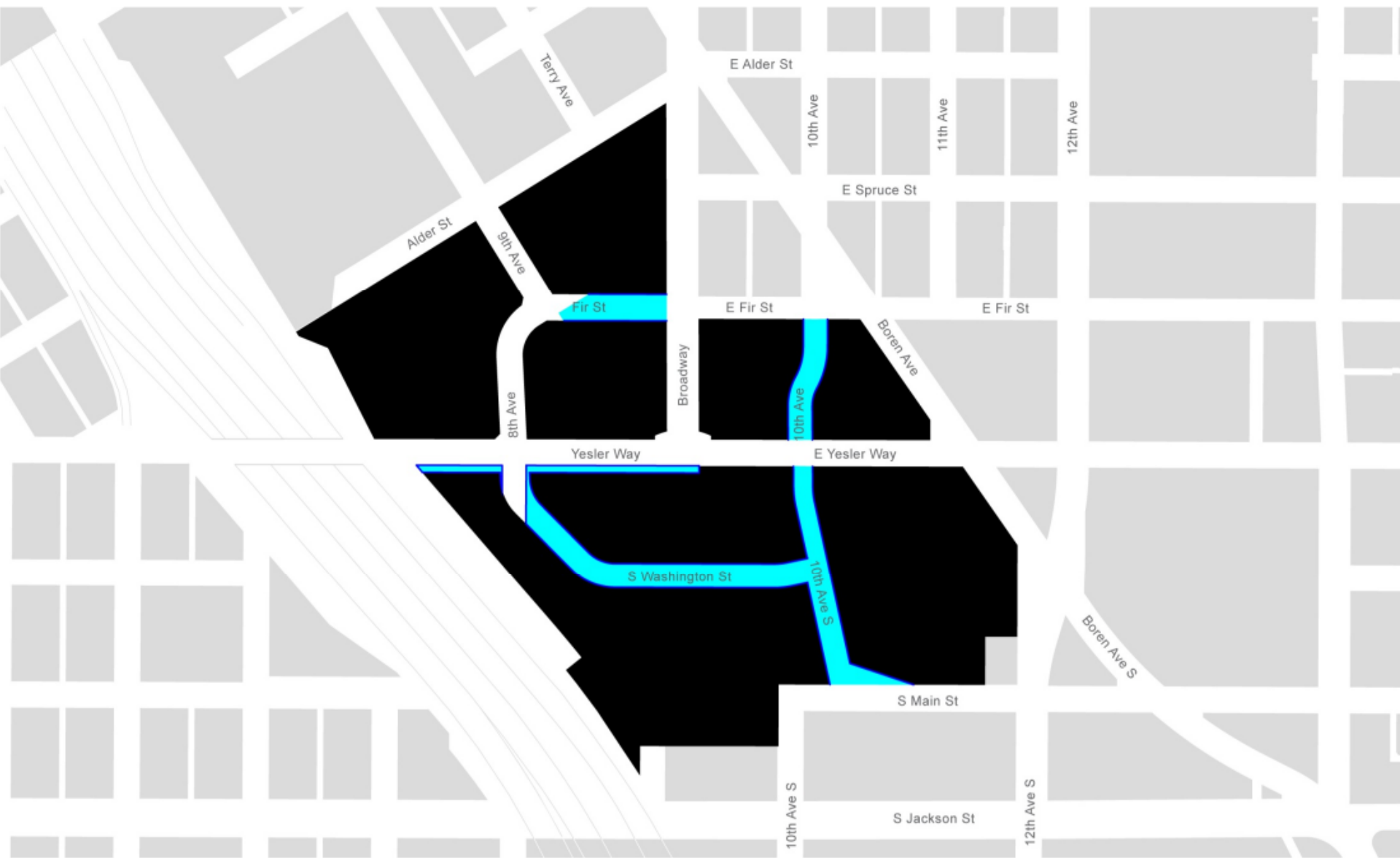
EXISTING RIGHT-OF-WAY PATTERN		
Vacations	Dedications	Difference
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EXISTING RIGHT-OF-WAY PATTERN		
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PROPOSED RIGHT-OF-WAY PATTERN		
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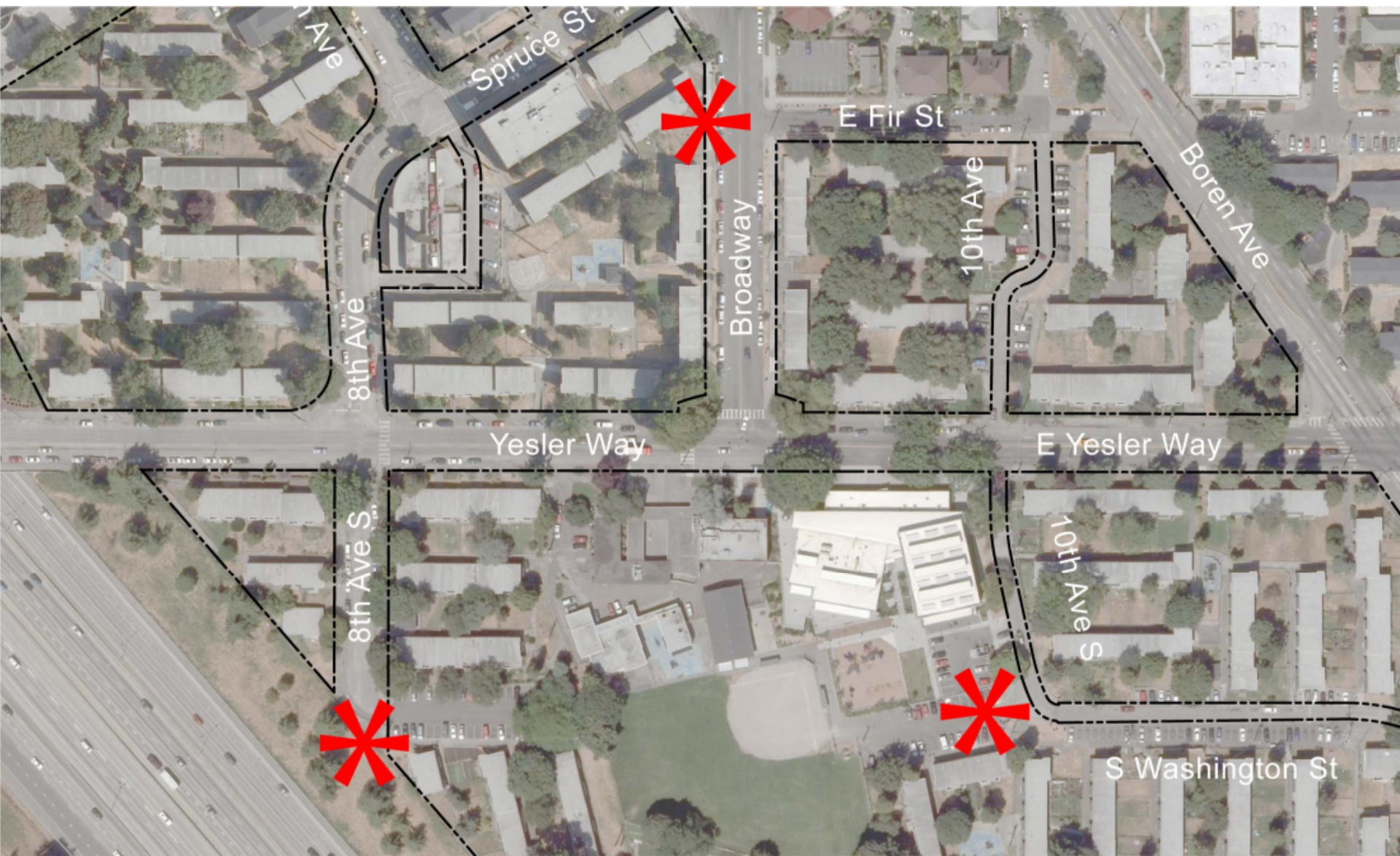


PROPOSED RIGHT-OF-WAY PATTERN		
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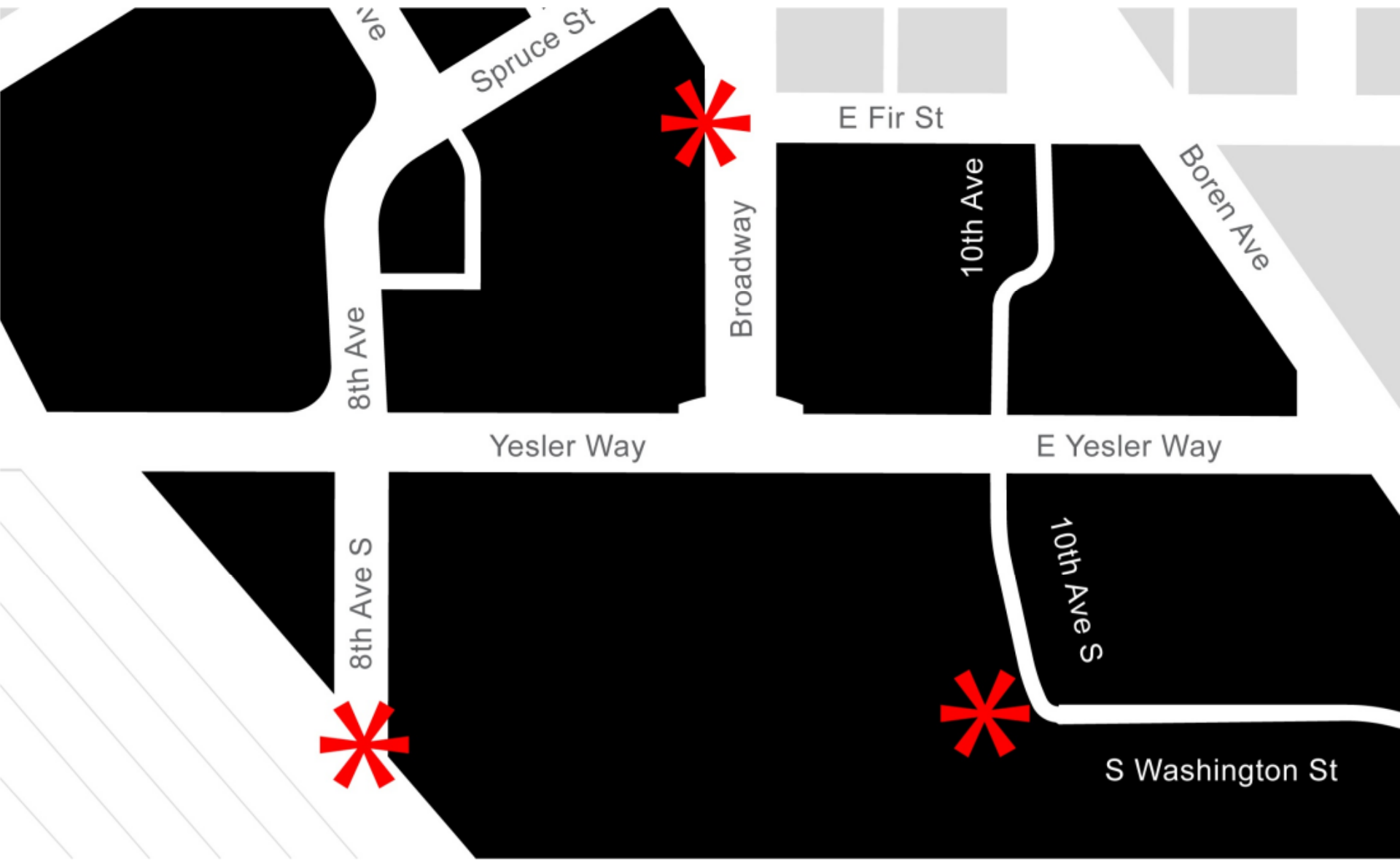
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- ✓ Connectivity within and to the Neighborhood



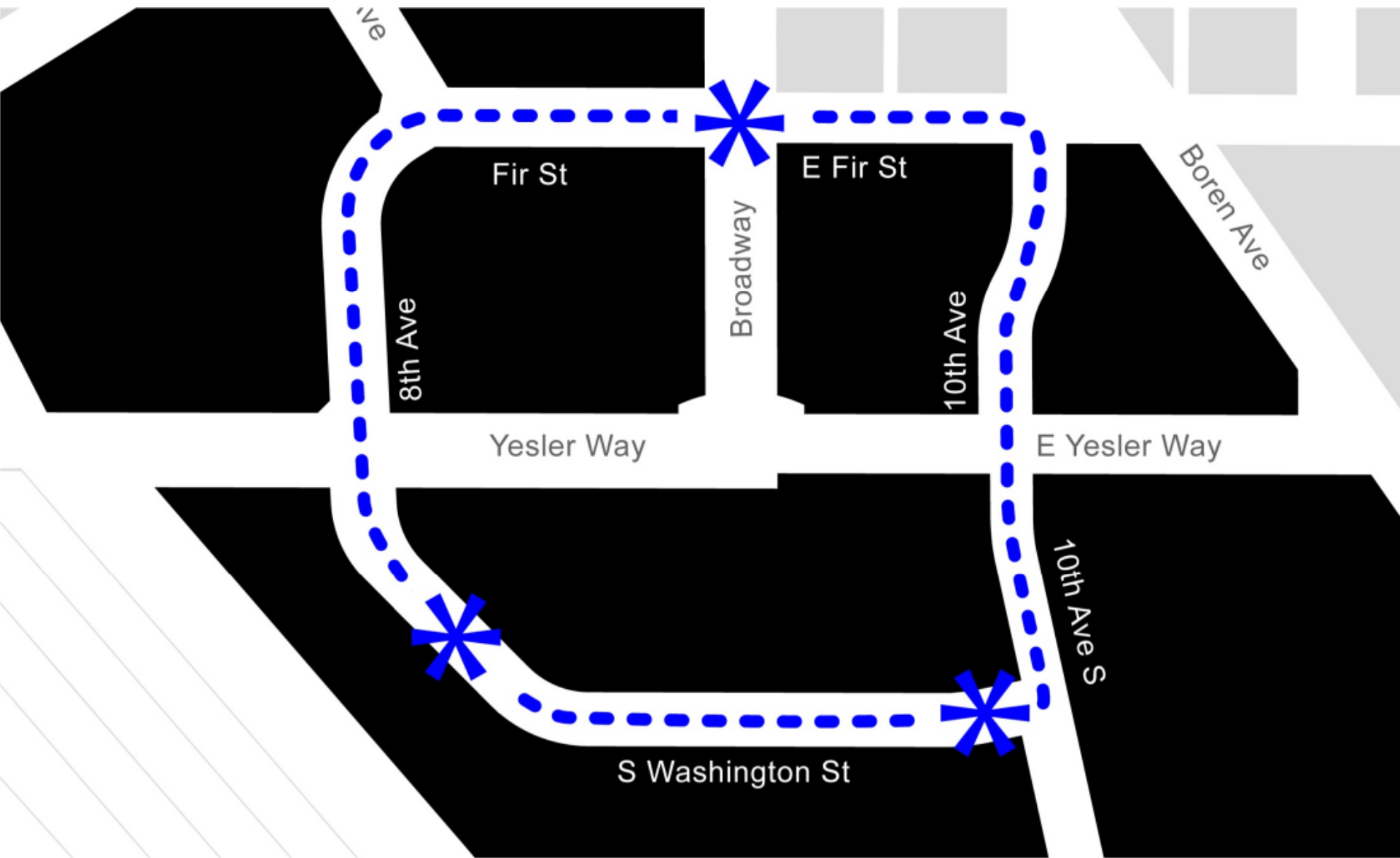
CONNECTIVITY WITHIN THE NEIGHBORHOOD		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Improved Internal Circulation	Not required	Continuous pedestrian and bike circulation on new “loop”; Existing dead ends and discontinuities eliminated.





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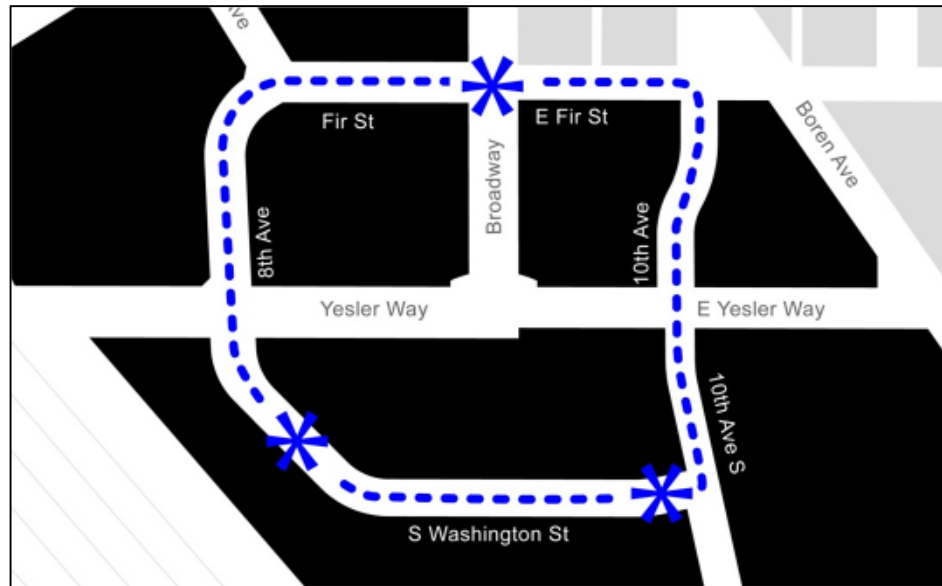


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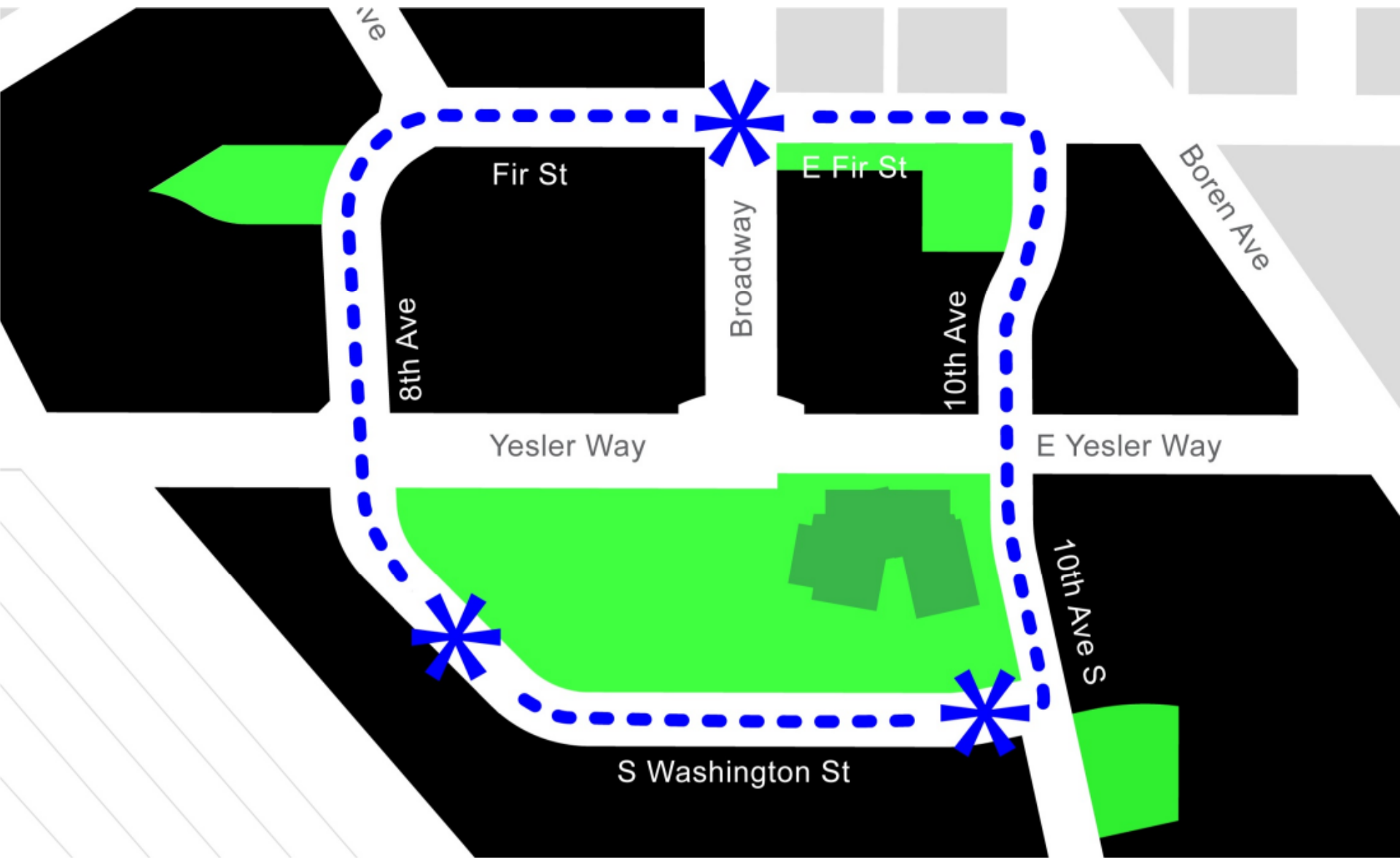
PROBLEM



SOLUTION

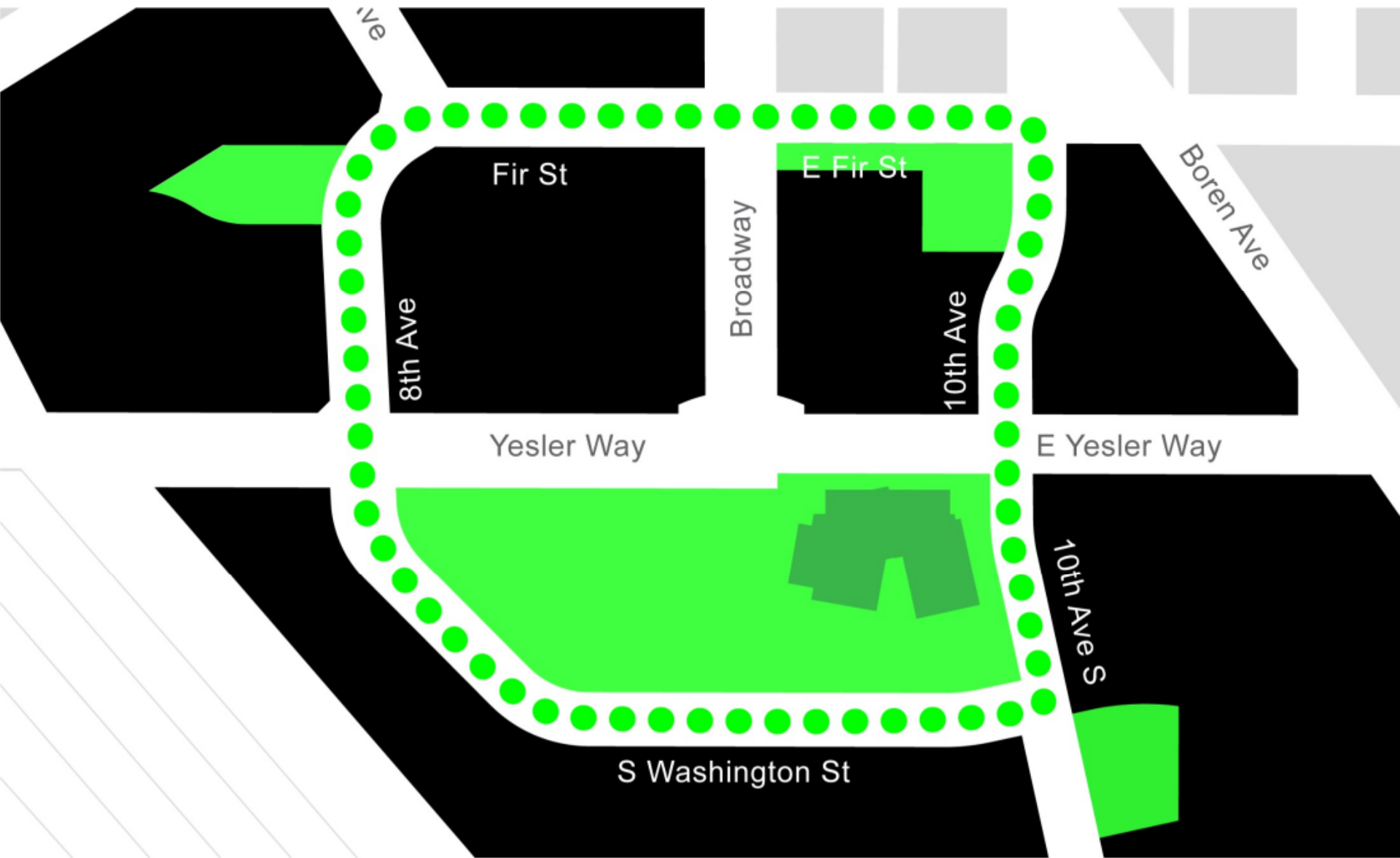
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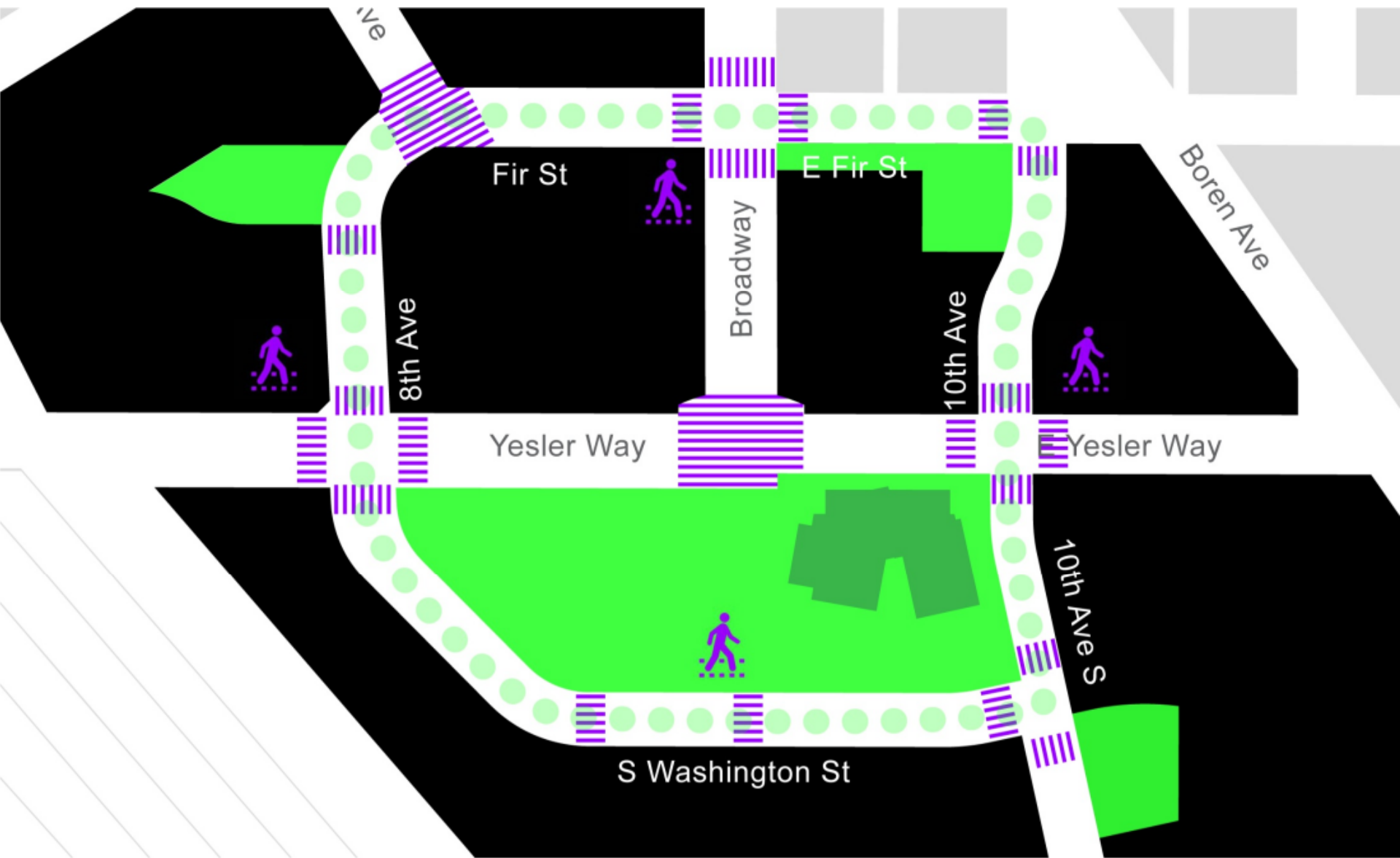
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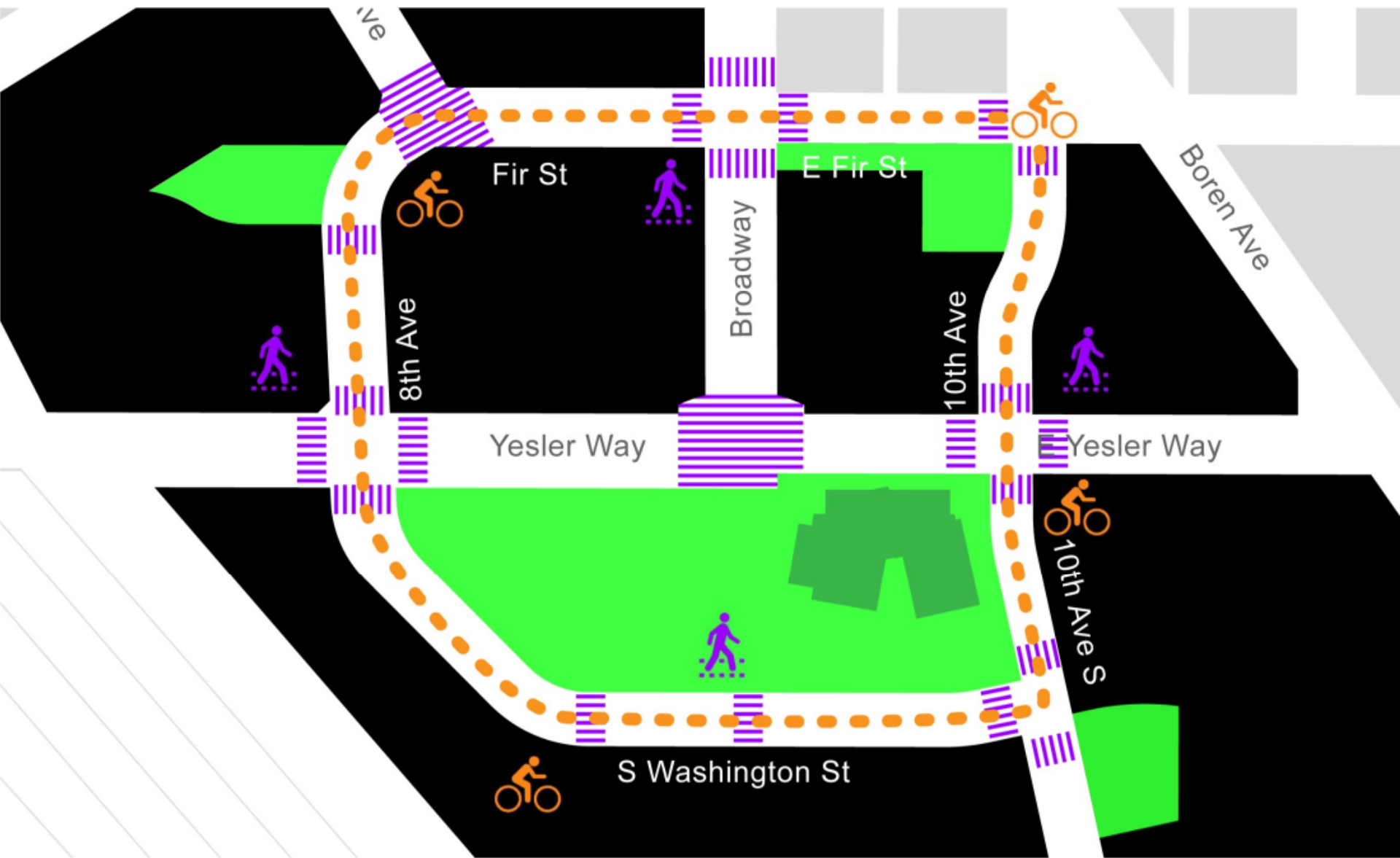
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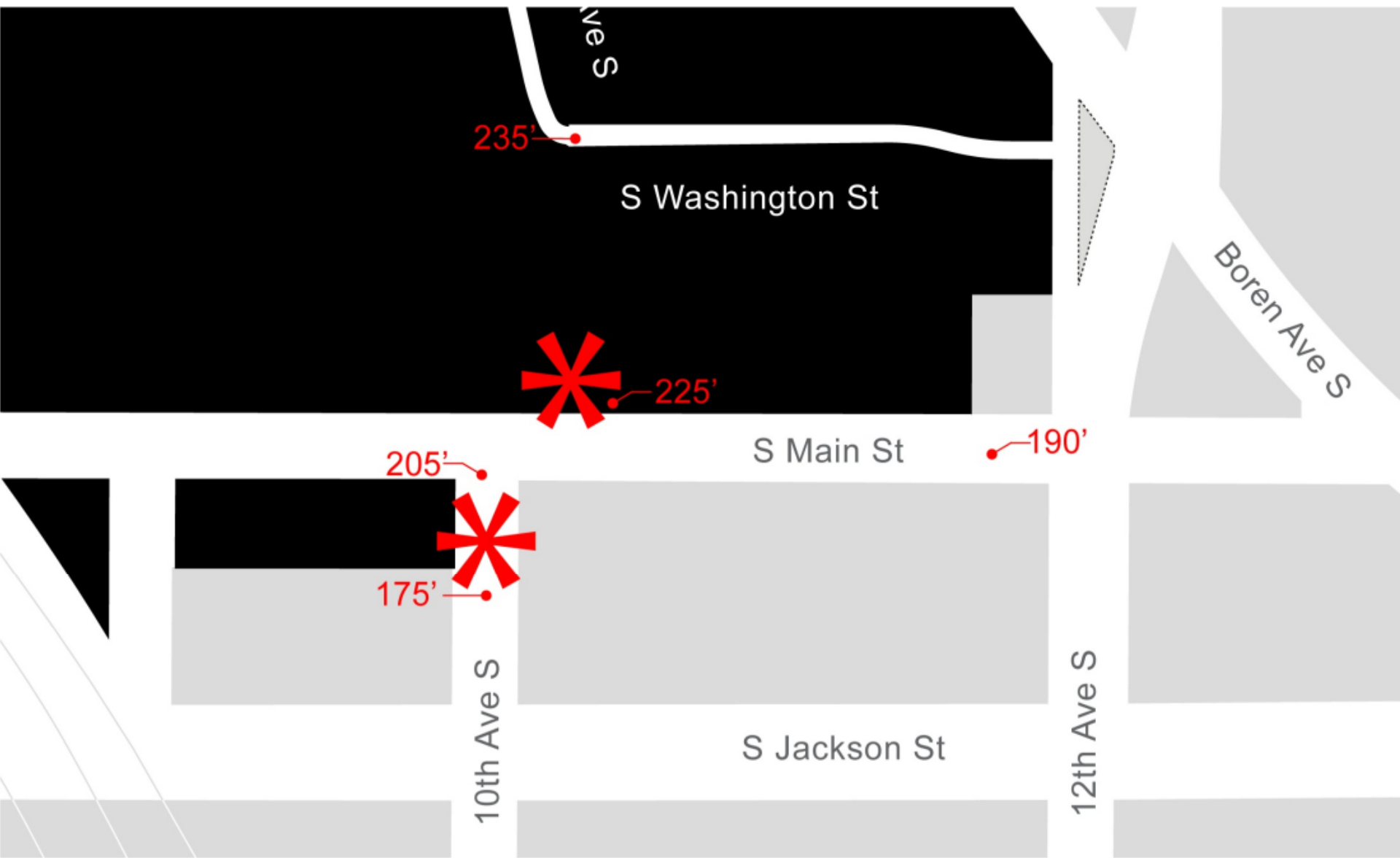




CONNECTIVITY TO AND FROM THE NEIGHBORHOOD

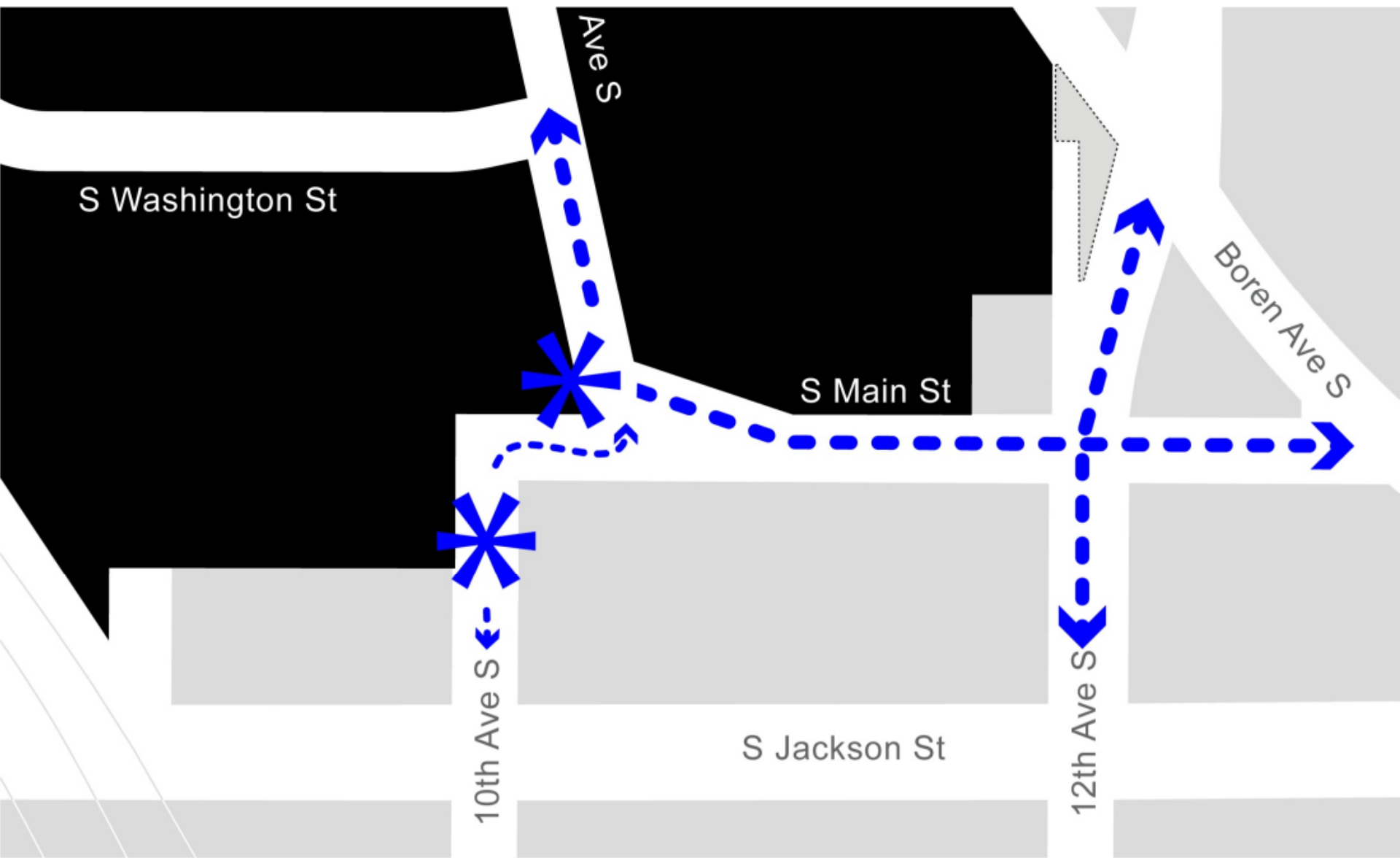
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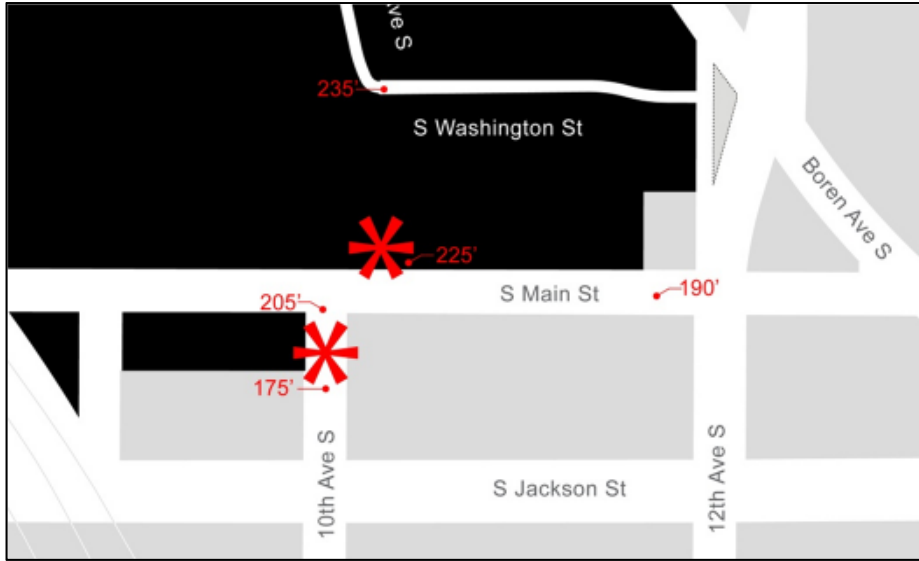
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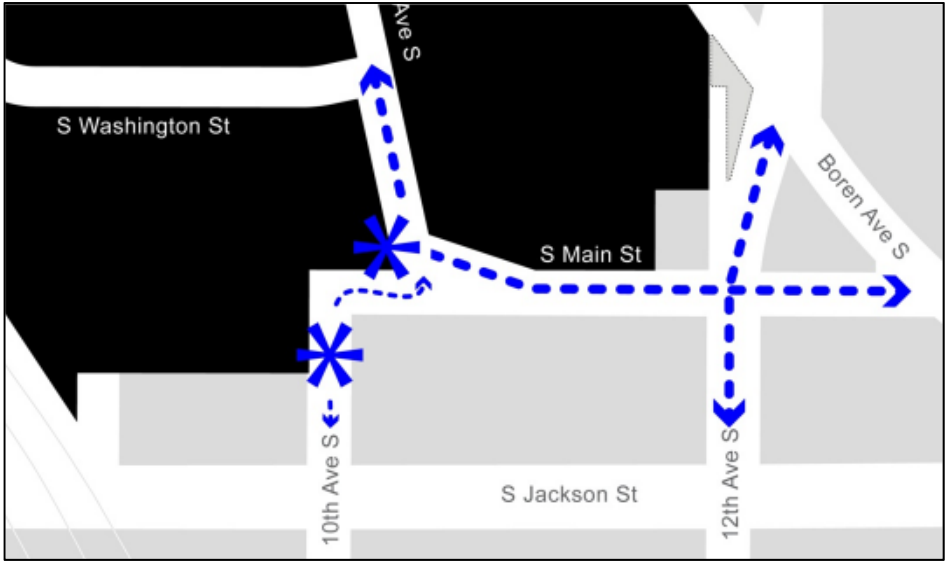


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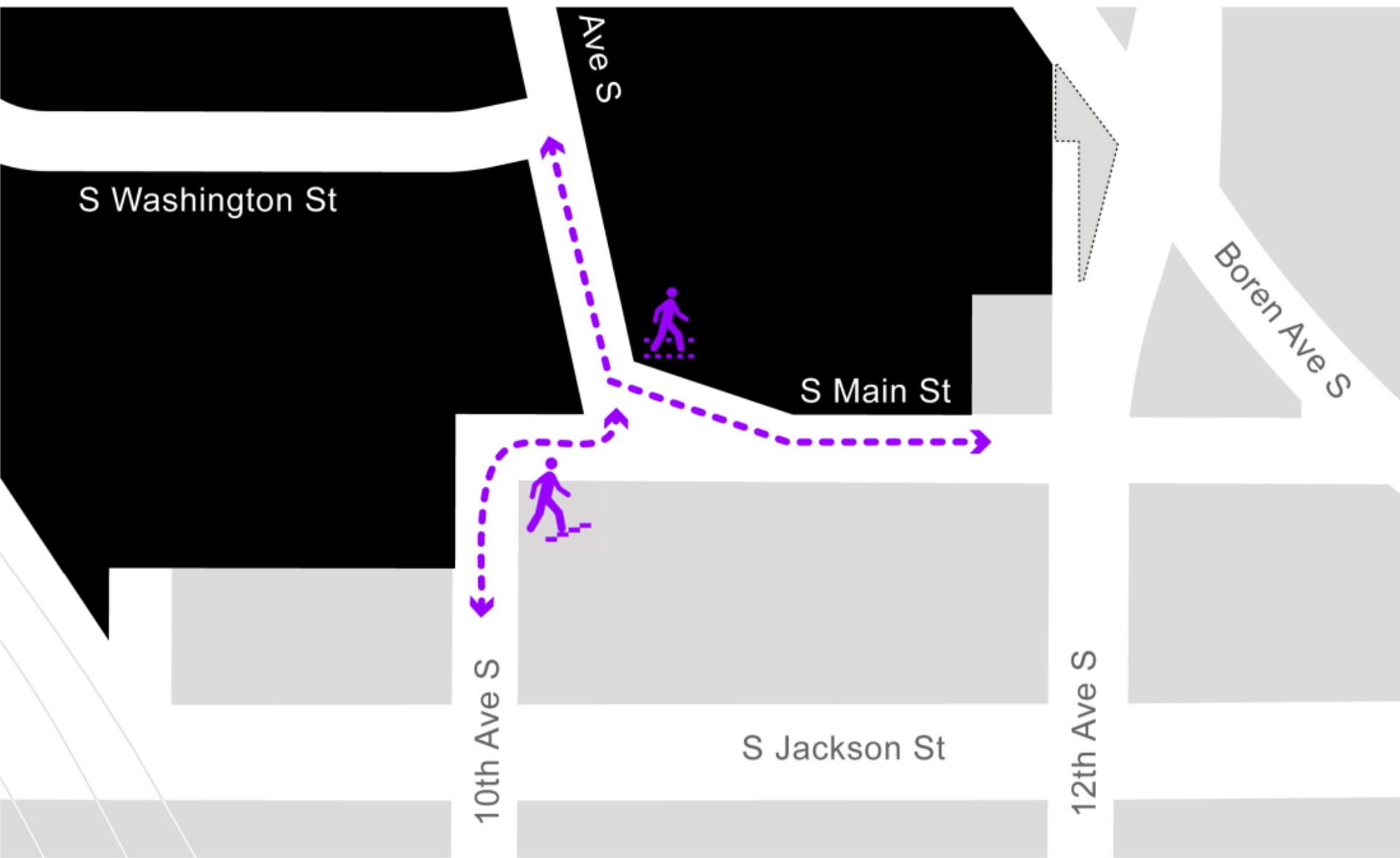
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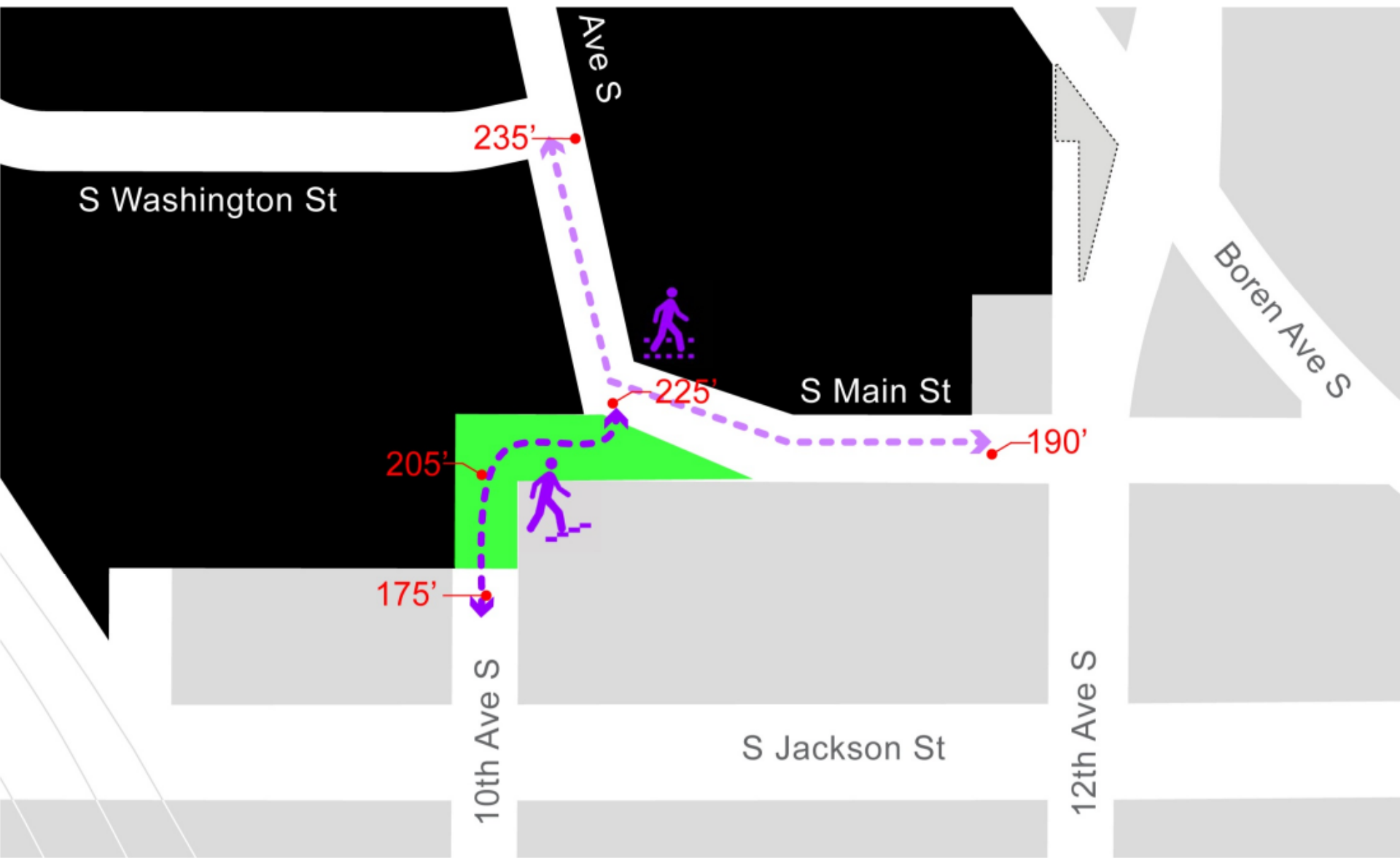
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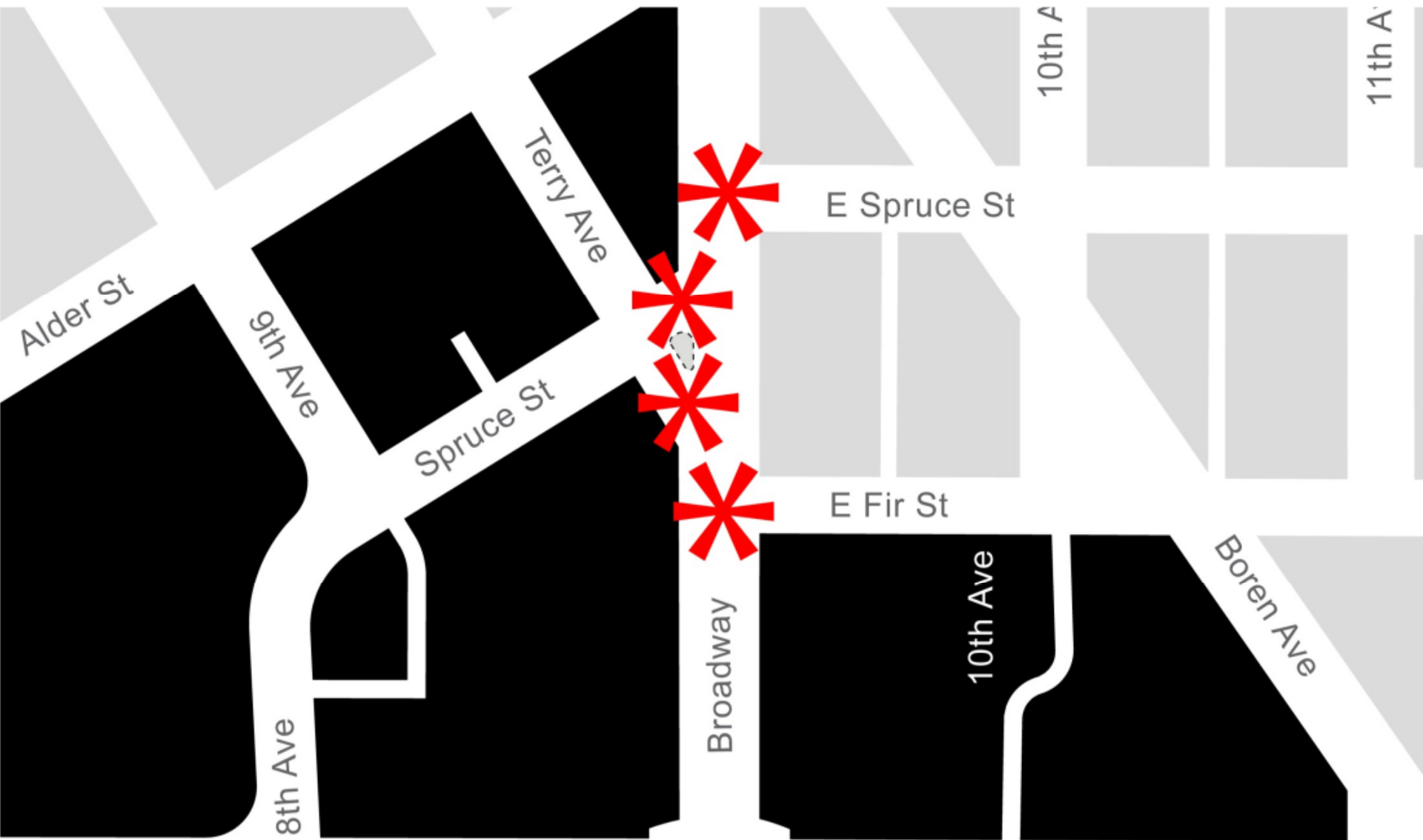
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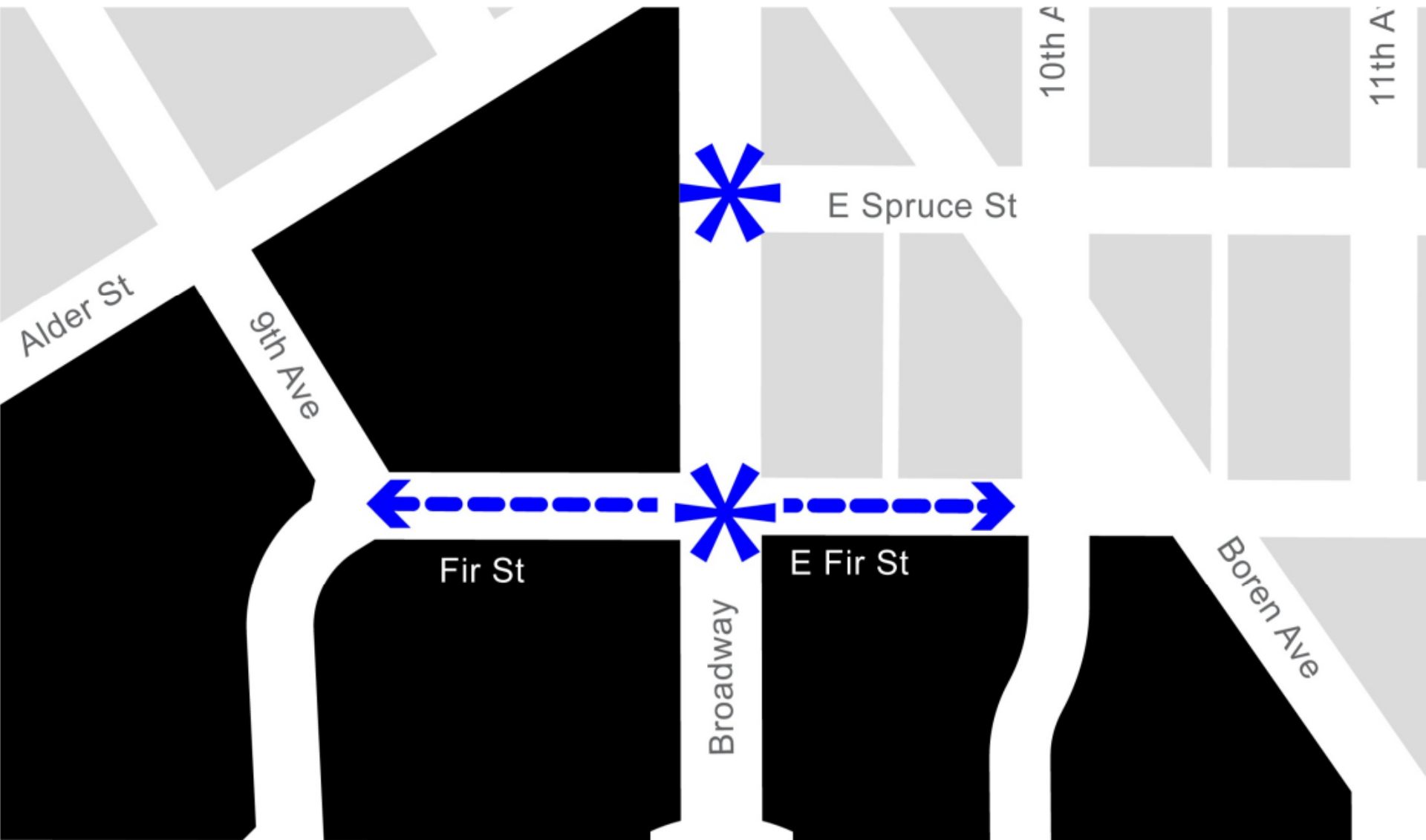
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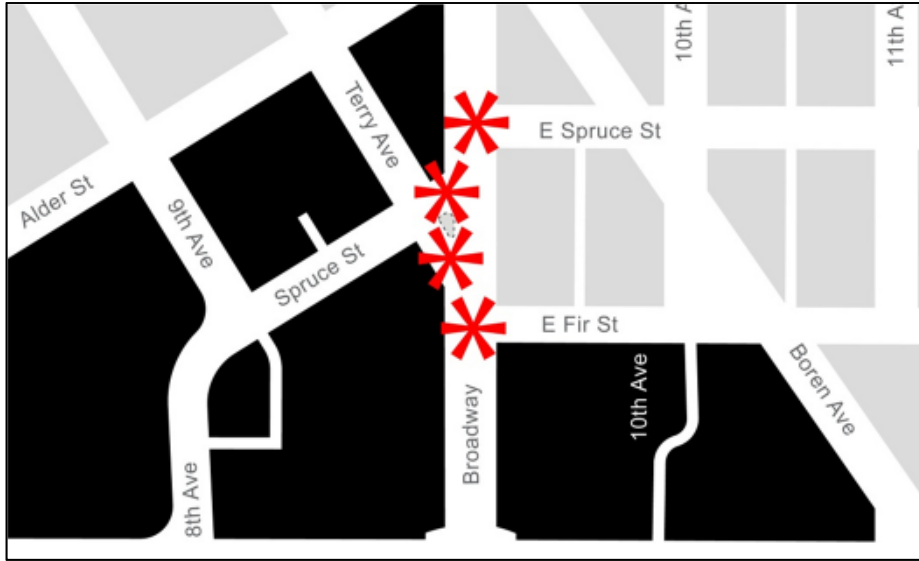
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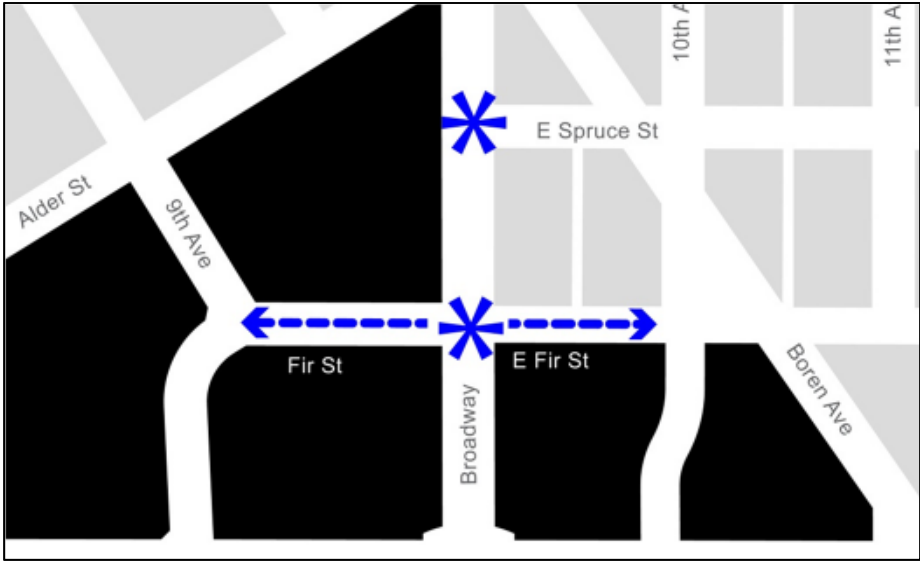


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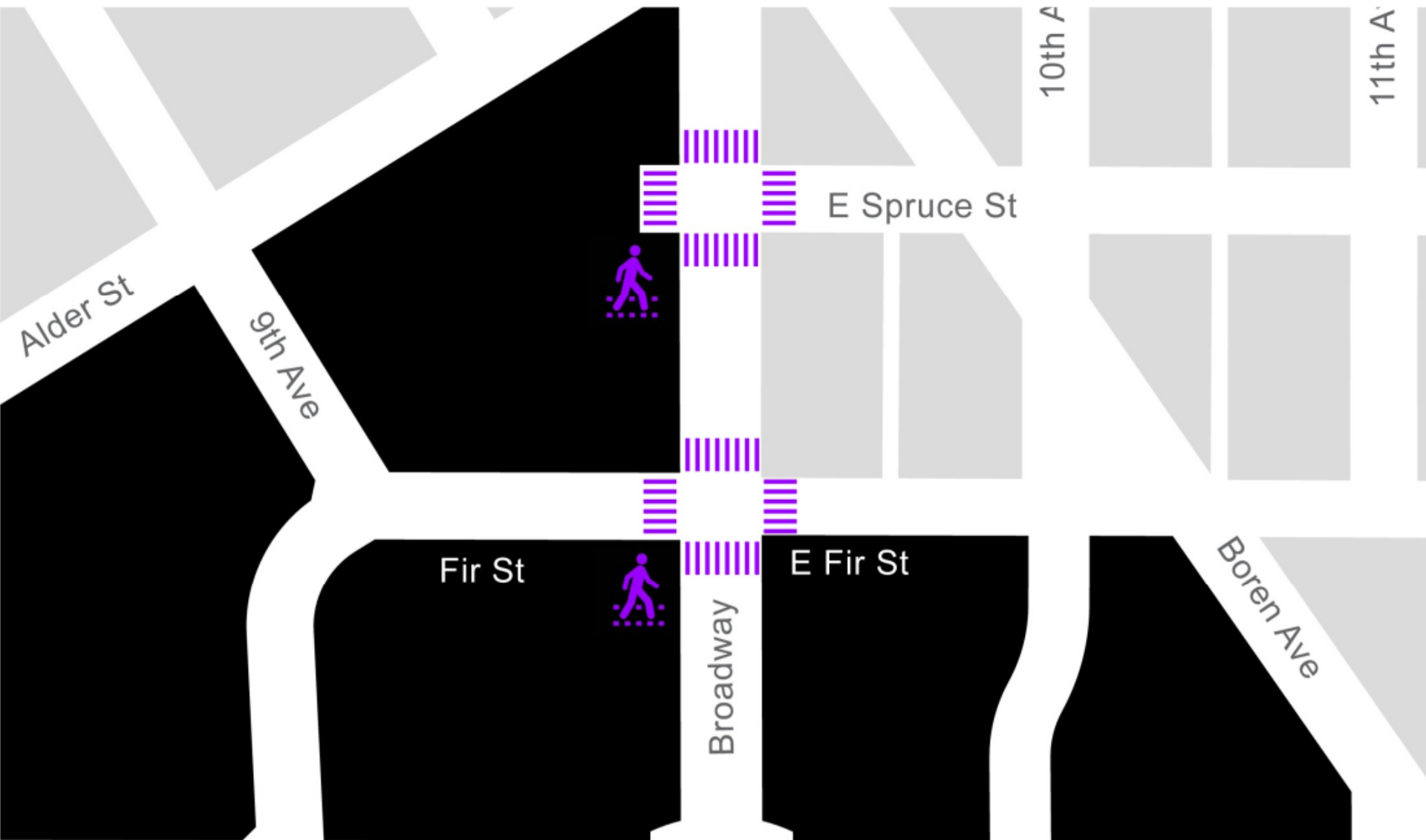
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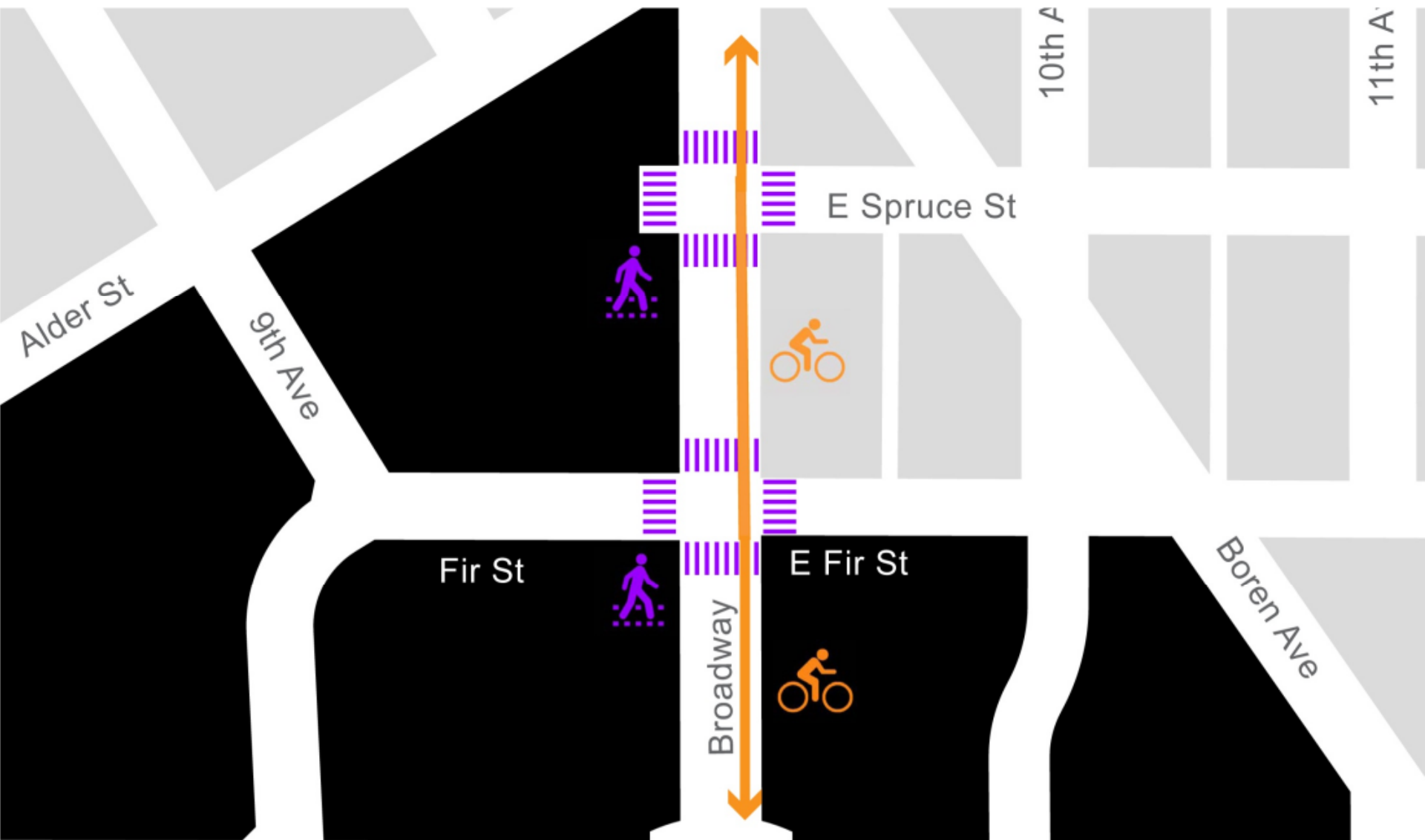
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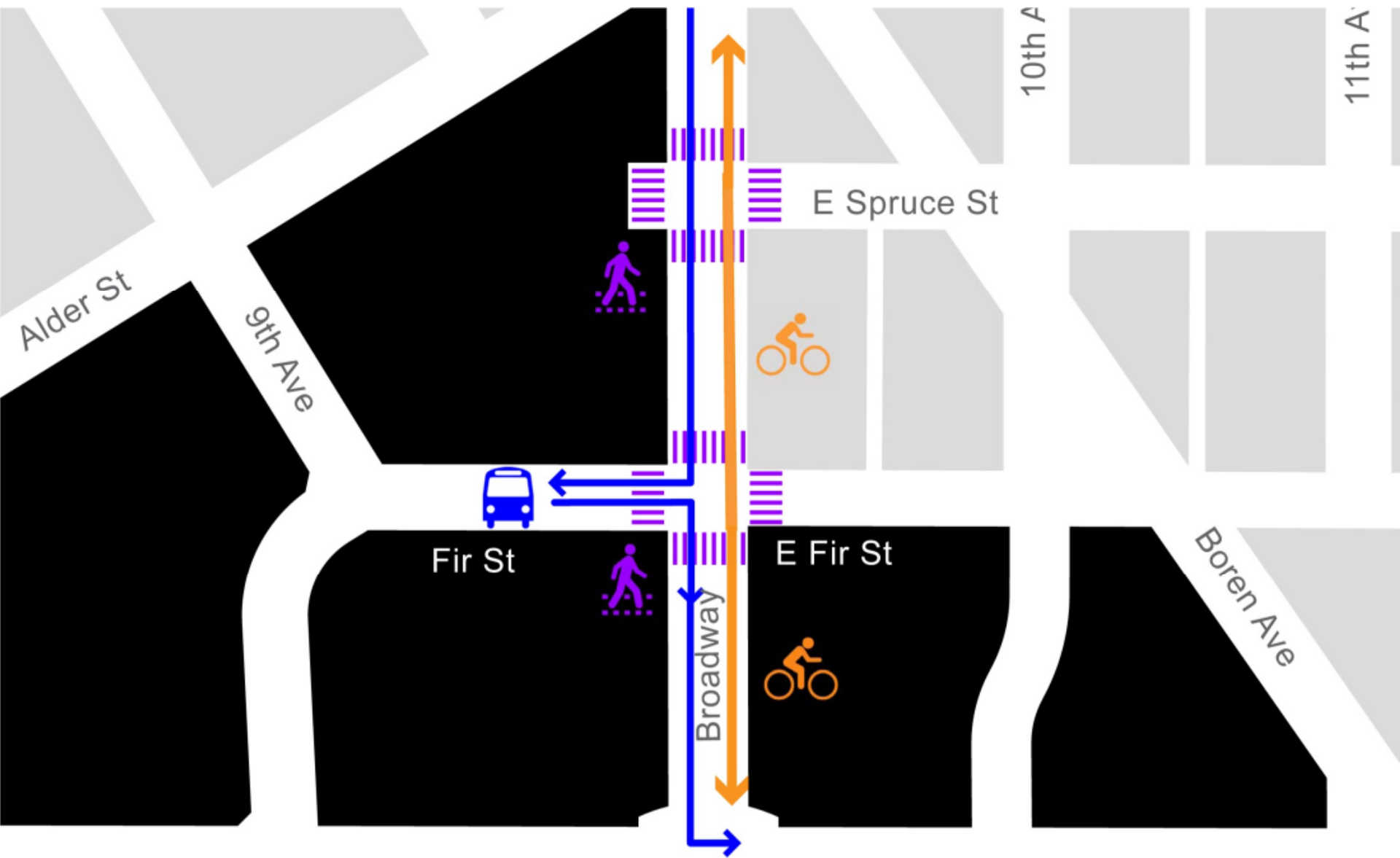
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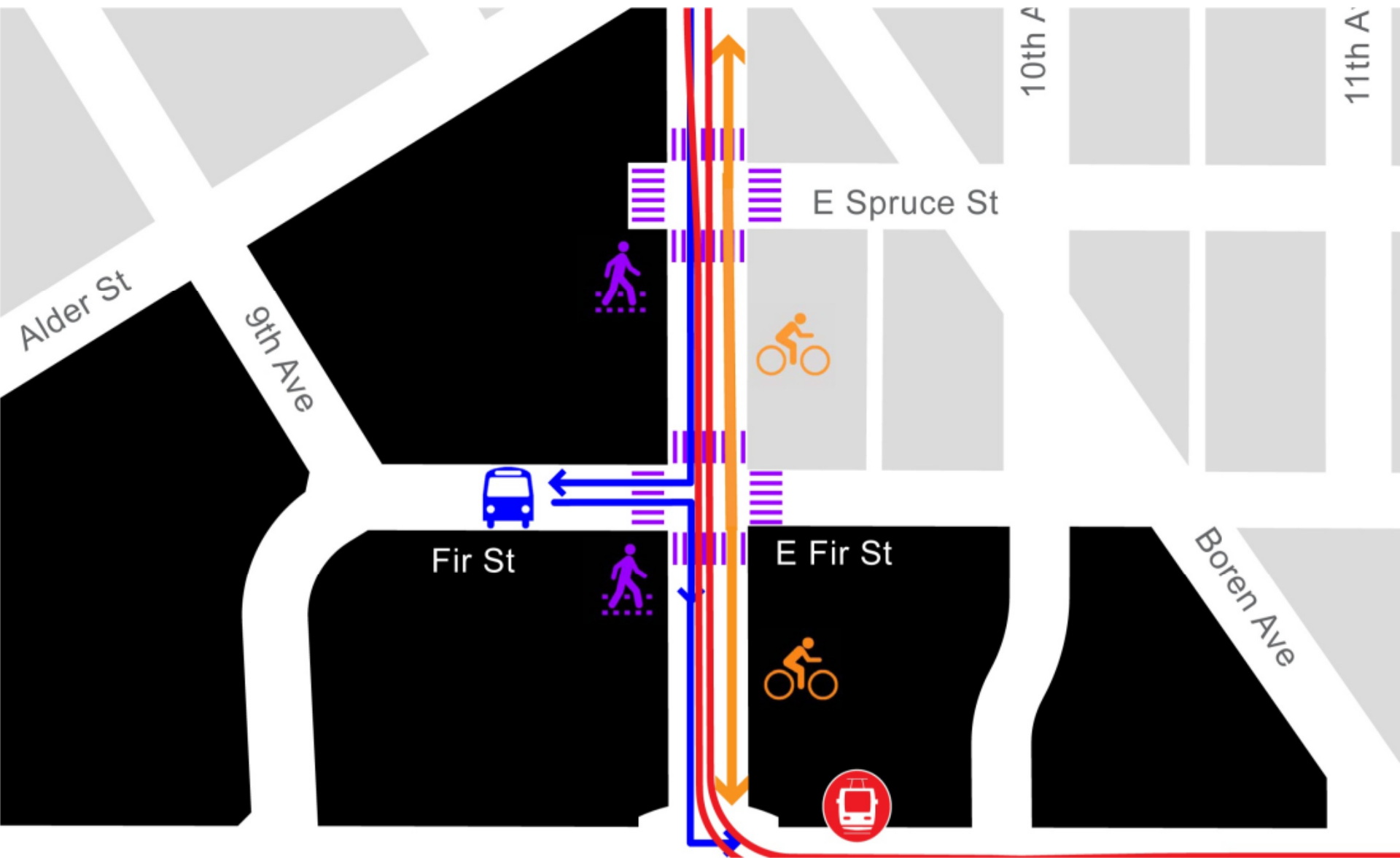
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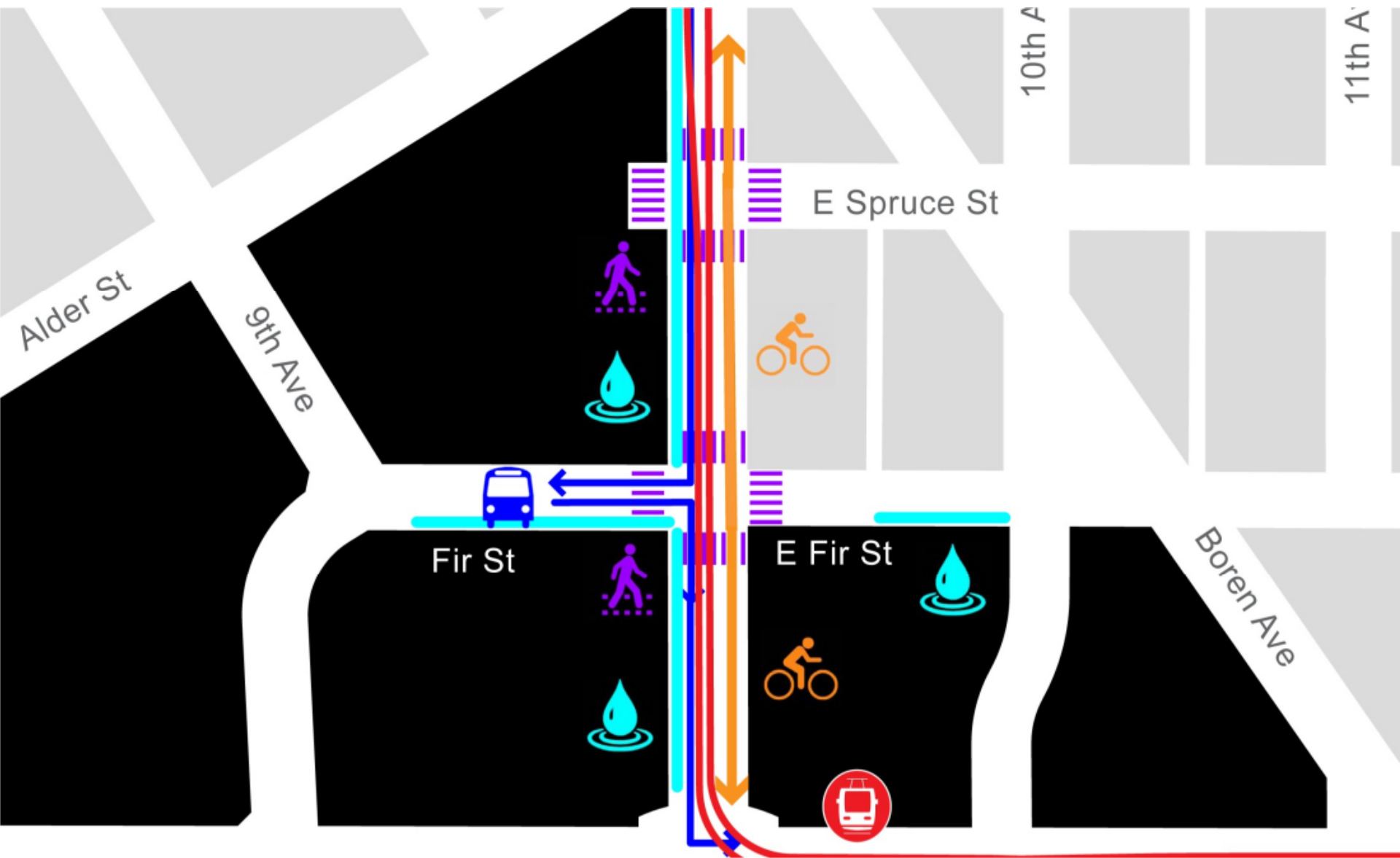
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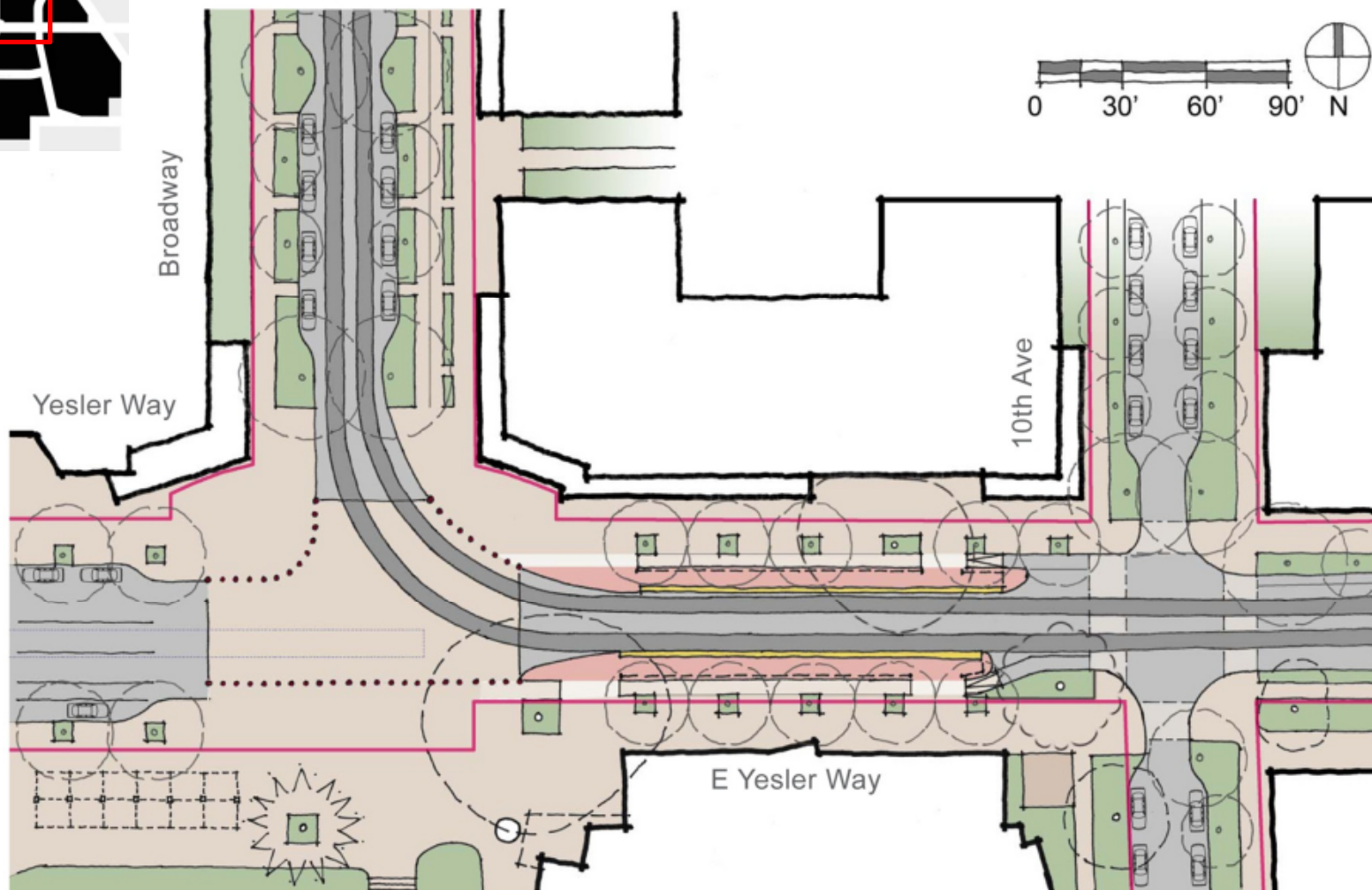
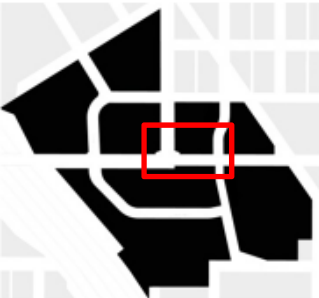
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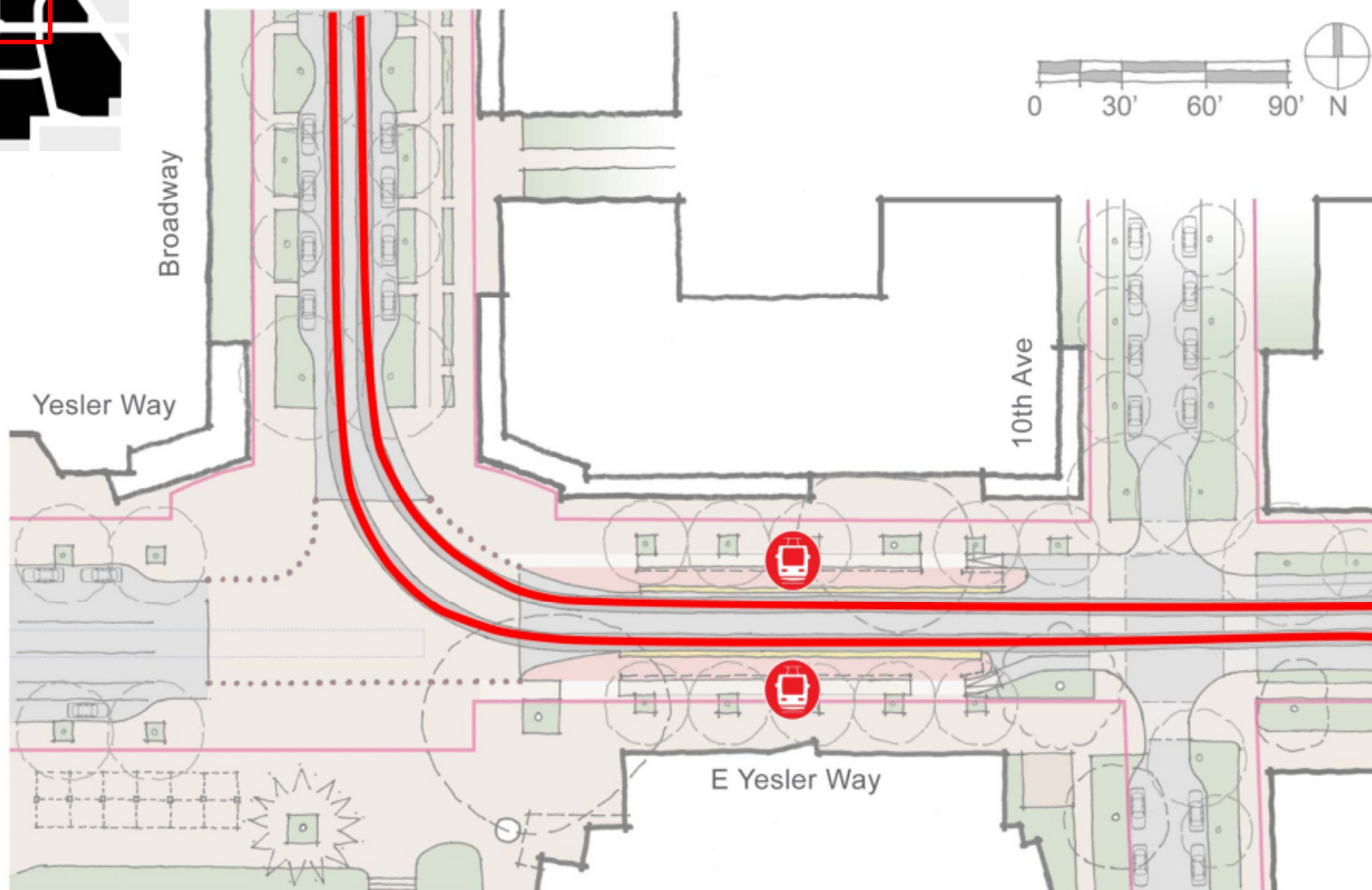
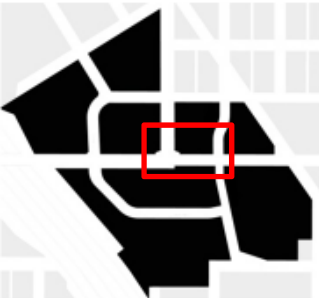
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- ✓ Improved Street Function





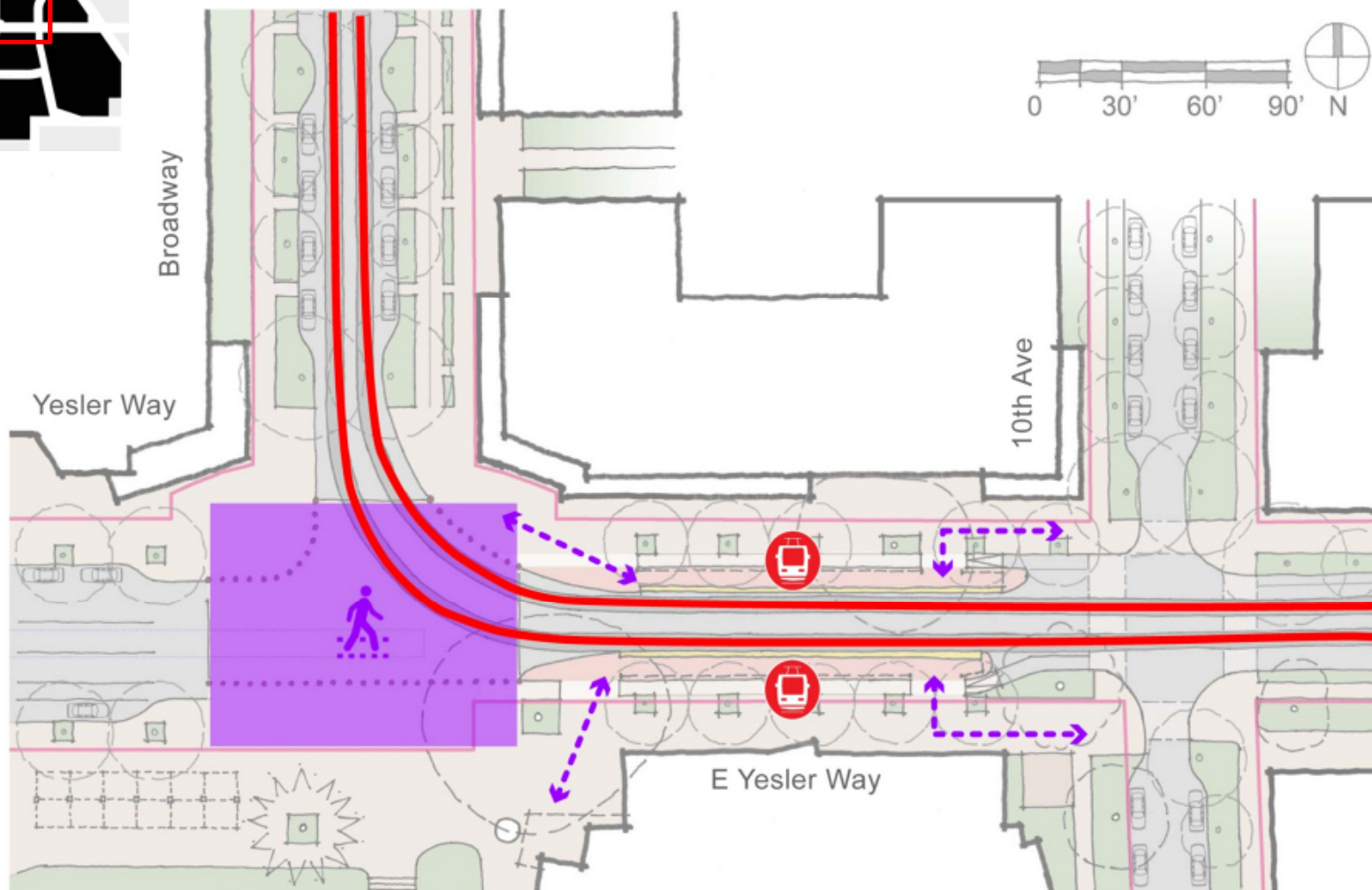
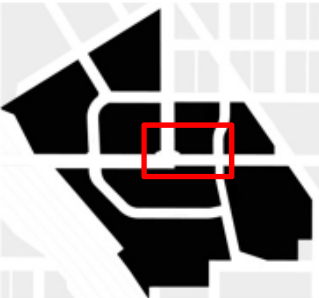
IMPROVED STREET FUNCTION		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Improved Intersection @ Broadway and Yesler	Not required	Pedestrian and bicycle improvements to encourage safety and clarity for the multiple users of the intersection





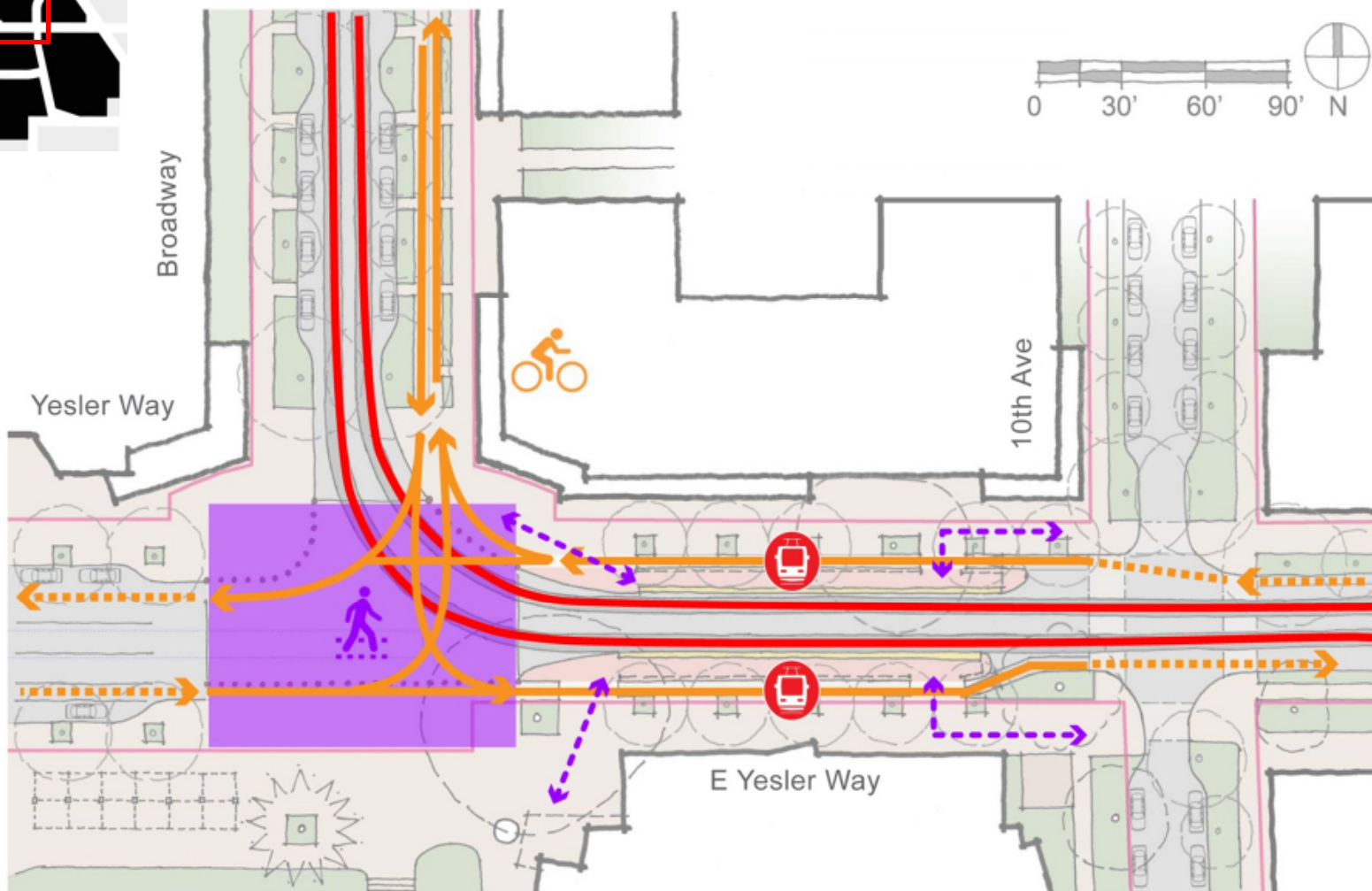
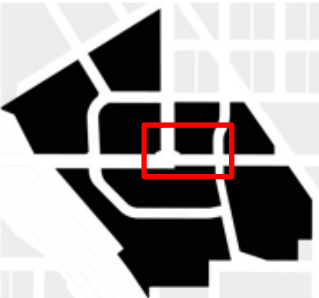
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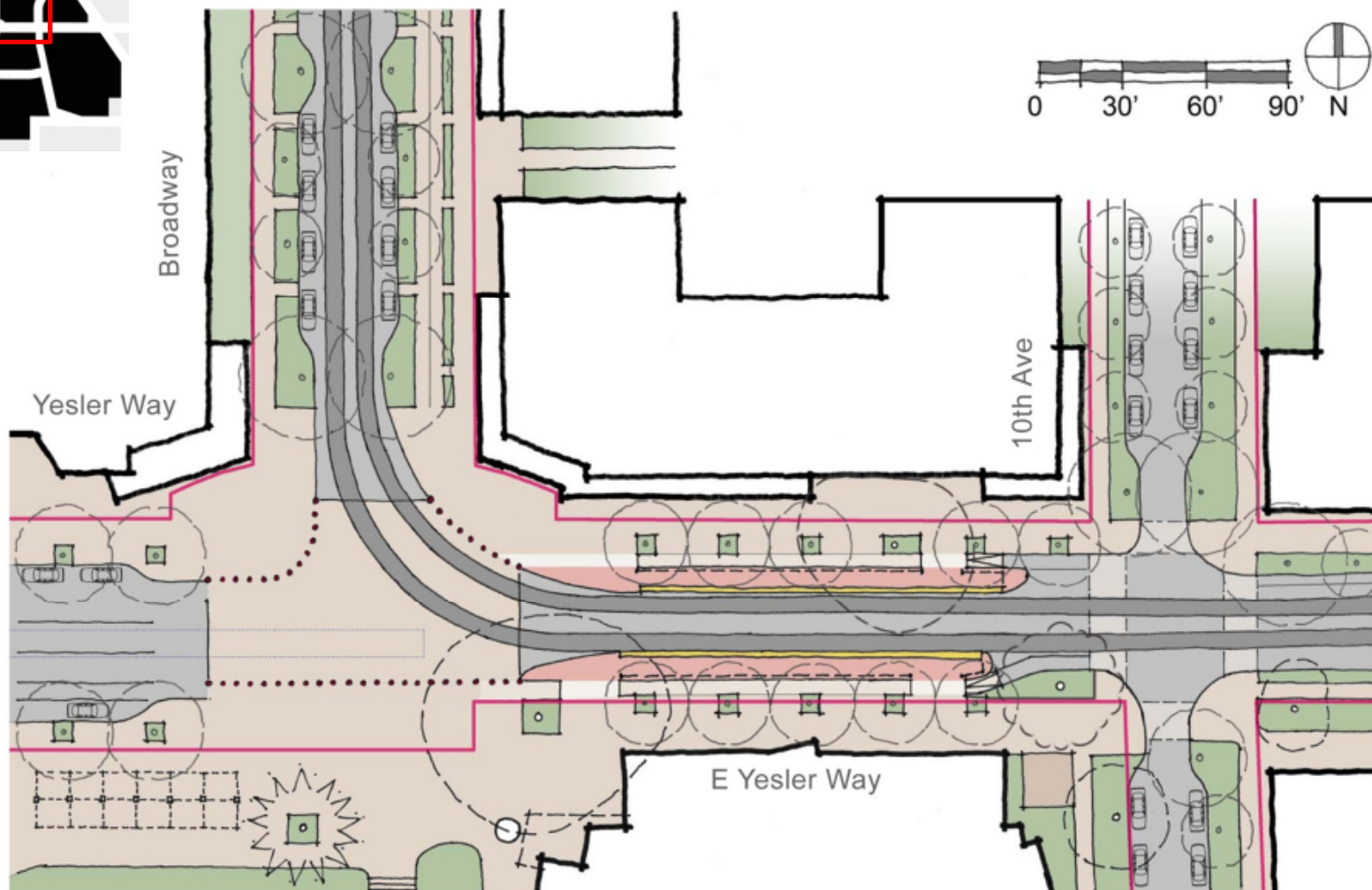
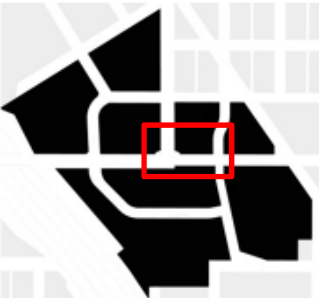
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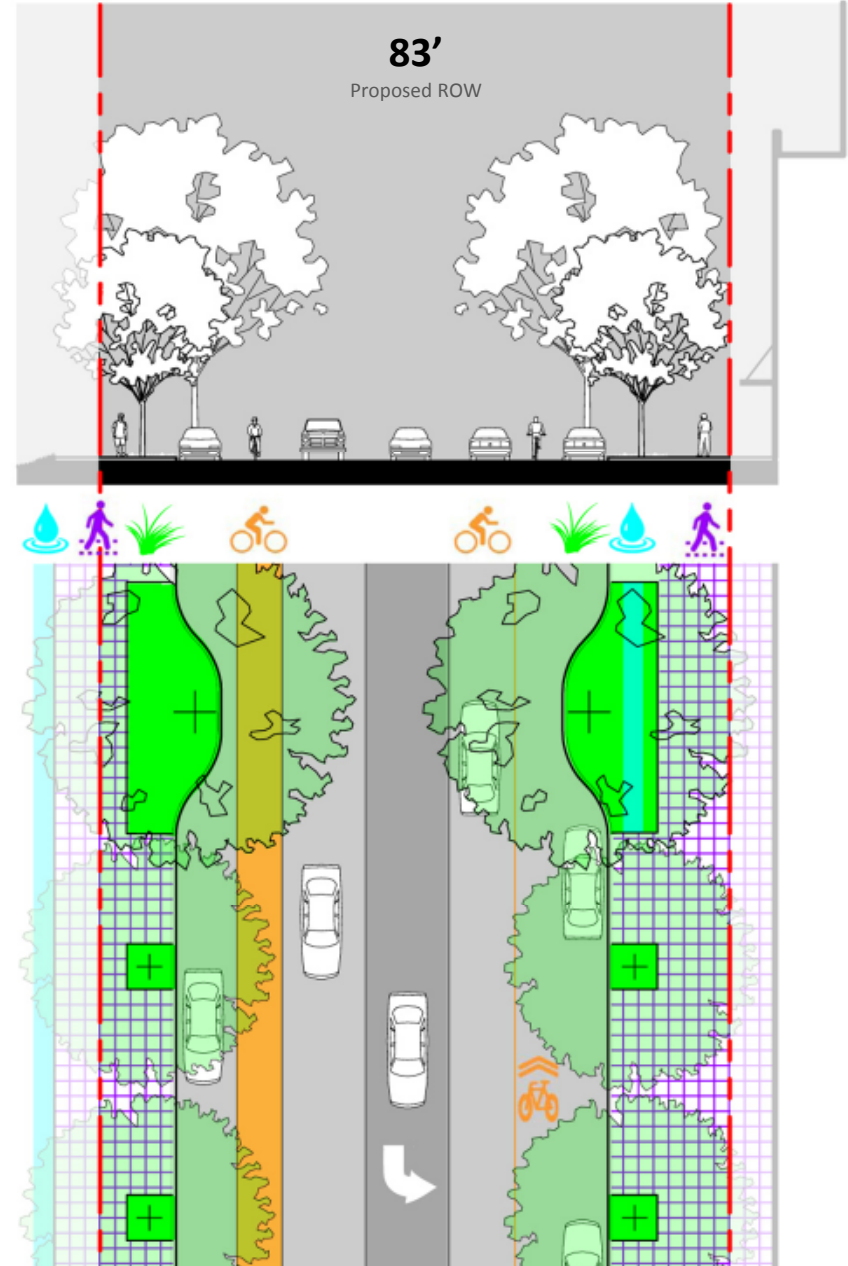
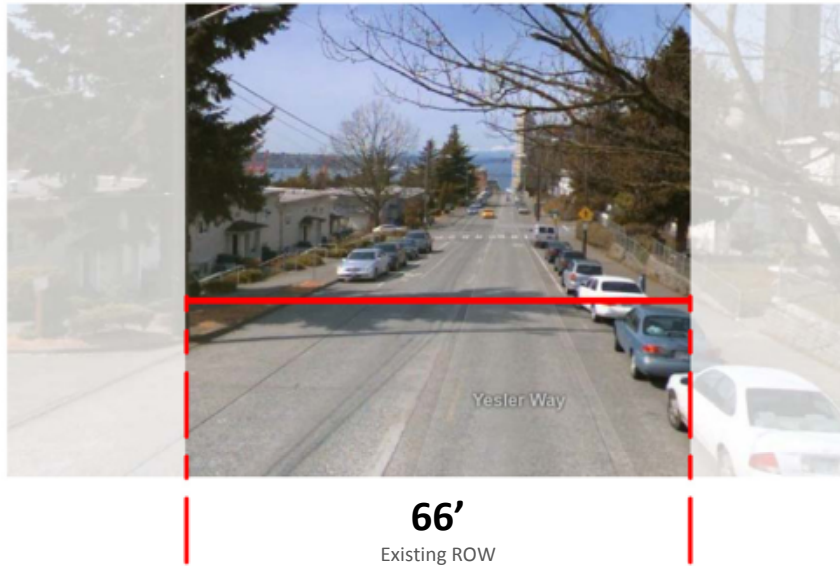
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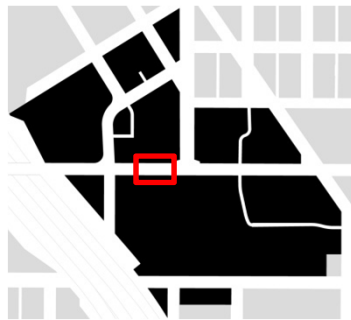


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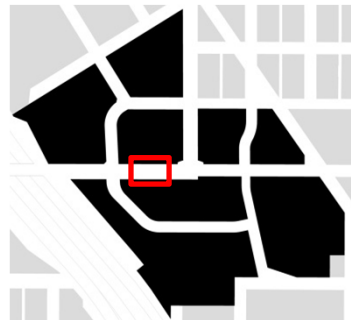




Yesler Way – Looking West



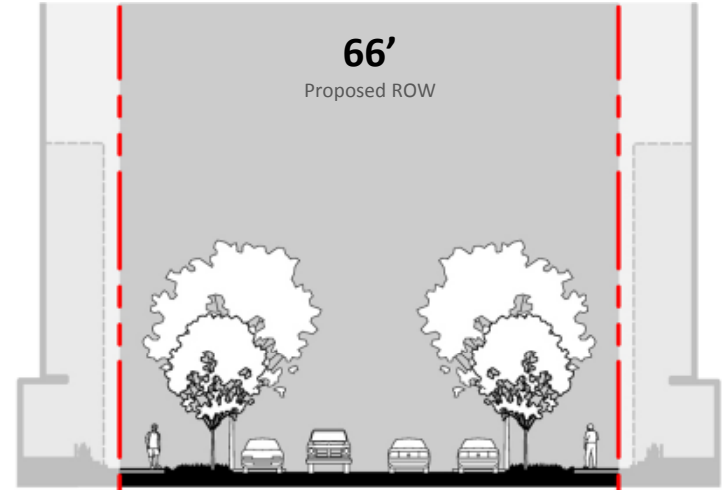
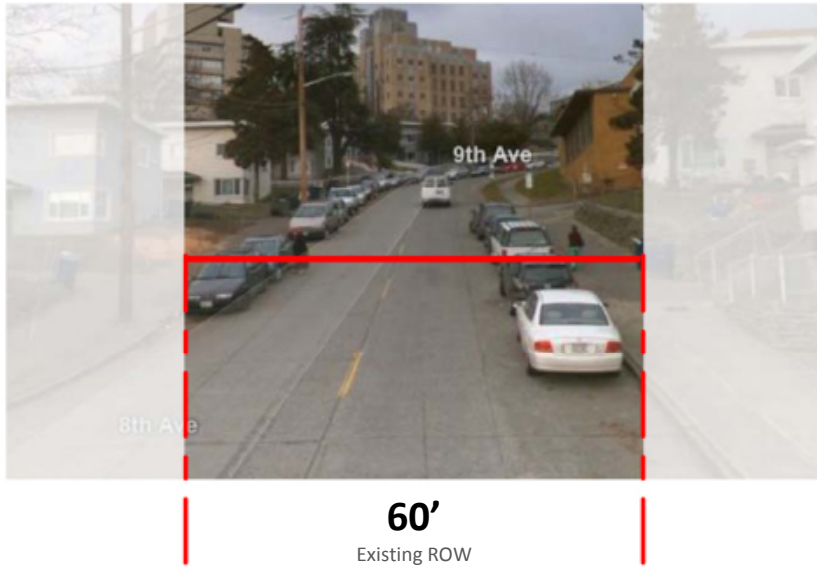
Existing ROW Key Map



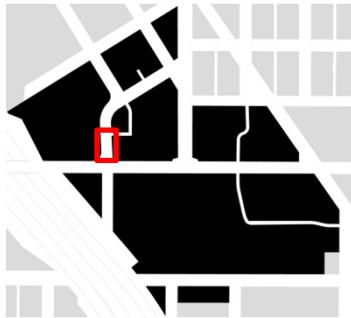
Proposed ROW Key Map

IMPROVED STREET FUNCTION		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Wider ROW at Yesler Way	ROW Improvement Manual: 66ft	83ft on Yesler Way west of Broadway – new left turn lane, sharrow/bike lanes, street parking, and stormwater utilities

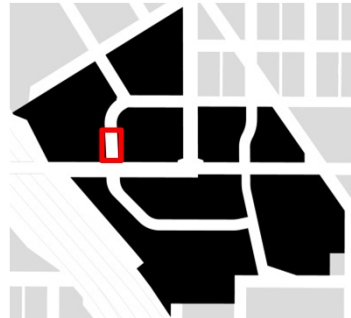




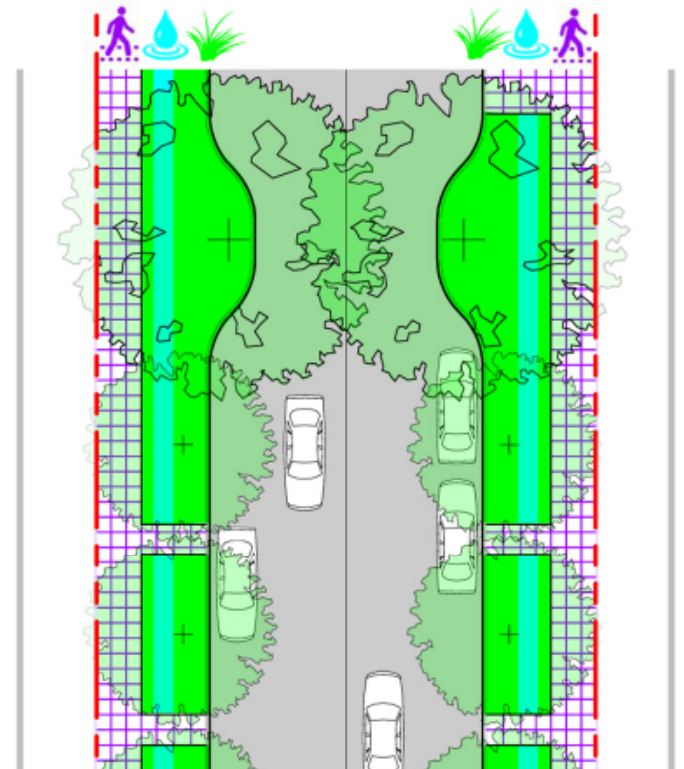
8th Ave – Looking North



Existing ROW Key Map

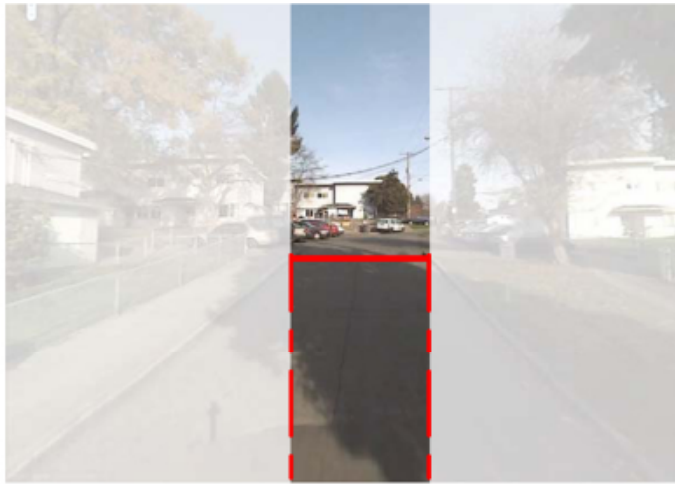


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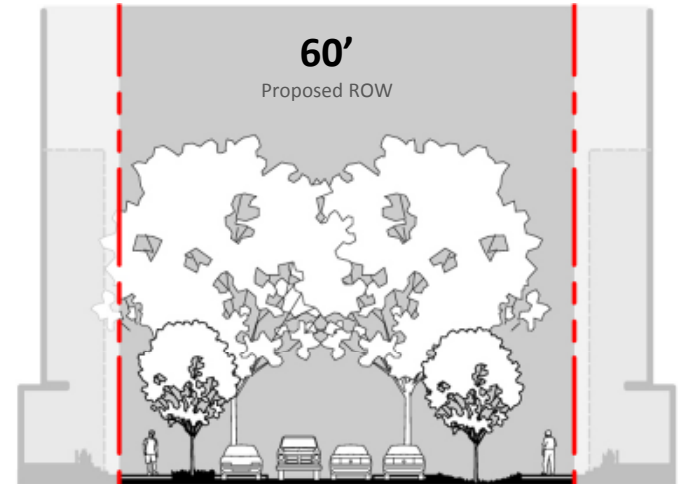


IMPROVED STREET FUNCTION		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
Wider ROW for Existing Non-Arterial Streets	NC3, MR, HR zones: 52ft	66ft at 8 th Ave -- extra width accommodates Metro buses, street parking, and new stormwater and electrical utilities





18'
Existing
ROW

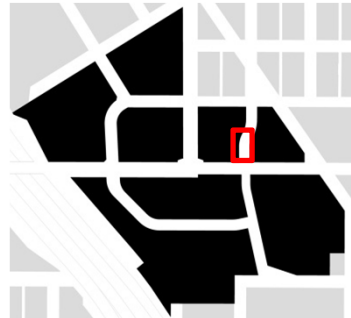


60'
Proposed ROW

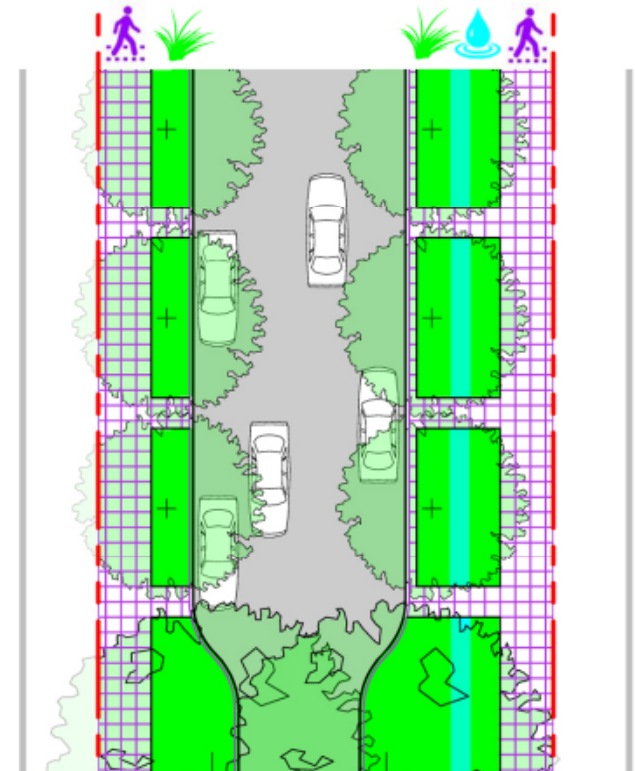
10th Ave – Looking North



Existing ROW Key Map



Proposed ROW Key Map



IMPROVED STREET FUNCTION		
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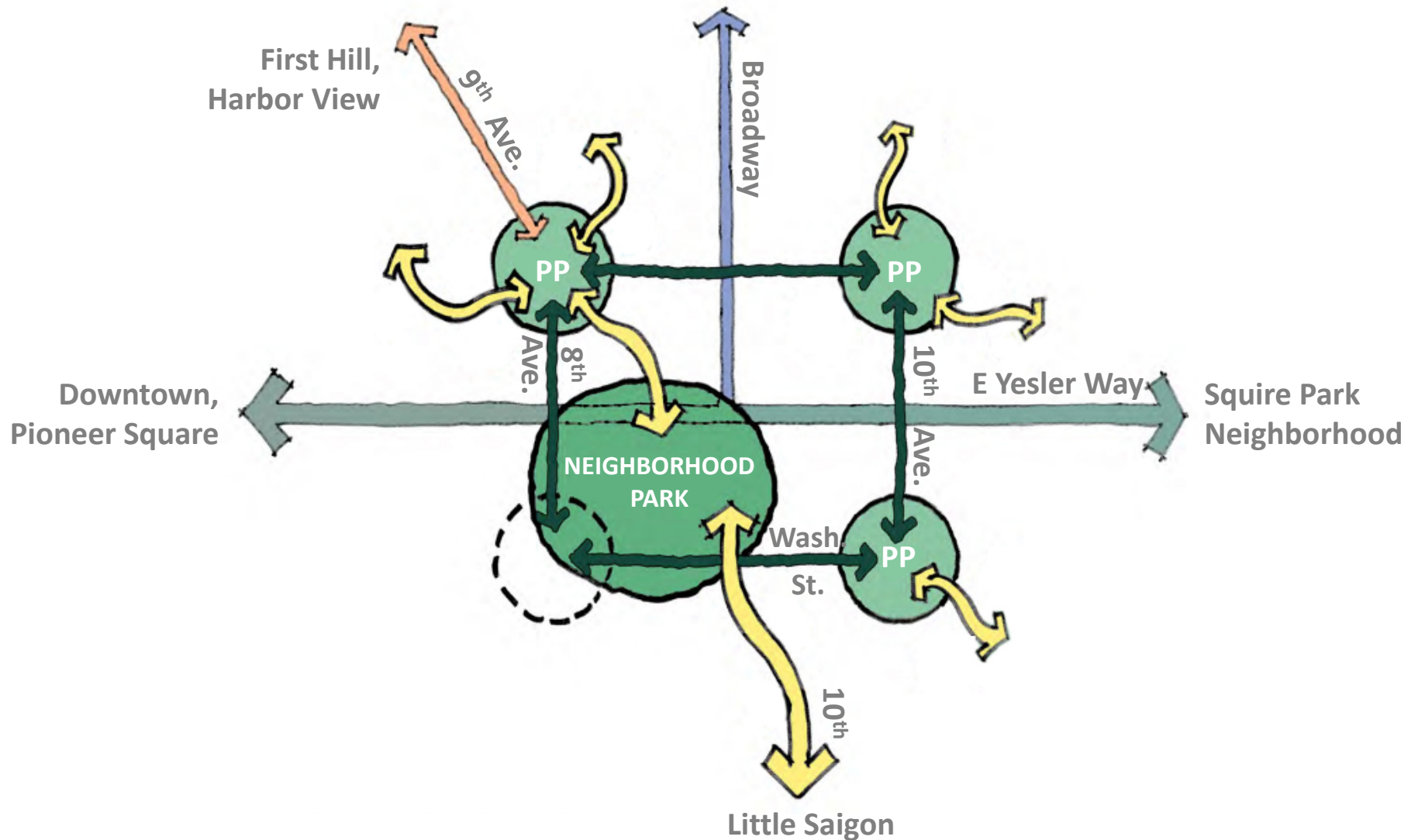


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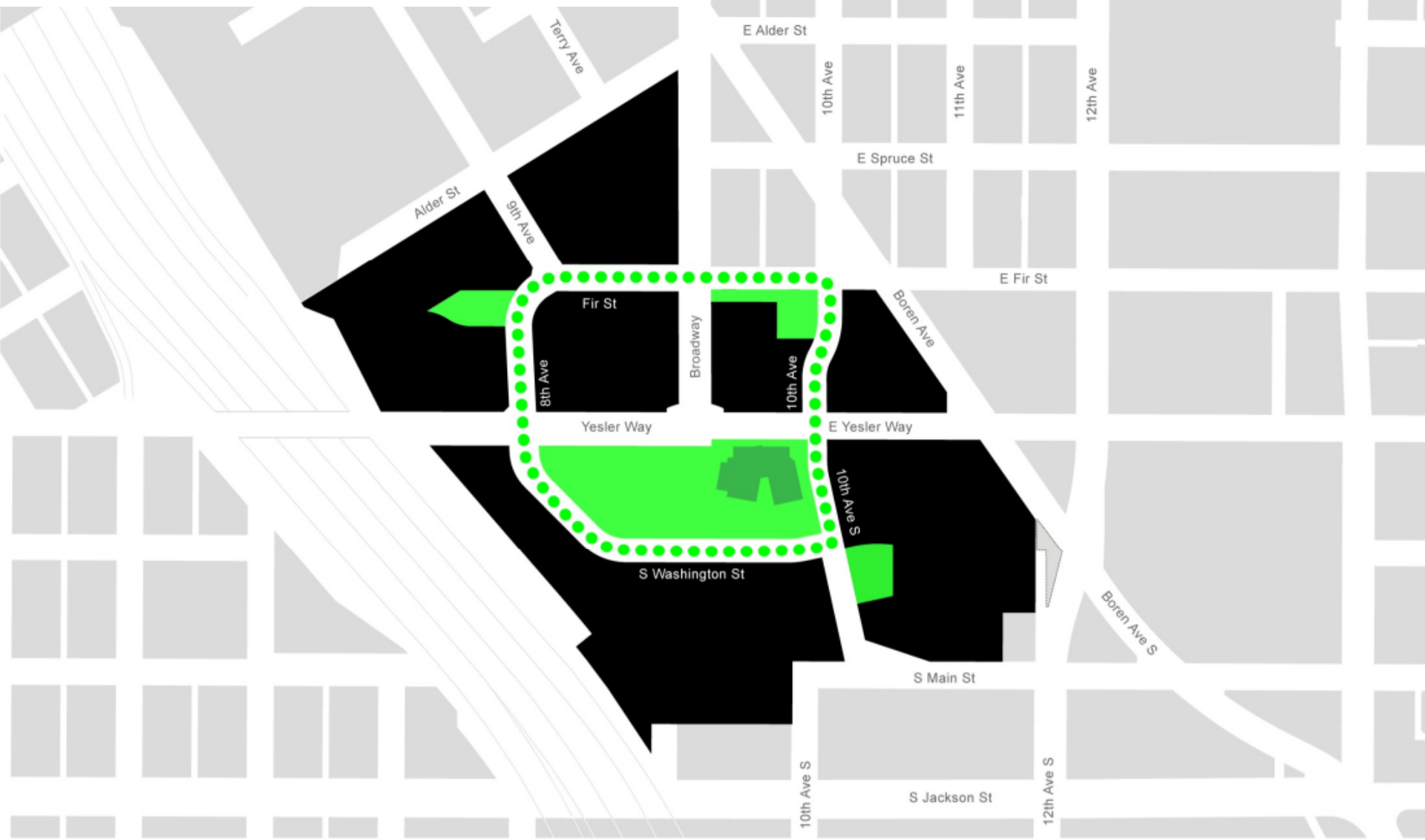
Neighborhood Loop Concept



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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.



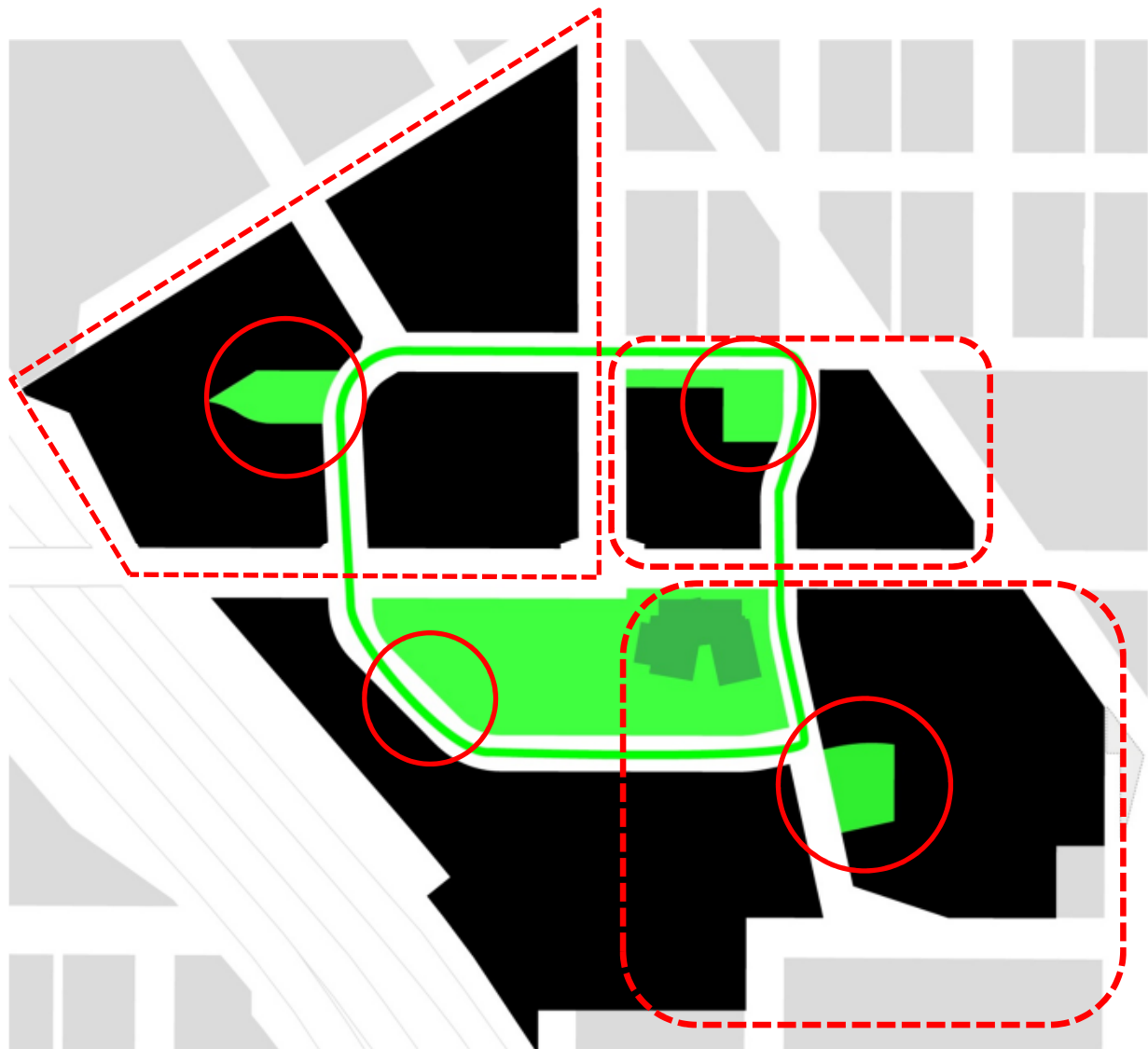
OFFICE / HARBORVIEW

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



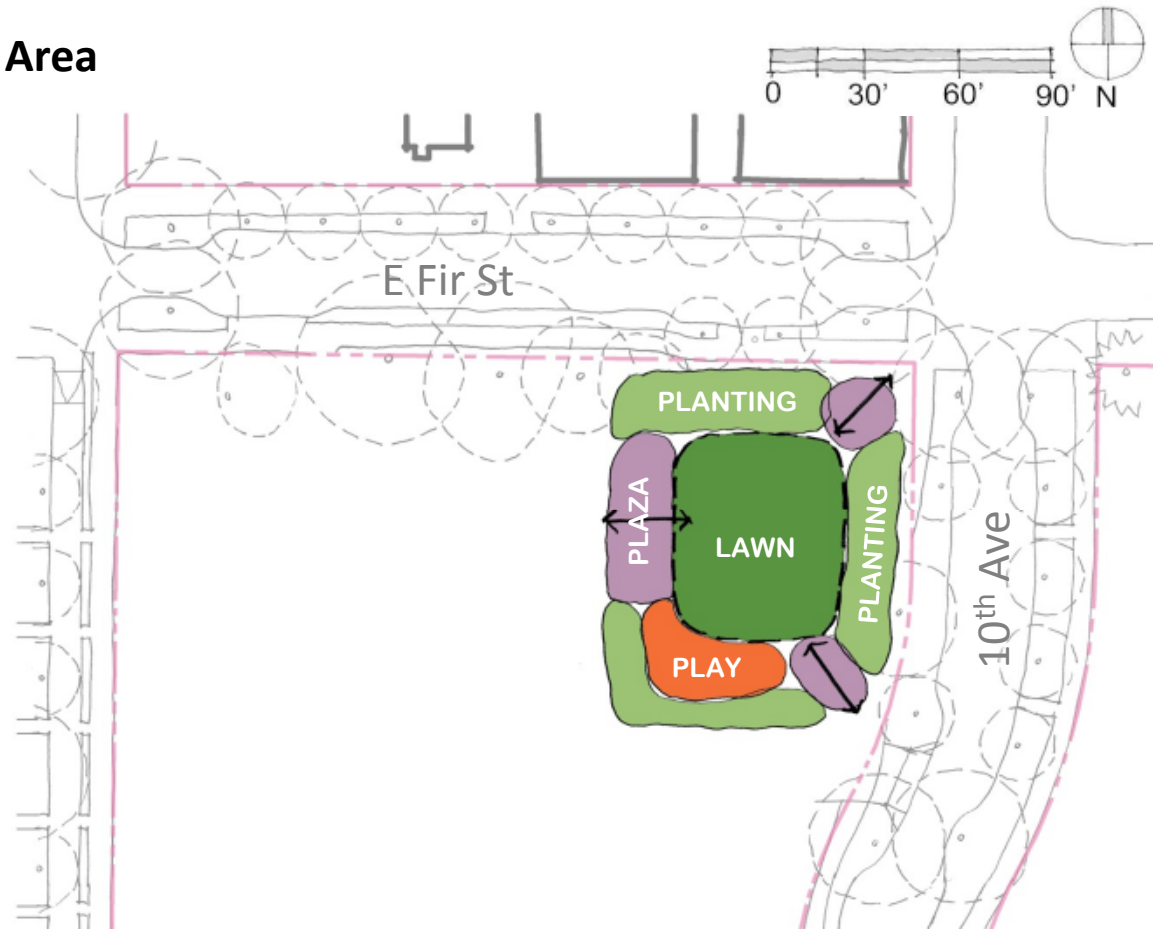
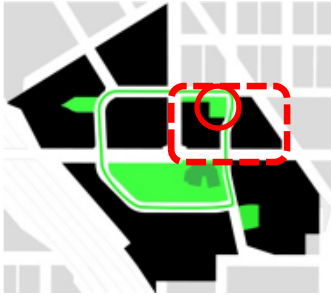
Parks | Catchment Area







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



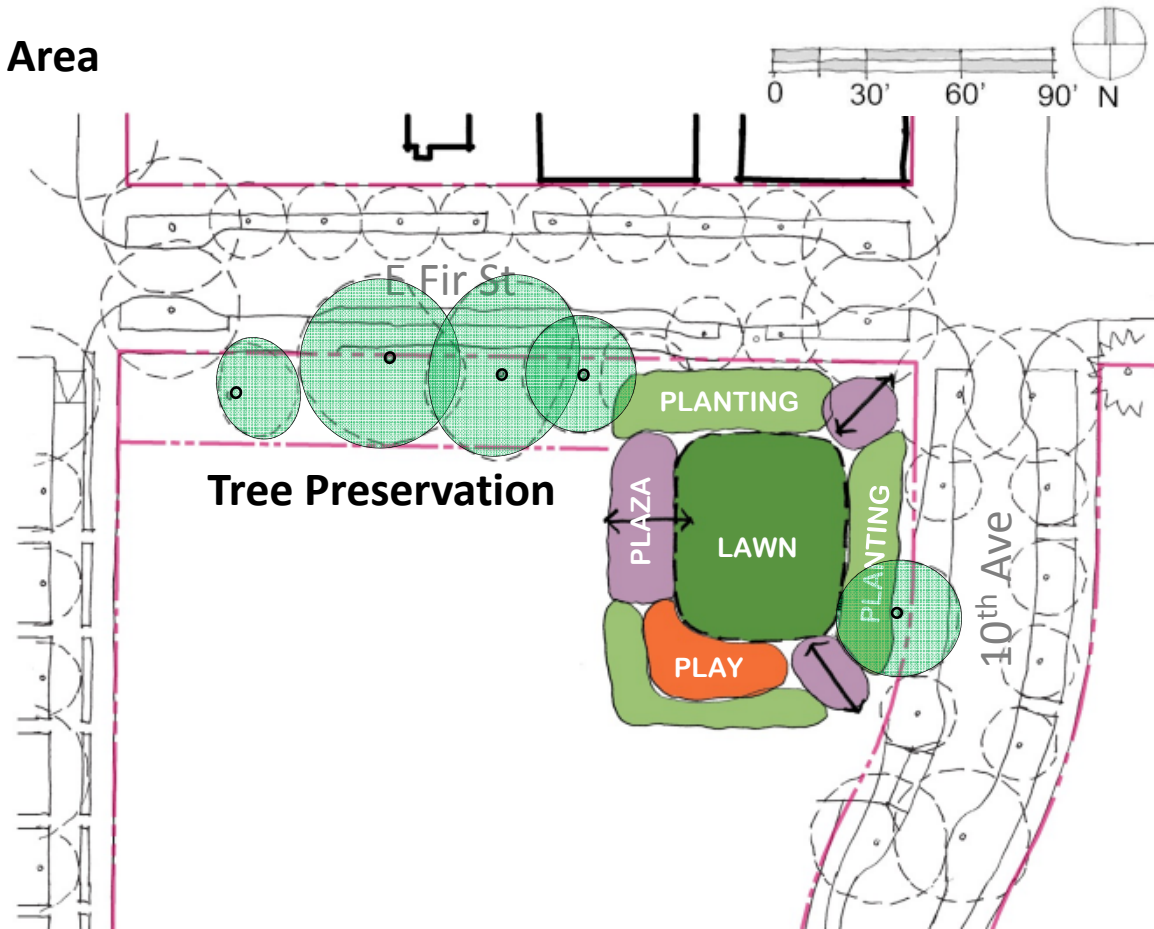
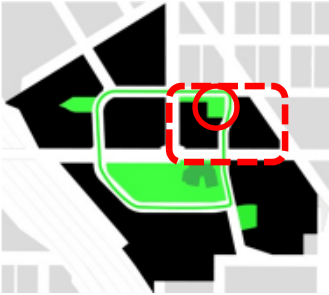
Ideal Park Area Range 9,000 SF – 16,000 SF

 Lawn Area	(Informal Play, Picnic)	3,000 – 4,000 SF
 Play Area	(Young Children)	1,000 SF
	(School-Age Children)	2,000 SF (<i>Suggested Additional Program</i>)
 Plaza	(Games Tables, Seating, Art)	1,000 – 2,000 SF
 Plantings	(Natural Drainage, Tree Preservation, Buffer)	30% - 40% 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
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



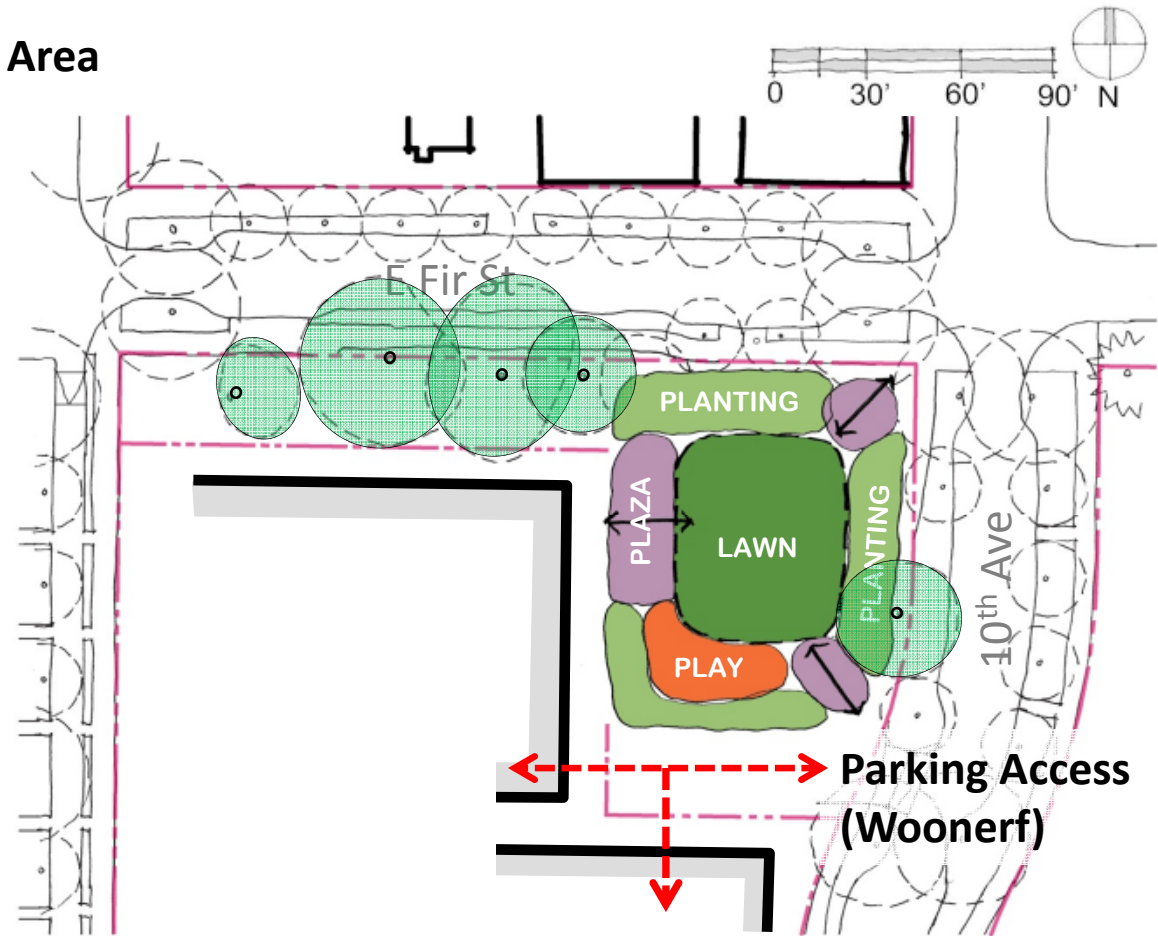
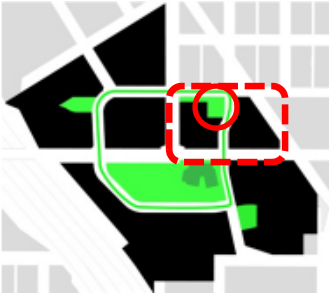
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NE Pocket Park | Ideal Program Area

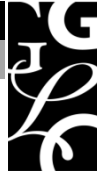


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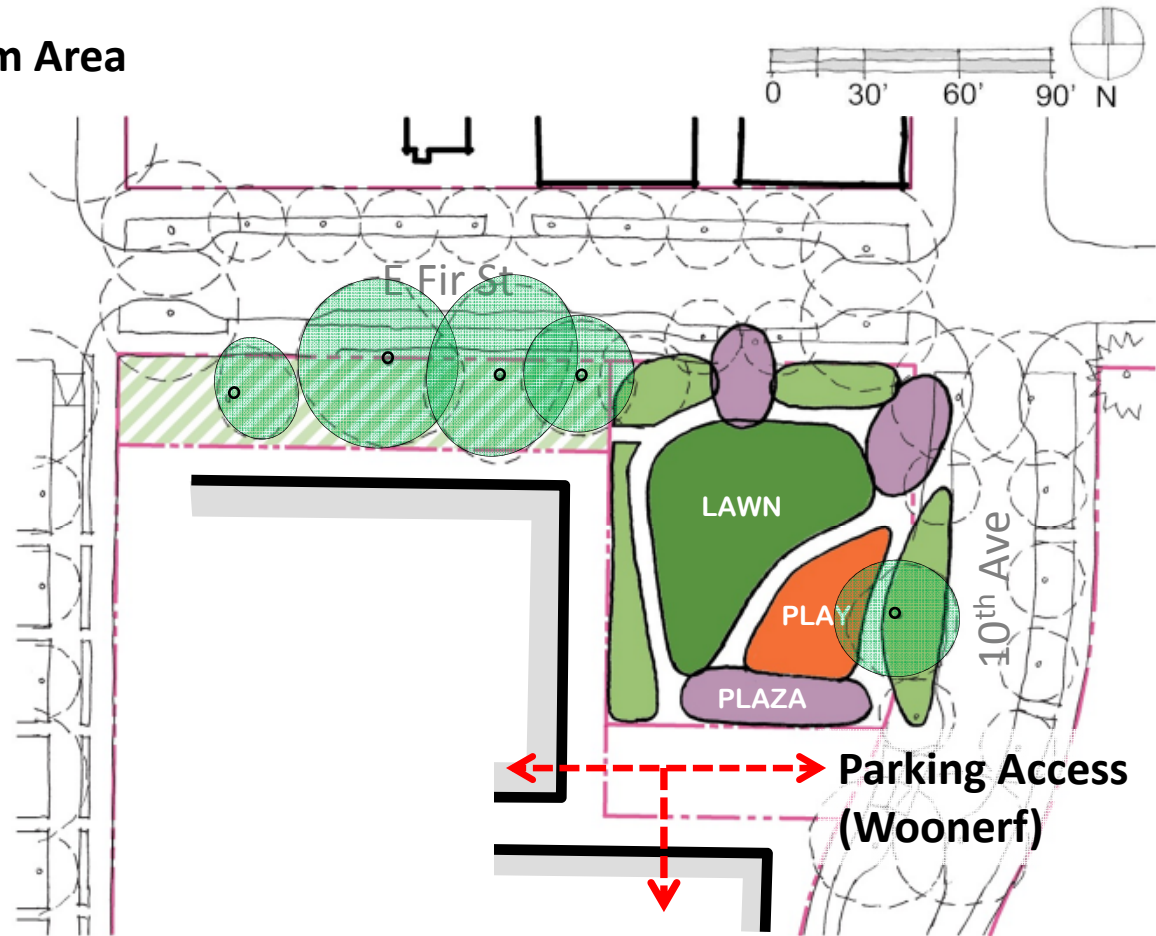
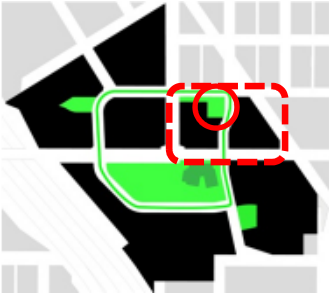
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- Play Area** (Young Children)
- Plaza** (Games Tables, Seating, Art)
- Plantings** (Natural Drainage, Tree Preservation, Buffer)
- Circulation** (Paths, Seating)






- 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 | Actual Program Area

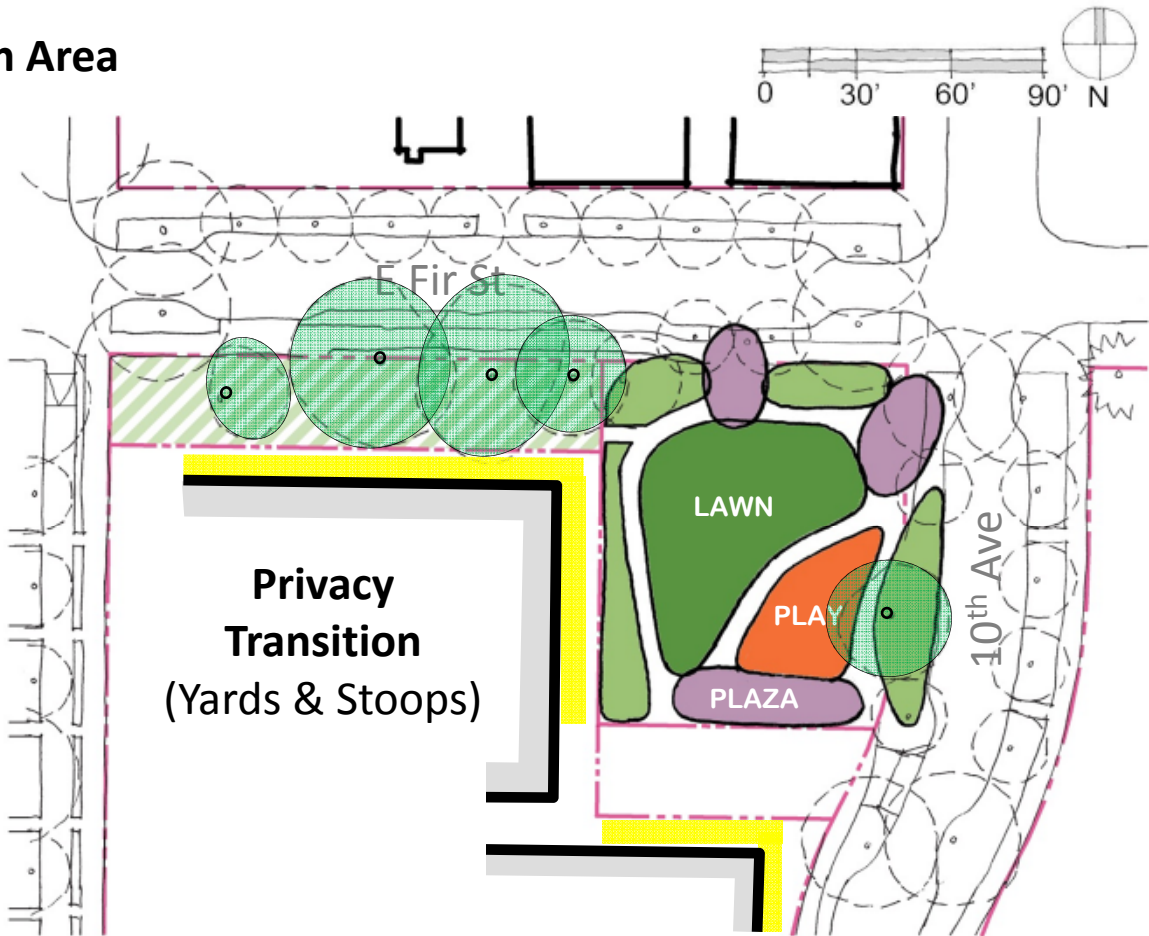
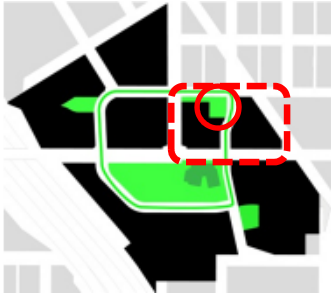







Actual Park Area		12,000 SF
 Lawn Area	(Informal Play, Picnic)	4,000 SF
 Play Area	(Young Children)	2,000 SF
 Plaza	(Games Tables, Seating, Art)	1,500 SF
 Plantings	(Natural Drainage, Tree Preservation, Buffer)	40% of Total Park Area
 Circulation	(Paths, Seating)	15% of Total Park Area

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

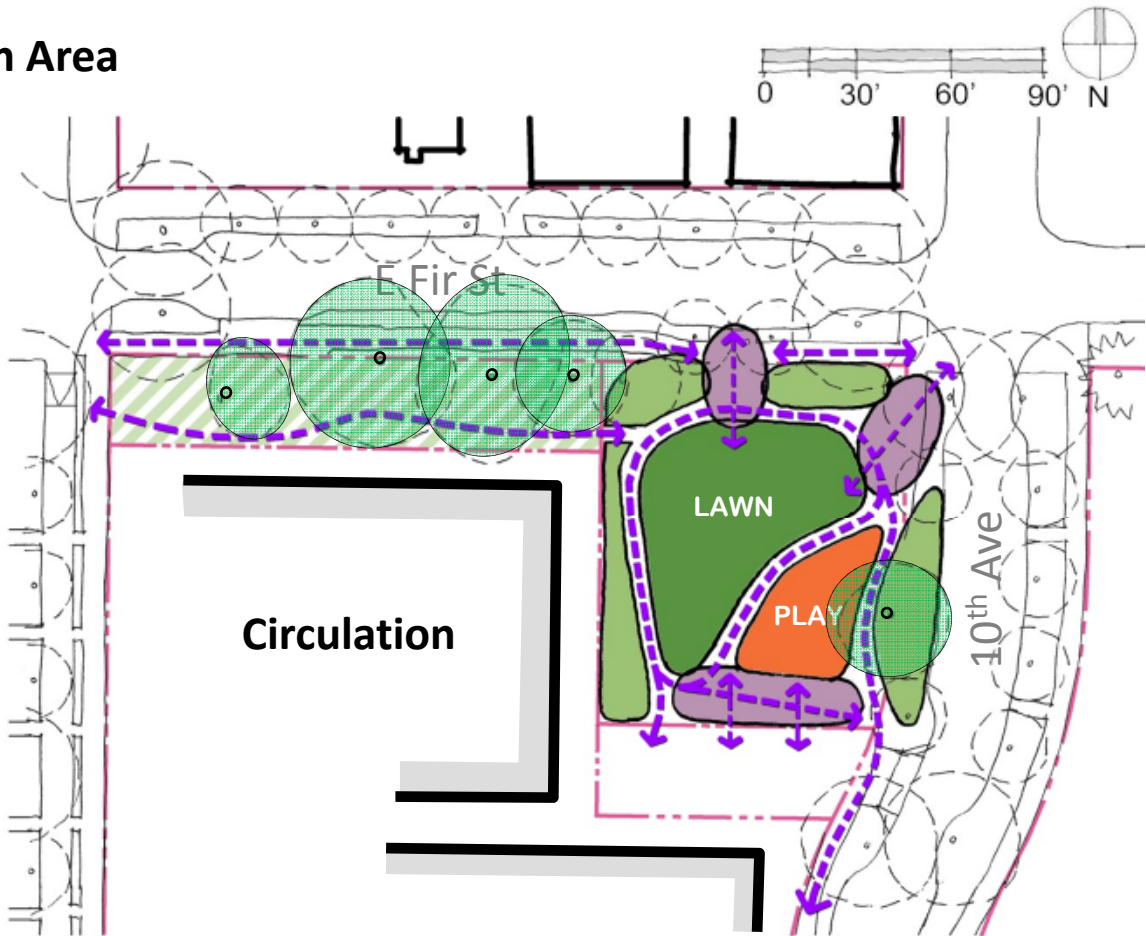
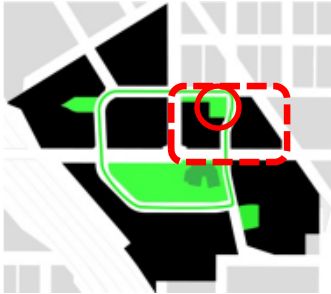







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NE Pocket Park | Actual Program Area

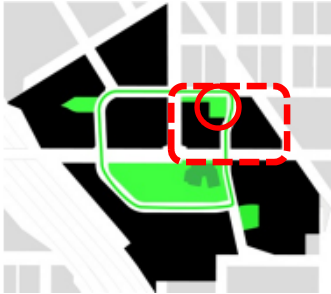


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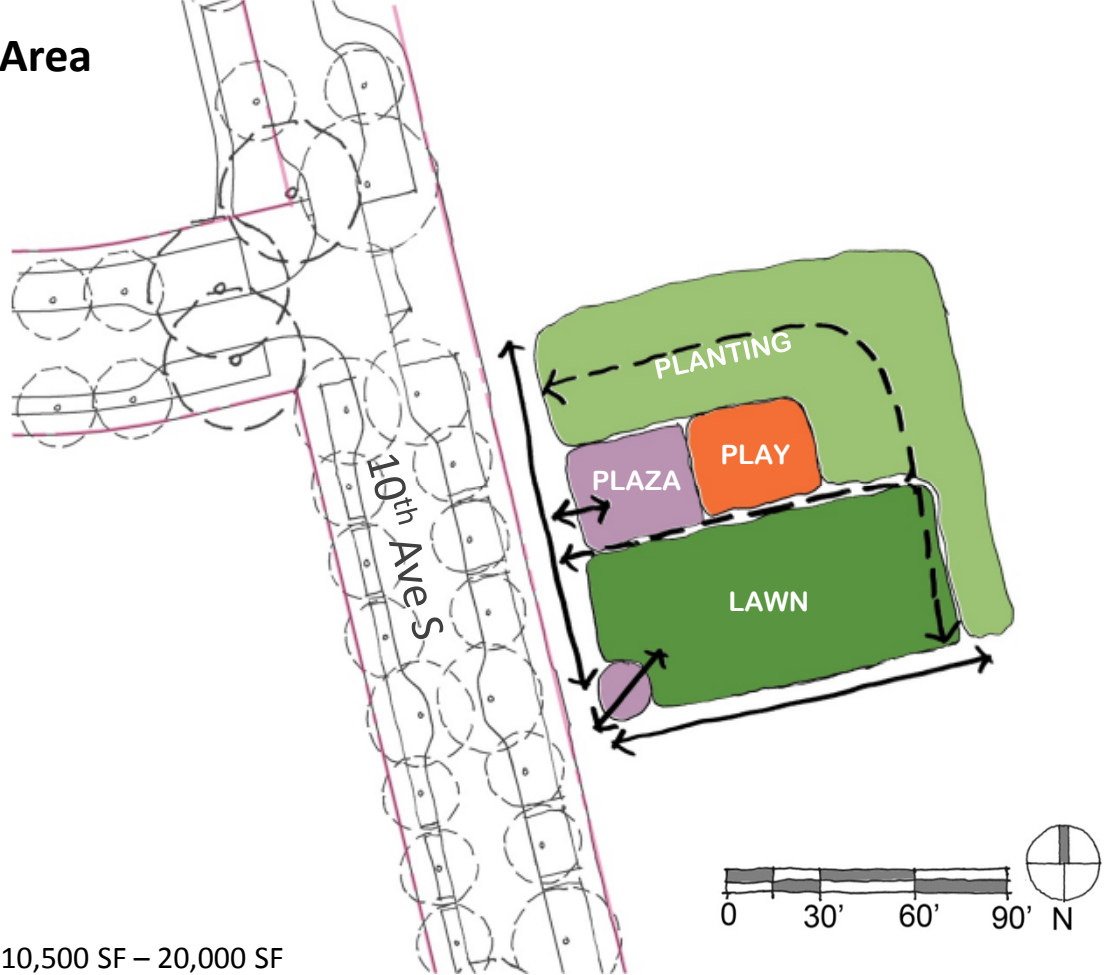






NE Pocket Park | Sketch Plan



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



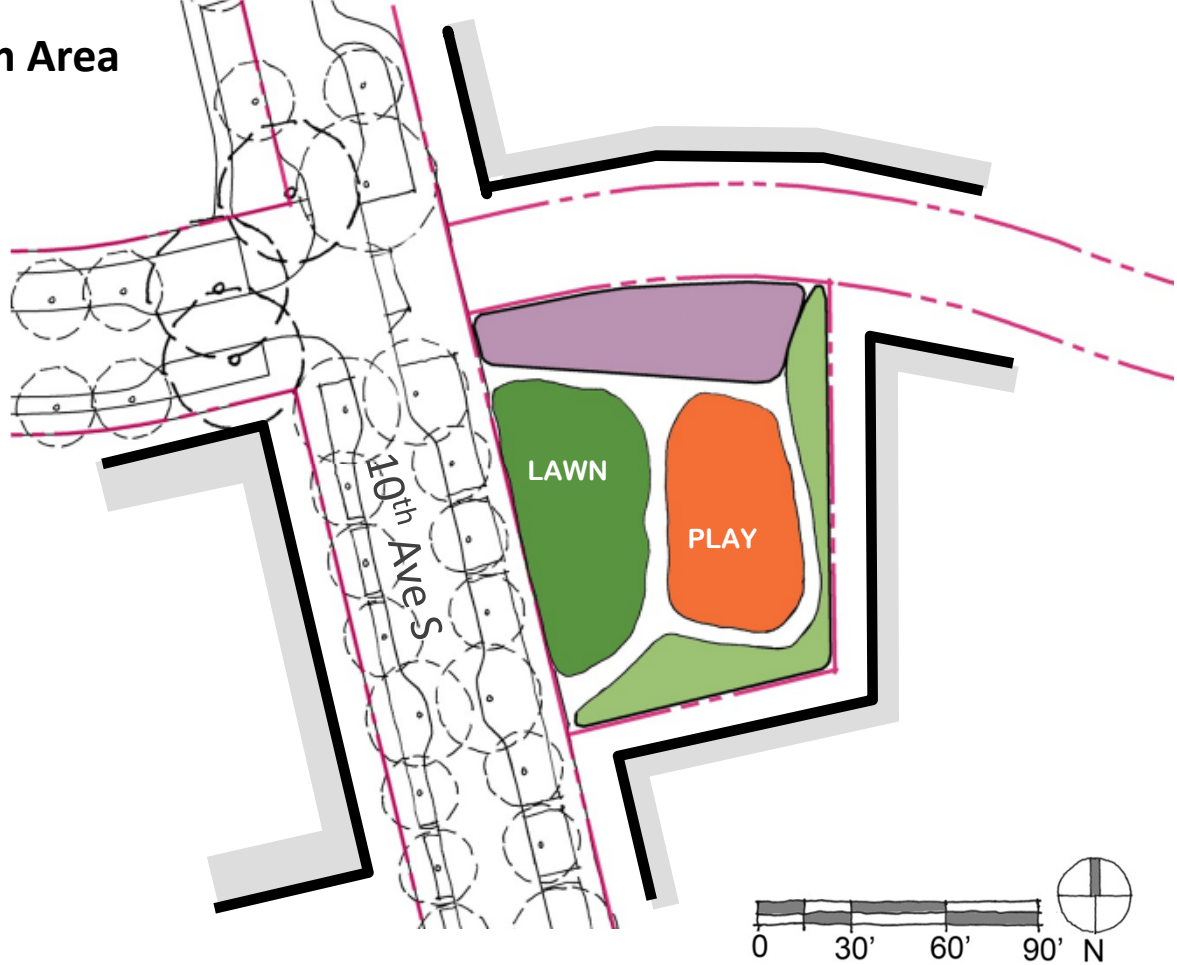
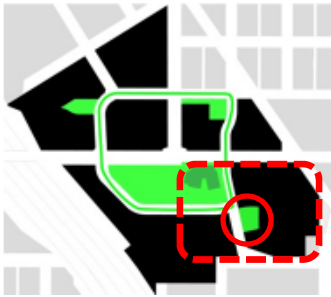






Ideal Park Area Range		10,500 SF – 20,000 SF
 Lawn Area	(Informal Play, Picnic)	4,000 – 5,000 SF
 Play Area	(Young Children)	1,000 SF
	(School-Age Children)	2,000 SF (Suggested Addt'l Program)
 Plaza	(Games Tables, Seating, Art)	1,000 – 2,000 SF
 Plantings	(Natural Drainage, Tree Preservation, Buffer)	30% - 40% of Total Park Area
Circulation	(Paths, Seating)	10% of Total Park Area

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

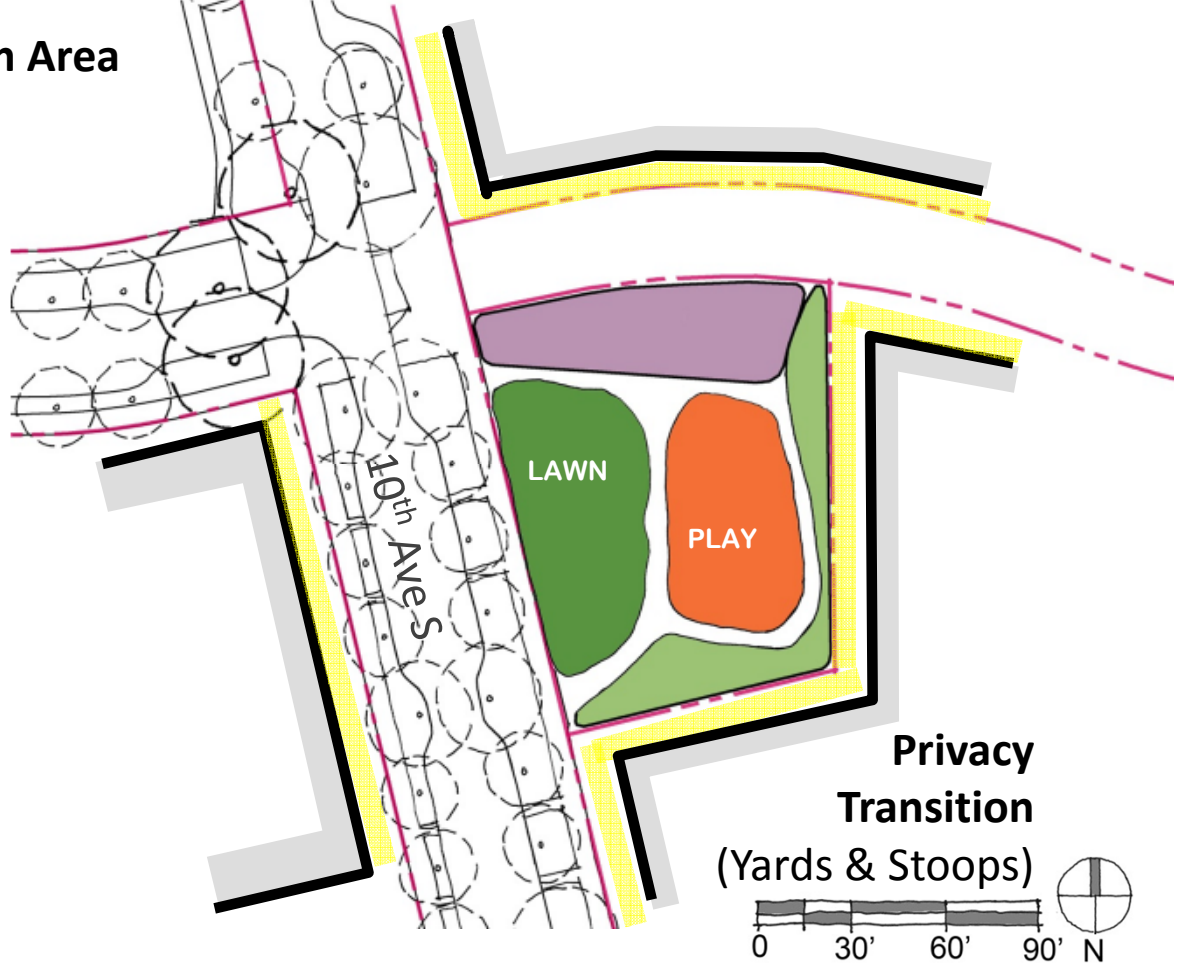
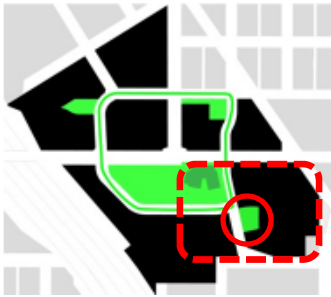







Actual Park Area		14,250 SF + Woonerf
 Lawn Area	(Informal Play, Picnic)	4,000 SF
 Play Area	(Young Children & School-Age Children)	3,000 SF
 Plaza	(Games Tables, Seating, Art)	3,500 SF
 Plantings	(Natural Drainage, Tree Preservation, Buffer)	25% of Total Park Area
Circulation	(Paths, Seating)	10% of 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

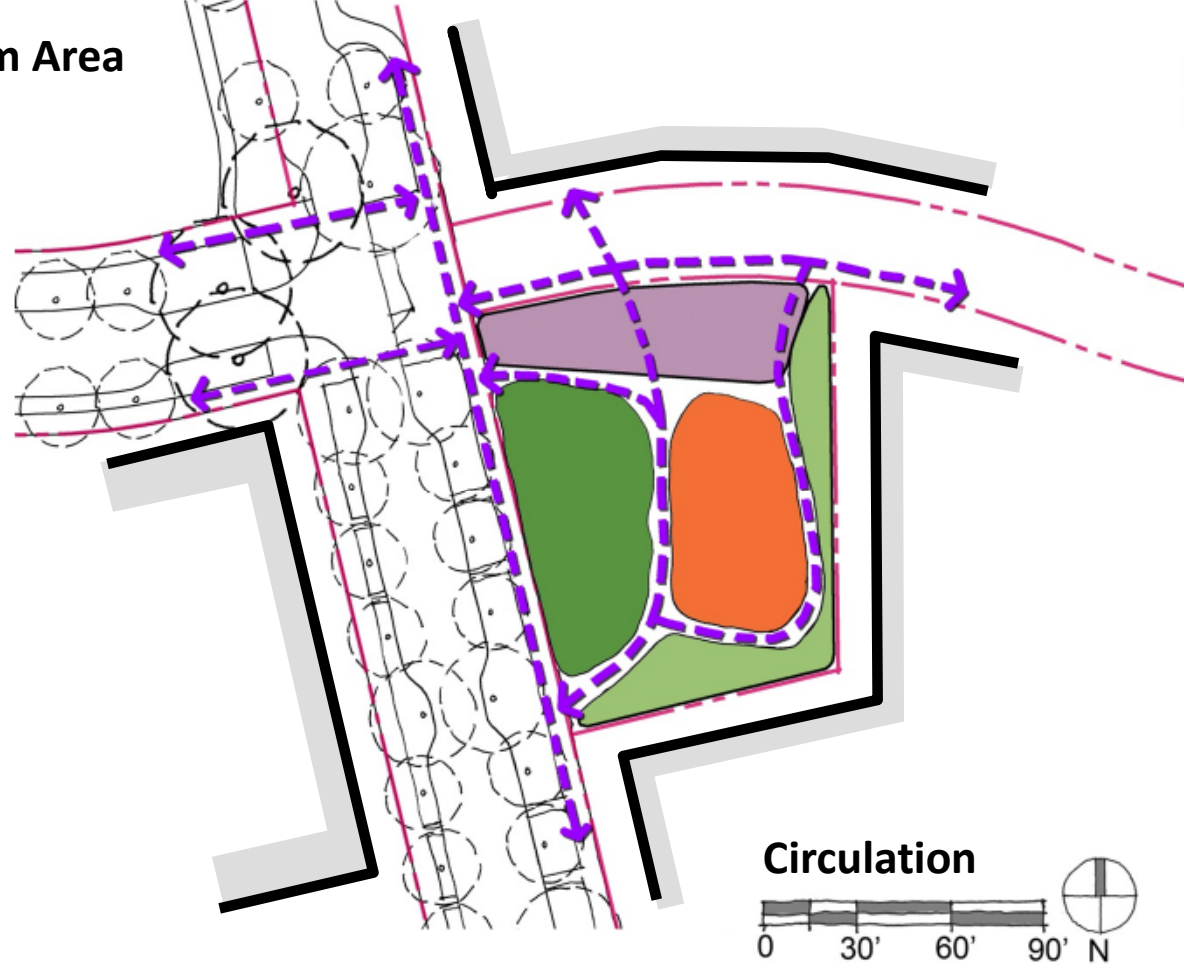






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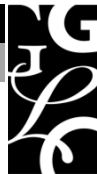


SE Pocket Park | Actual Program Area

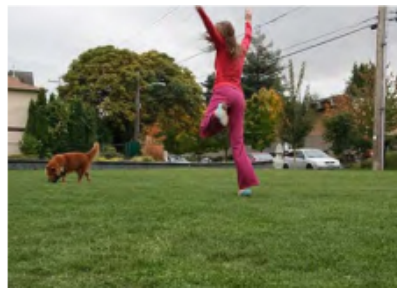


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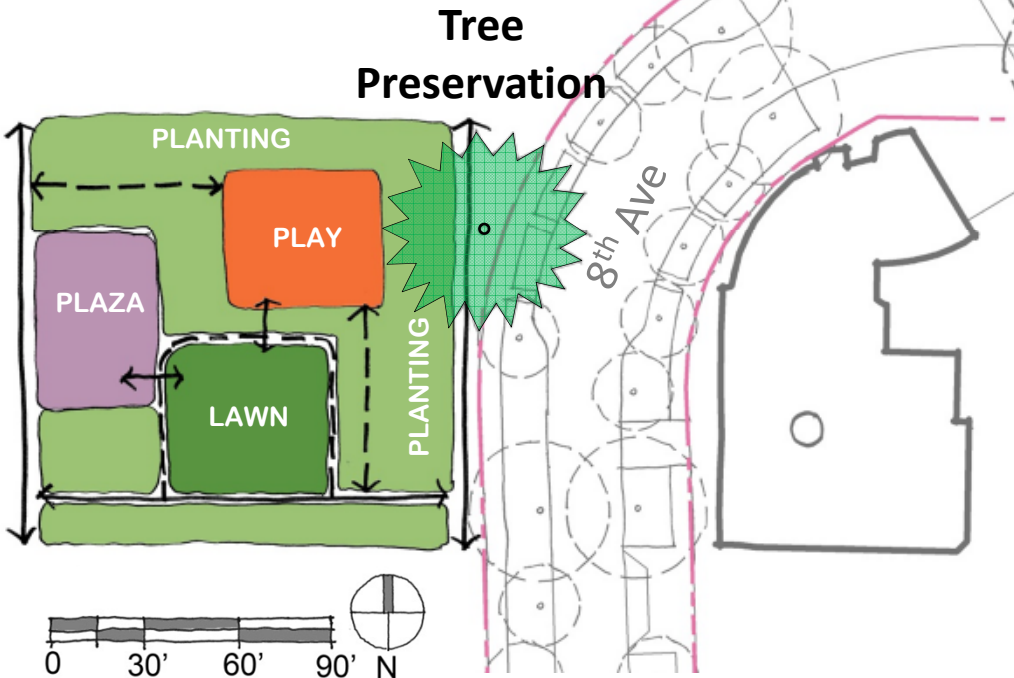
SE Pocket Park | Sketch Plan







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



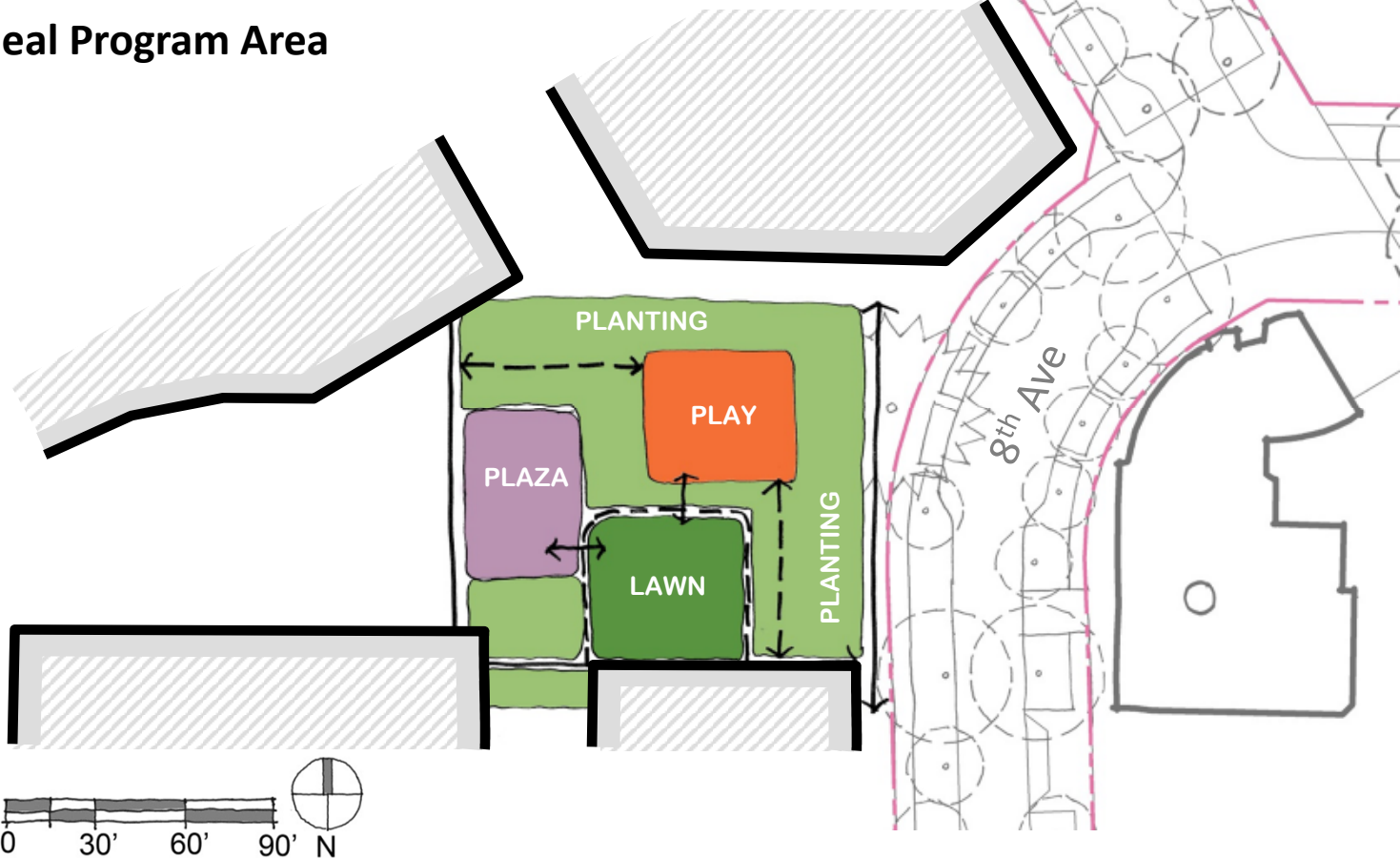
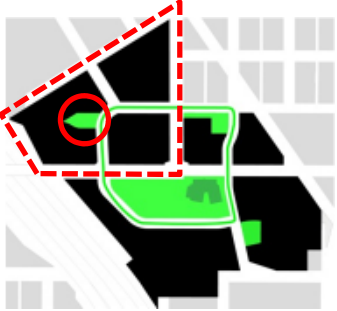
Ideal Park Area Range 10,000 SF – 19,500 SF

 Lawn Area	(Informal Play, Picnic)	2,000 – 3,000 SF
 Play Area	(Young Children) (School-Age Children)	1,000 – 1,500 SF 2,000 SF (<i>Suggested Addt'l Program</i>)
 Plaza	(Games Tables, Seating, Art)	2,000 – 3,000 SF
 Plantings	(Natural Drainage, Tree Preservation, Buffer)	30% - 40% 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



NW Pocket Park | Ideal Program Area



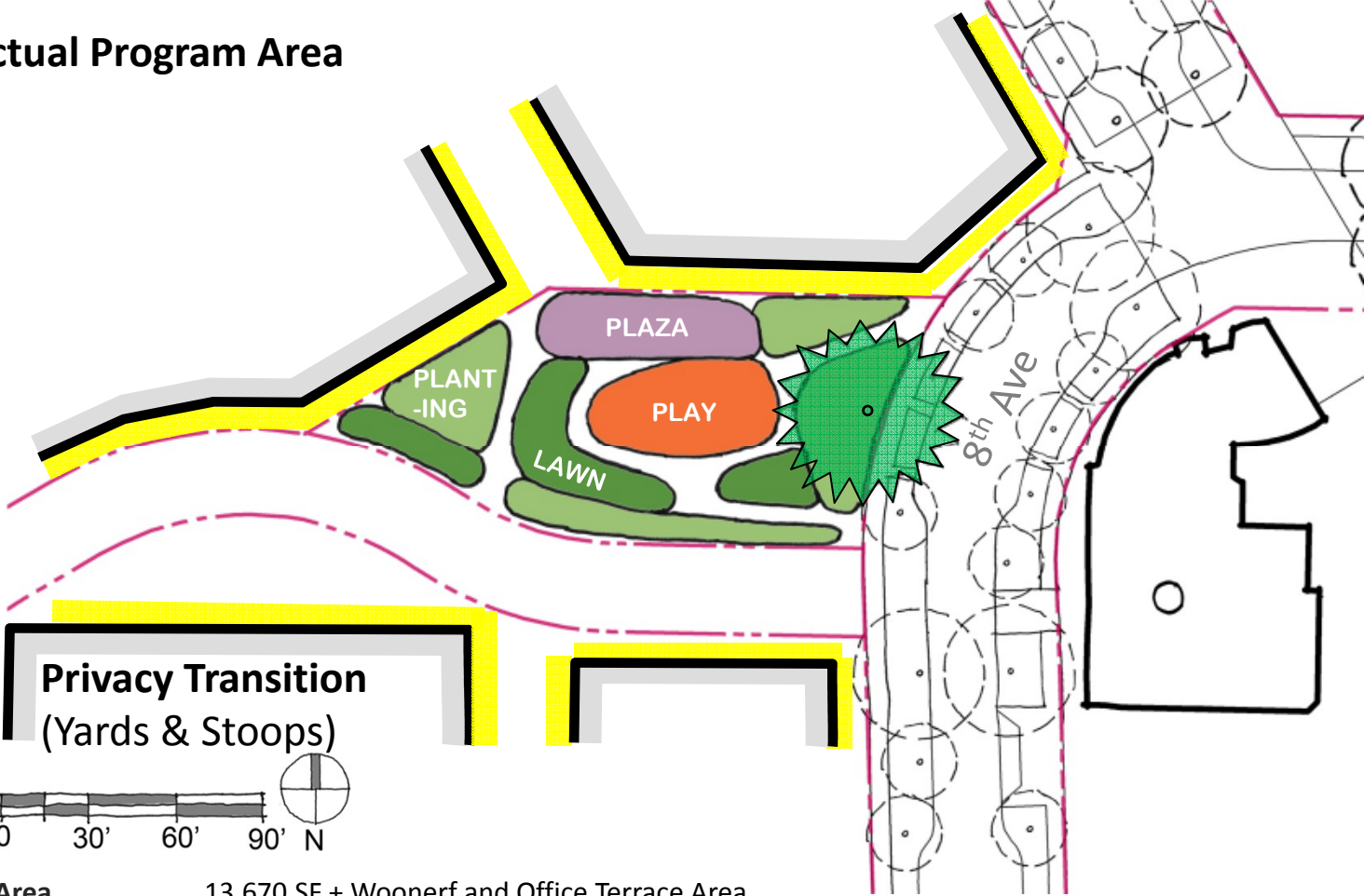
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NW Pocket Park | Actual Program Area

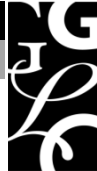


Actual Park Area

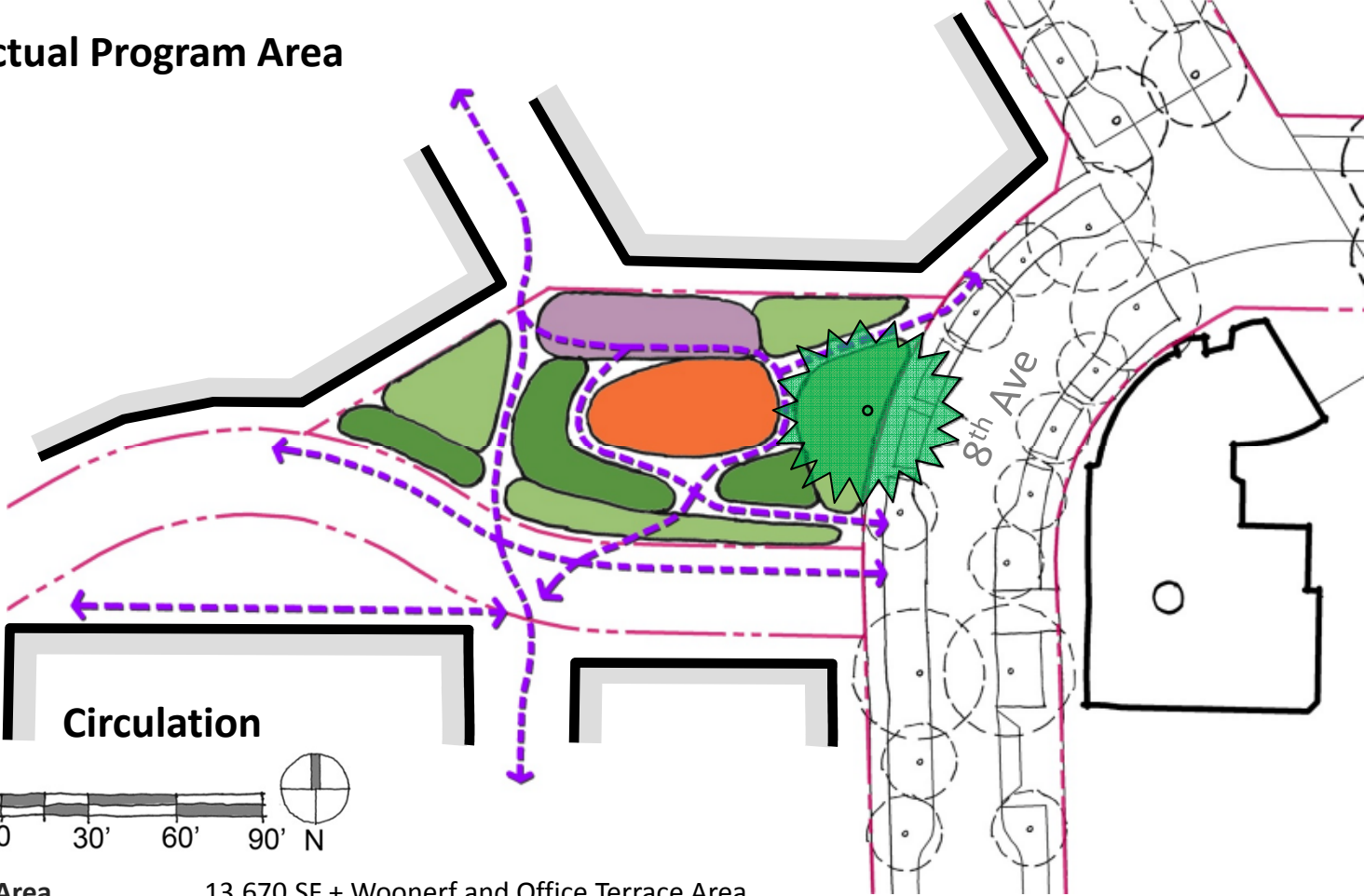
13,670 SF + Woonerf and Office Terrace Area

 Lawn Area	(Informal Play, Picnic)	2,000 SF
 Play Area	(Young Children & School-Age Children)	3,000 SF
 Plaza	(Games Tables, Seating, Art)	2,000 SF
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PARKS AND GREEN STREETS		
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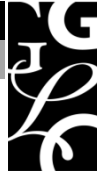


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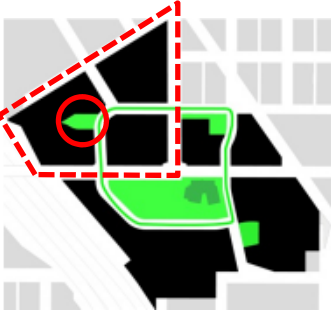
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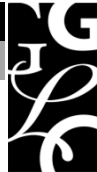
PARKS AND GREEN STREETS		
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NW Pocket Park | Sketch Plan



PARKS AND GREEN STREETS		
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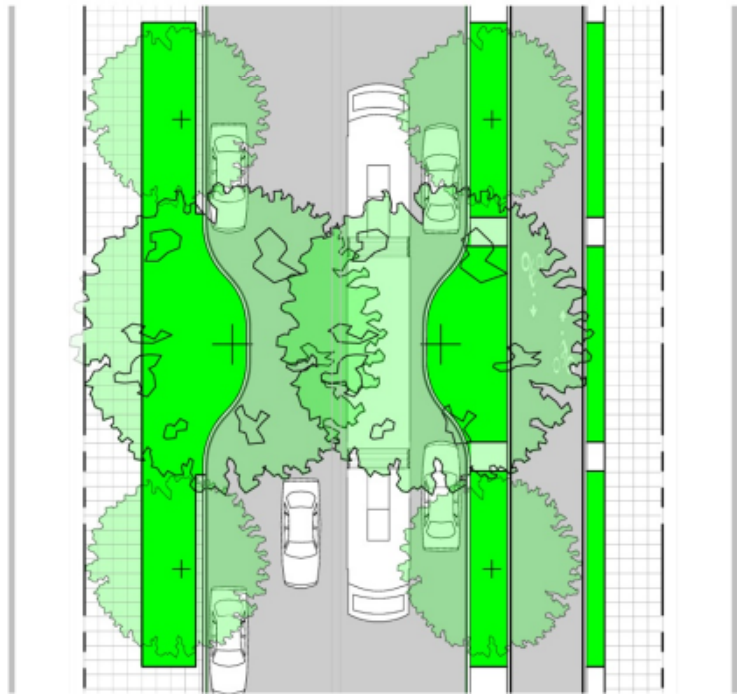


What are the Public Benefits from the proposed street vacations and dedications?

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

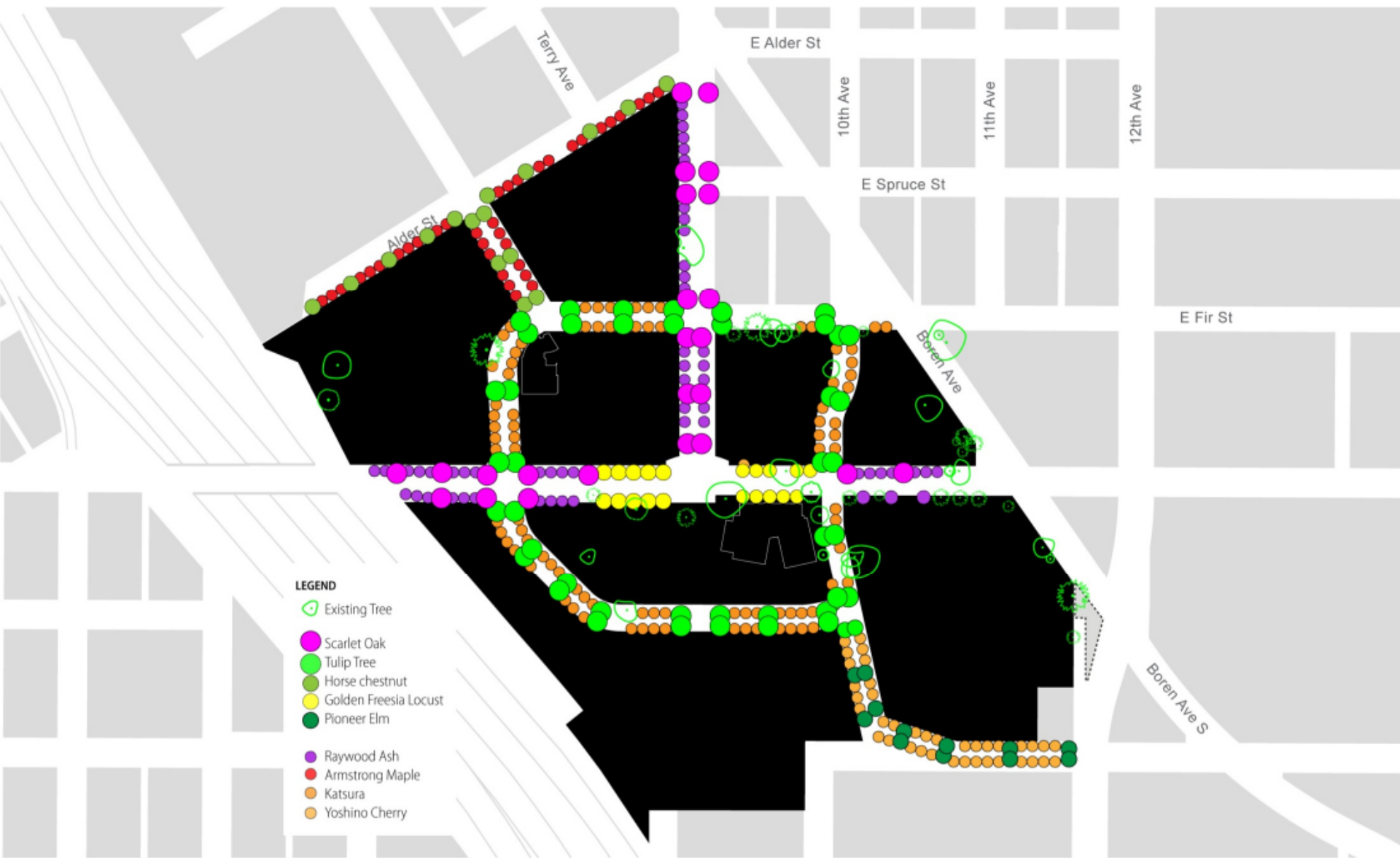


Typical Mid-Block Bulb Out



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





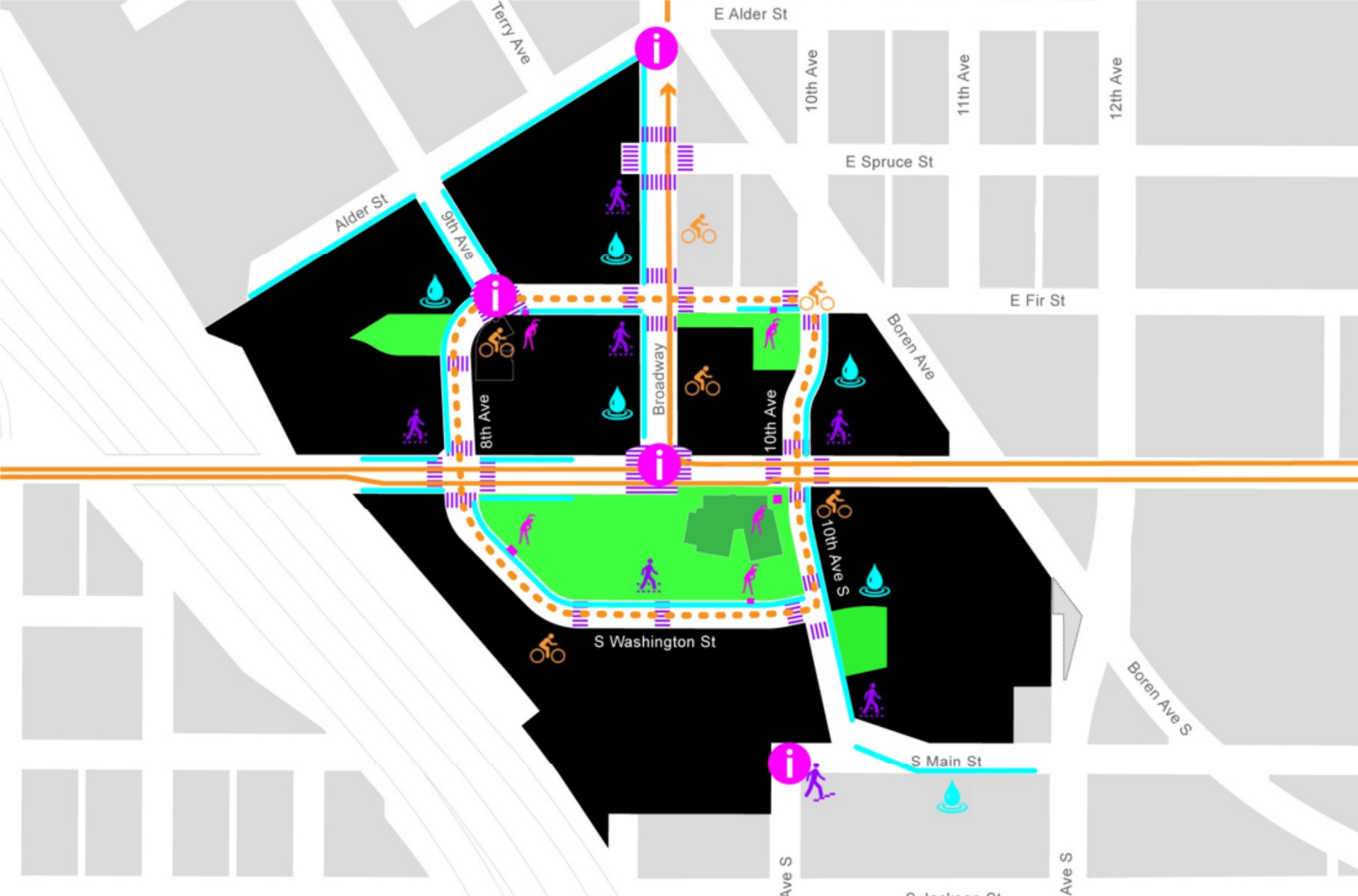
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Improved Tree Canopy	Not required	Curb bulbs at all intersections and mid-block accommodate larger street trees; more street trees added





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





PUBLIC REALM IMPROVEMENTS		
Public Benefit	Required by Code in Zones of Similar Density?	Provided
New and Improved Pedestrian Amenities	Not required	Wider Sidewalks; New Bike Facilities, Benches and Street Furniture; Pedestrian Scale Lighting; and 5 Exercise Stations





Yesler Terrace



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

