

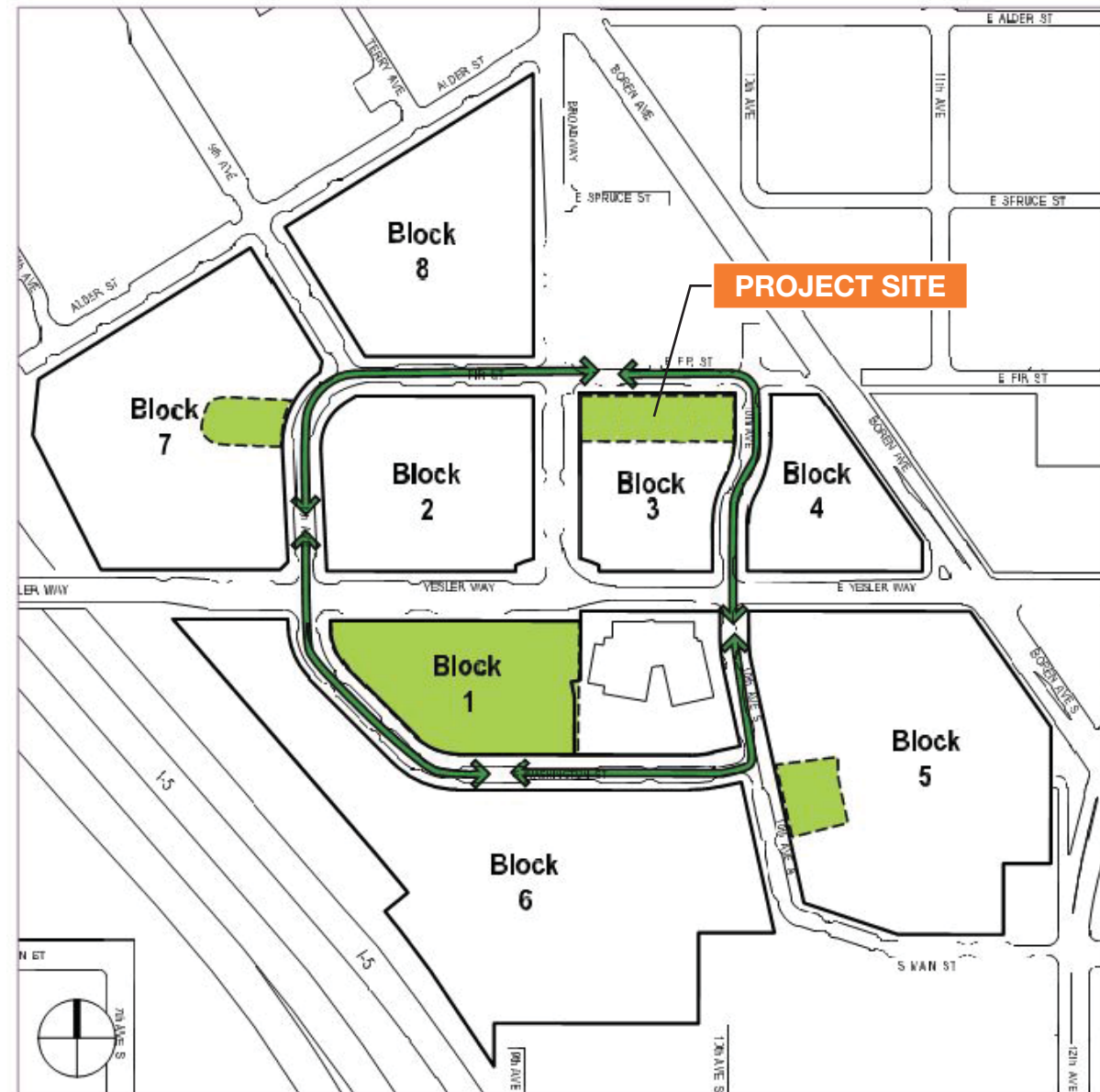
YESLER TERRACE POCKET PARK

DESIGN COMMISSION PRESENTATION

Sept 1, 2016

HEWITT

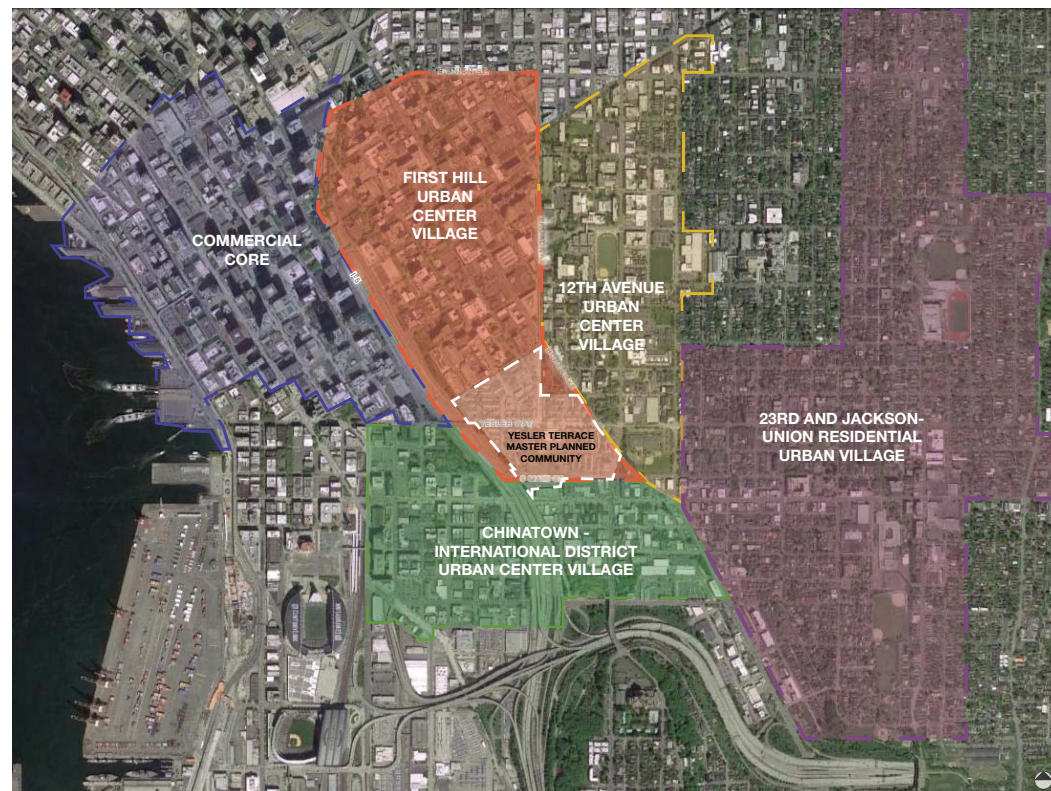




- Pocket parks are a fundamental concept embodied in the public realm planning for Yesler Terrace
- Three pocket parks are envisioned at various points along a Green Loop as part of a connected network of public spaces
- Precise configuration, programming, and design were intended to be derived from location-specific conditions
- Design elements to vary among the Pocket Parks in order to complement adjacent uses

Yesler Terrace Site

- Intersection point of First Hill, the Central District, the International District, Downtown, and Pioneer Square
- Close proximity to a number of educational, medical, and community services
- Improved transportation infrastructure provides access to the neighborhood and the rest of the city

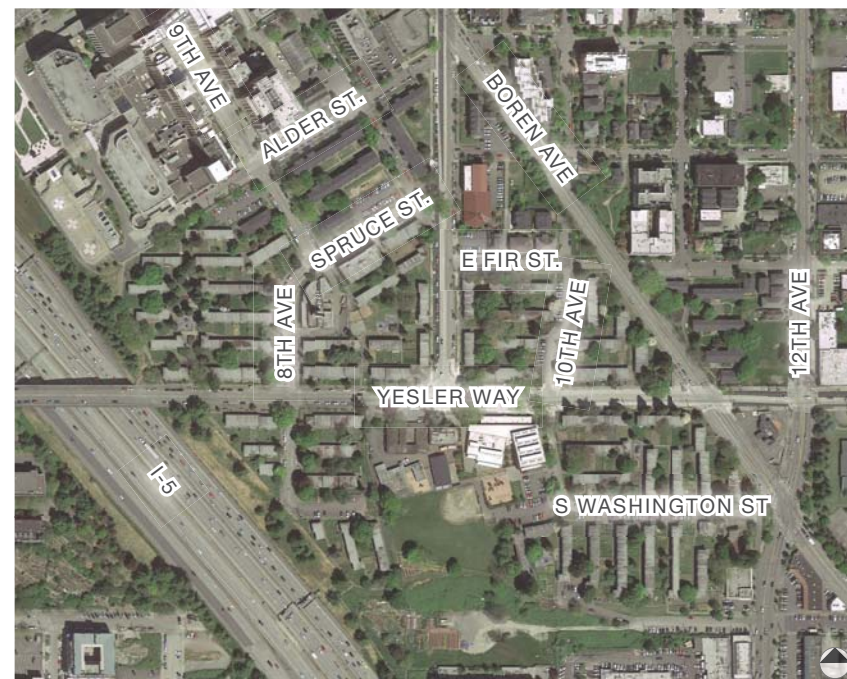
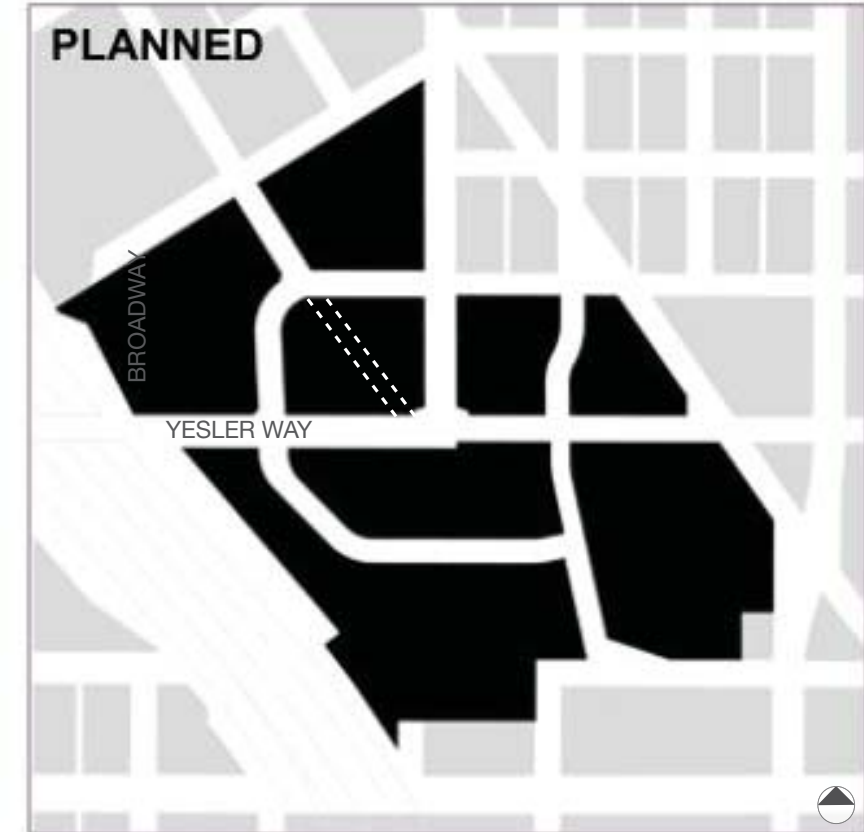


Yesler Terrace Master Planned Community

- In 2006, the Seattle Housing Authority began redevelopment planning for Yesler Terrace
- The new master plan includes replacement low-income housing, market-rate housing and neighborhood improvements
- New streetscapes, bike and pedestrian paths, hillclimbs and parks are key features of the new plan
- Street adjustments include the removal of Spruce Street and the creation of Fir Street, west of Broadway

Open Space and Density Characteristics

- Approximately 31 acres - SHA owned
- Roughly 1,200 people living in Yesler past 75 years
- When built out:
 - > 12,000 people
 - ~ 5,000 units at 160 du's/acre
 - 2 1/2 acres of open space
 - two community centers



Yesler Terrace Aerial Photograph - 2014



Yesler Terrace Illustrative Master Plan - 2012 (GGLO)

A Richly Layered Plan

- Proposed network of parks and open space strive to express the unique urban environment of Yesler Terrace
- A Green Street Loop will link the community together as well as create new connections to the rest of the city



PHASE (Sidewalks)



PHASE (Tier One Trees)



PHASE (Pocket Parks)



PHASE (Green Street Loop)



PHASE (Other Connections)



PHASE (Final)

Yesler Terrace Street Vacation Conditions v3 Pocket Parks

Pocket Park Public Benefit Elements:

- Each pocket park shall be at least 12,000 square feet in size
- Each pocket park shall have at least 70 linear feet of frontage on a public street
- Inviting and usable by the general public, not only to residents in the vicinity
- Accommodate both active and passive activities

Design elements shall include:

- Street furniture
- Facilities for children's play
- Pedestrian-scale lighting
- Signage

Yesler Terrace Street Vacation Conditions v3 Green Street Loop

Green Street Loop Public Benefit Elements:

- Provide continuous pedestrian and bicycle circulation
- Enhance landscaping and tree canopy
- Link the pocket parks

Design Elements shall include:

- Widened sidewalks
- Street furniture
- Pedestrian-scale lighting
- Street trees and additional landscaping

Yesler Terrace Public Access, Easement, and Maintenance Agreement

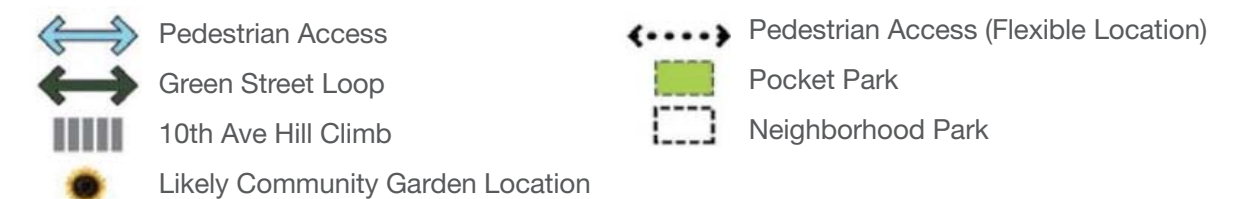
Design Process and Improvement for Pocket Parks:

- Vary design elements to complement adjacent uses
- Clearly delineated as public space

Design Elements must consider:

- Lawn area – informal play and gathering
- Plaza – flexible space, gateway to the site
- Plantings – consider visibility
- Play opportunities – manufactured play equipment is not mandatory
- Circulation – various seating opportunities and looping routes for children with wheeled toys
- Exercise stations

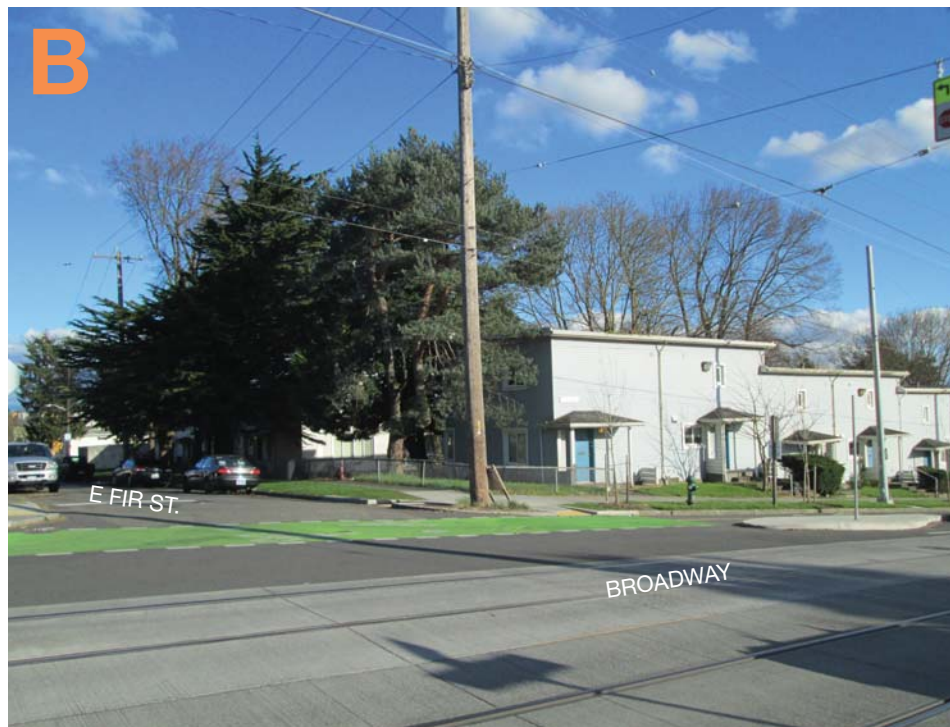
OPEN SPACE NETWORK



(Yesler Terrace Master Planned Community Design Guidelines, 2012.)



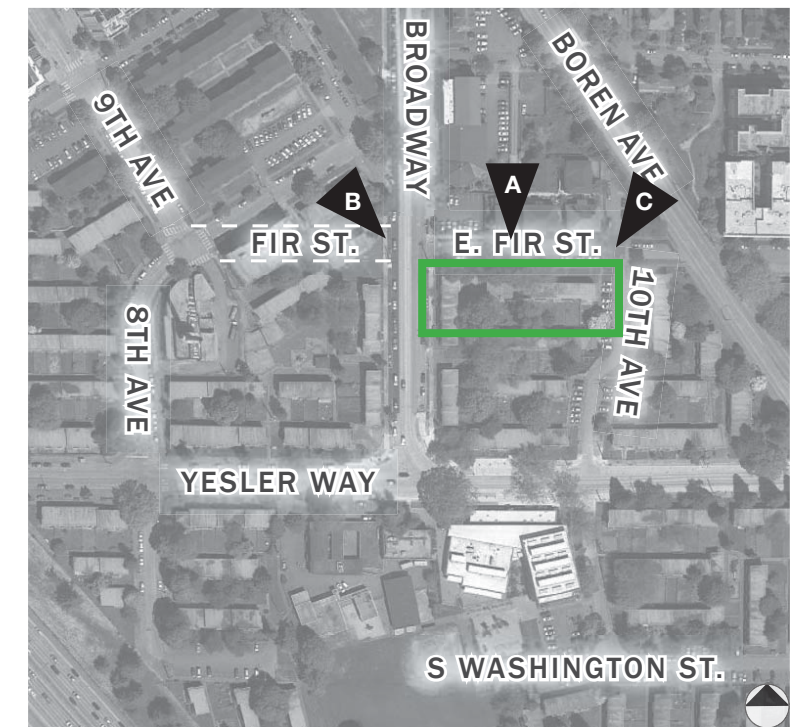
View from East Fir Street looking South



View from East Fir Street and Broadway looking southeast



View from 10th Avenue and East Fir Street facing Southwest





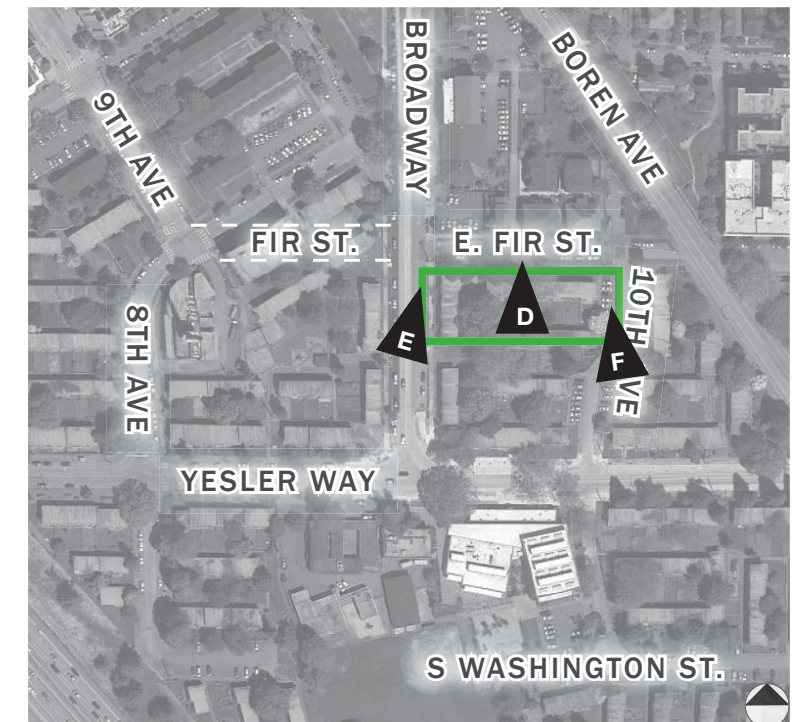
View from East Fir Street looking North



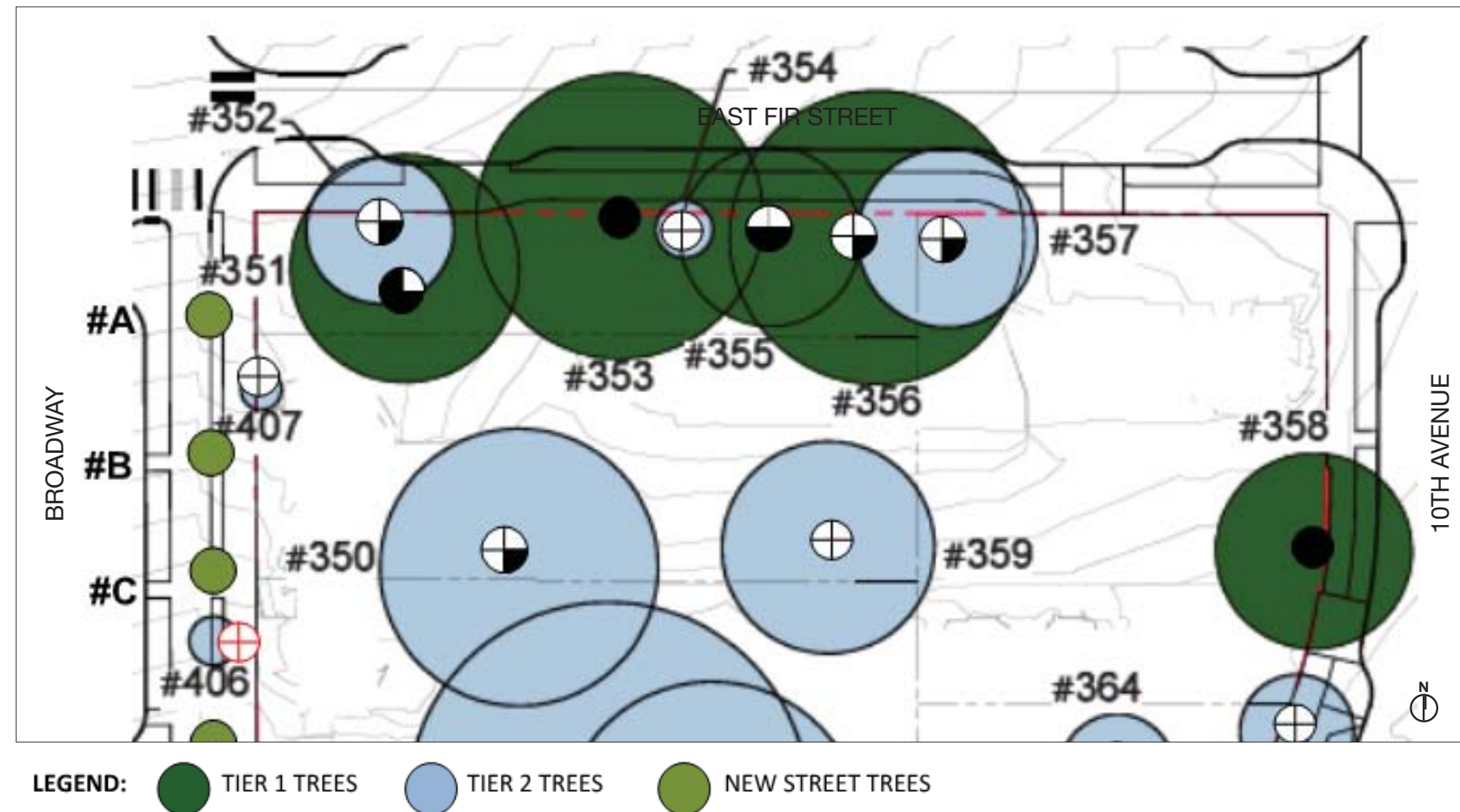
View from Broadway looking North



View from 10th Avenue looking North



Yesler Terrace Planned Action Ordinance – Tree Protection Plan



PRESERVATION VALUE SYMBOLS	
●	<u>SPECIAL</u> , UNIQUE SPECIES, SPECIMEN OR FORM.
◐	<u>HIGH</u> , GOOD QUALITY, CHARACTER TREE.
◑	<u>MODERATE</u> , COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE.
○	<u>LOW</u> , POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
⊕	<u>HAZARD OR DEAD</u> . TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.
⊕	TREE NO LONGER THERE

- Exceptional tree status determined pursuant to DPD Director's Rule 16-2008 as well as "valuable trees" that are non-exceptional but have preservation value
- Tier 1 for preservation and protection
- Tier 2 for removal



#351, Western red cedar. Selective pruning to remove some of the lowest lateral branches attached to the three main leaders may be done to raise the canopy of this tree. Existing clearance is about 5-1/2 feet from the ground. Existing landscape fabric should be removed before installing new mulch.



#351 - Western red cedar, #353 - Monterey cypress, #355 - Norway maple
#356 - English elm



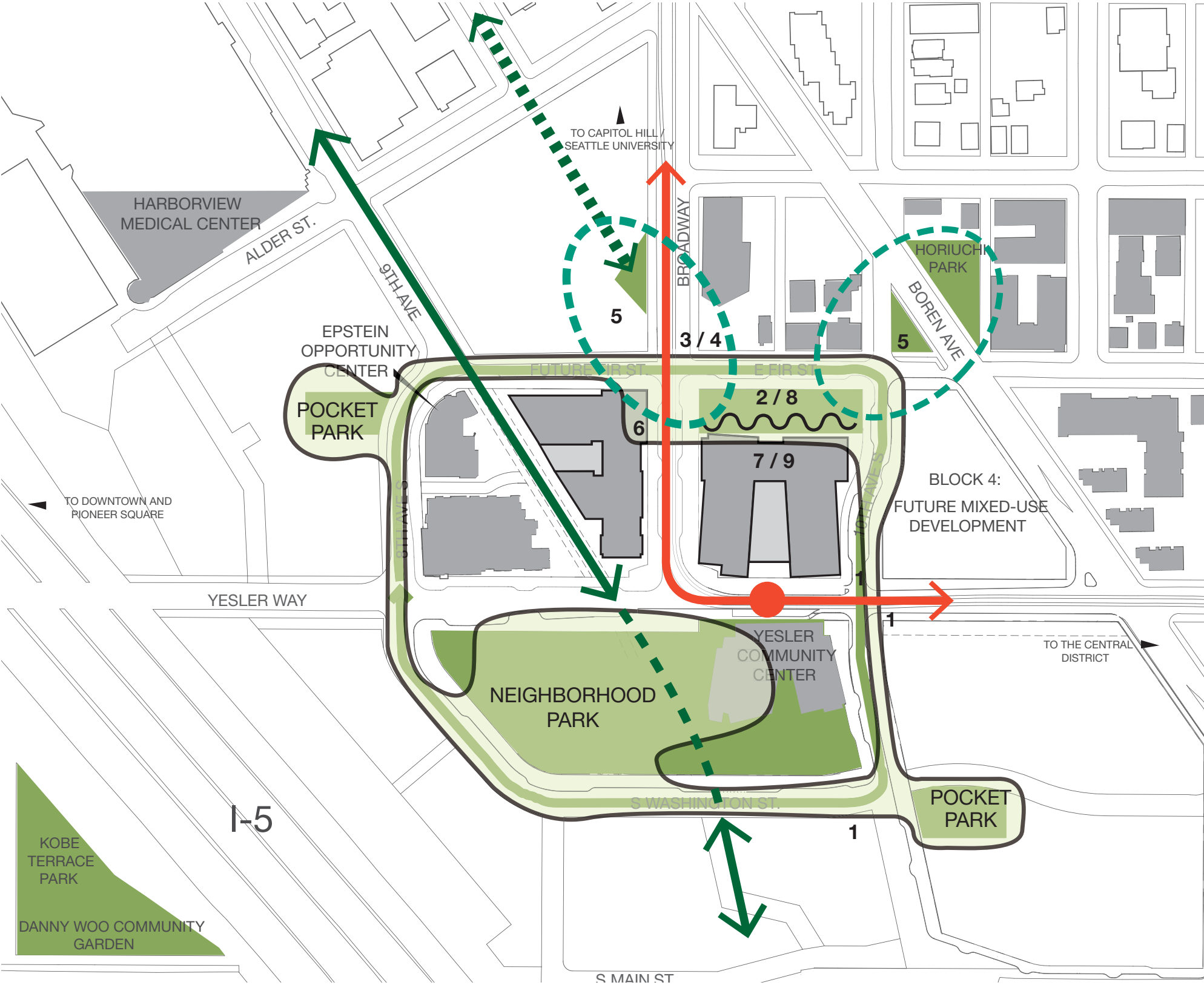
#358 - Chinese photinia

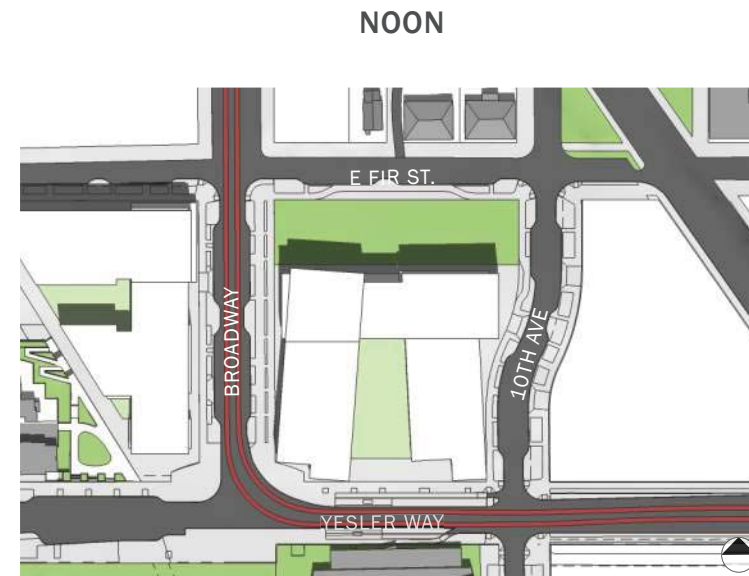
OPPORTUNITIES

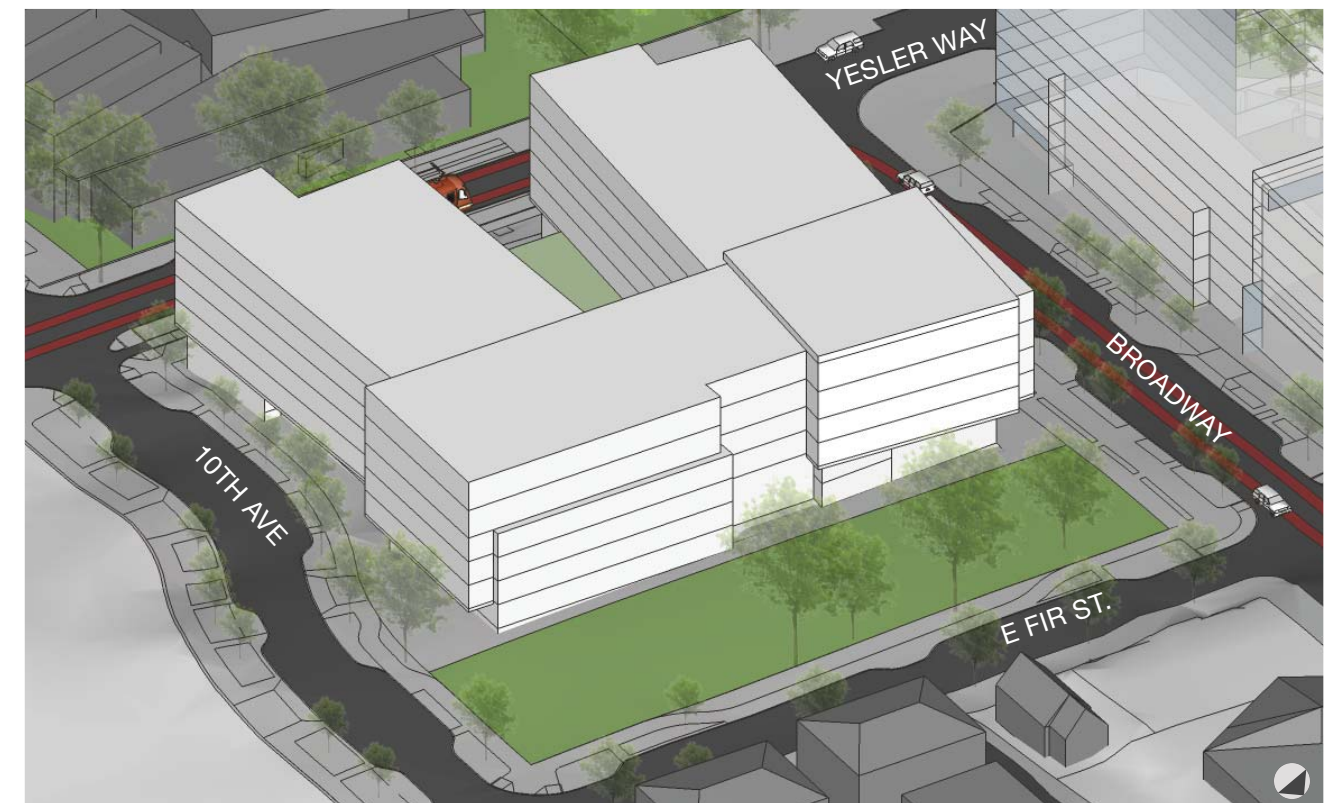
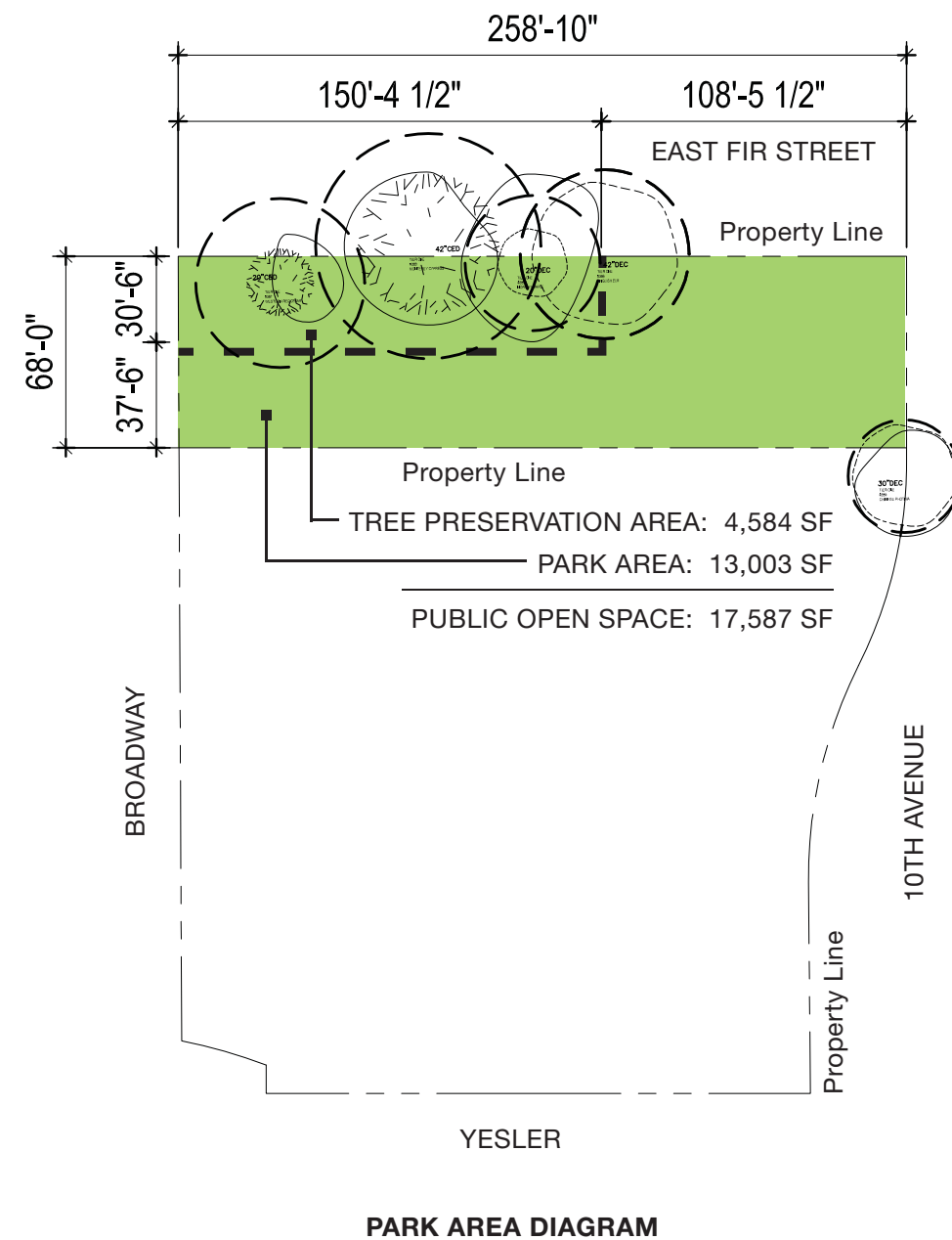
- 1 Transportation infrastructure and Green Loop
- 2 Existing trees
- 3 Extend park influence to street and adjacent residential lobbies
- 4 Visibility from Broadway
- 5 Potential link to adjacent open spaces / parks
- 6 Park as bridge among residential blocks
- 7 "Eyes on the Park"

CONSTRAINTS

- 8 Existing trees
- 9 North side of building



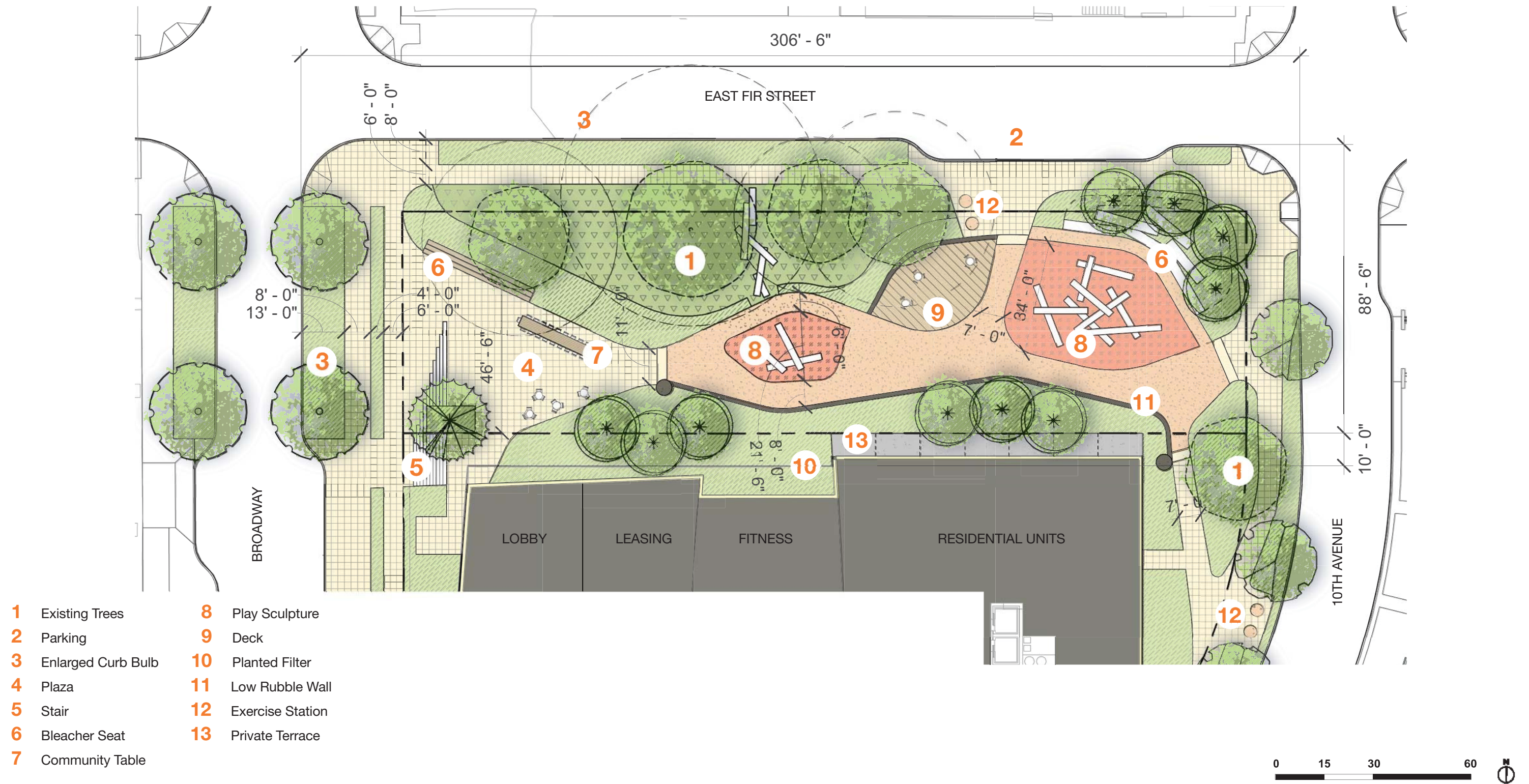


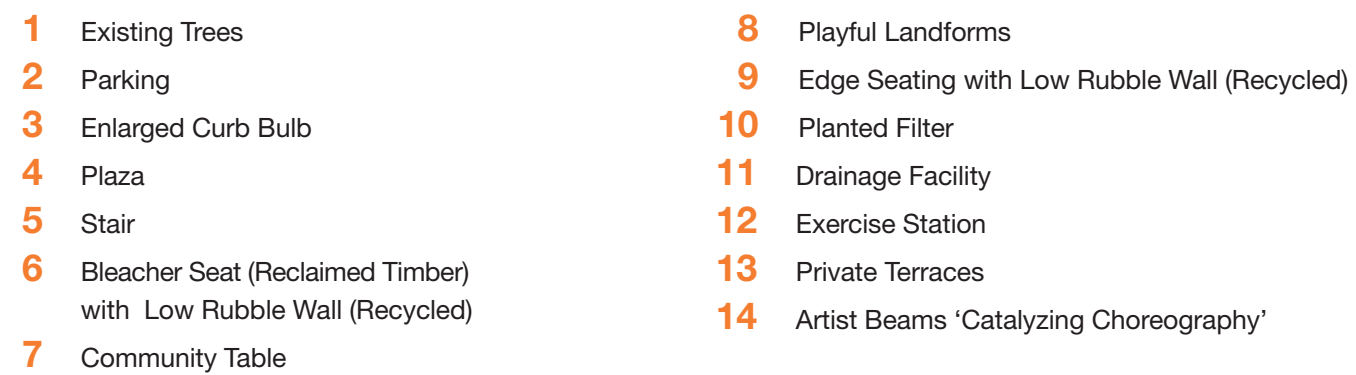


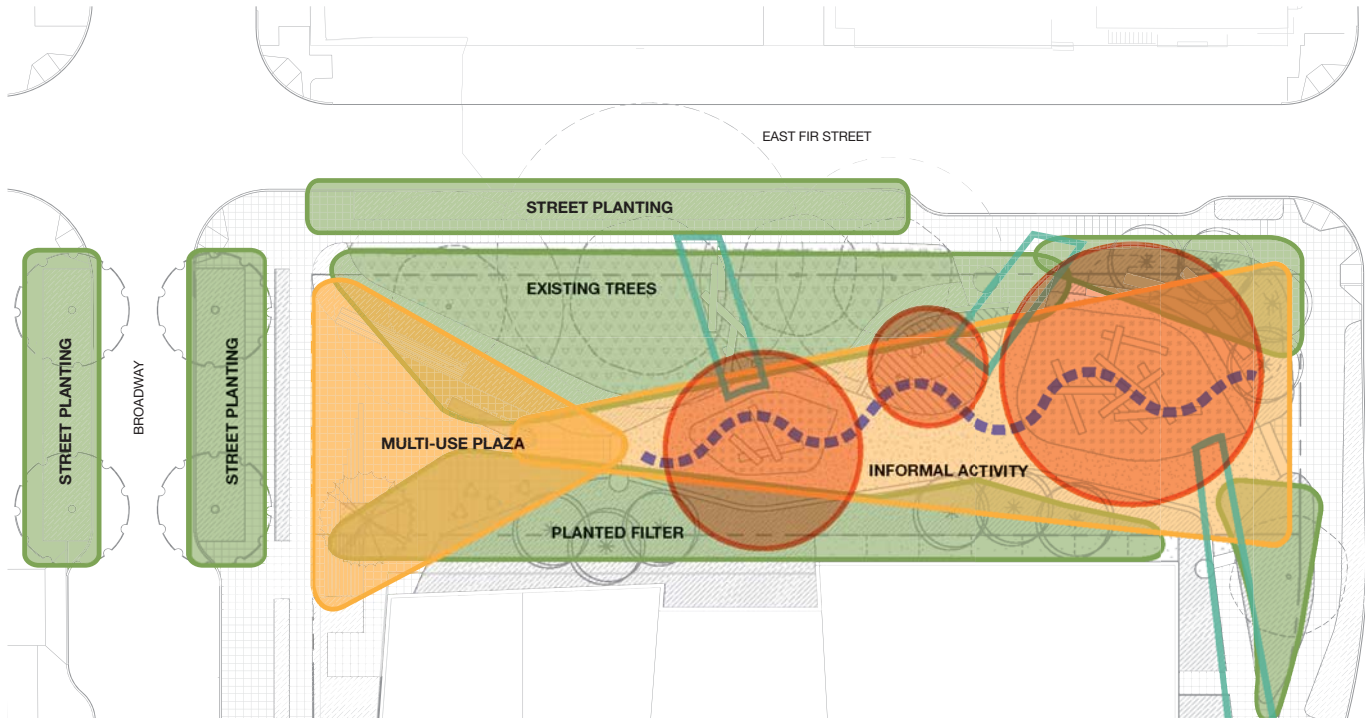
BUILDING MASSING: Aerial view looking Southwest



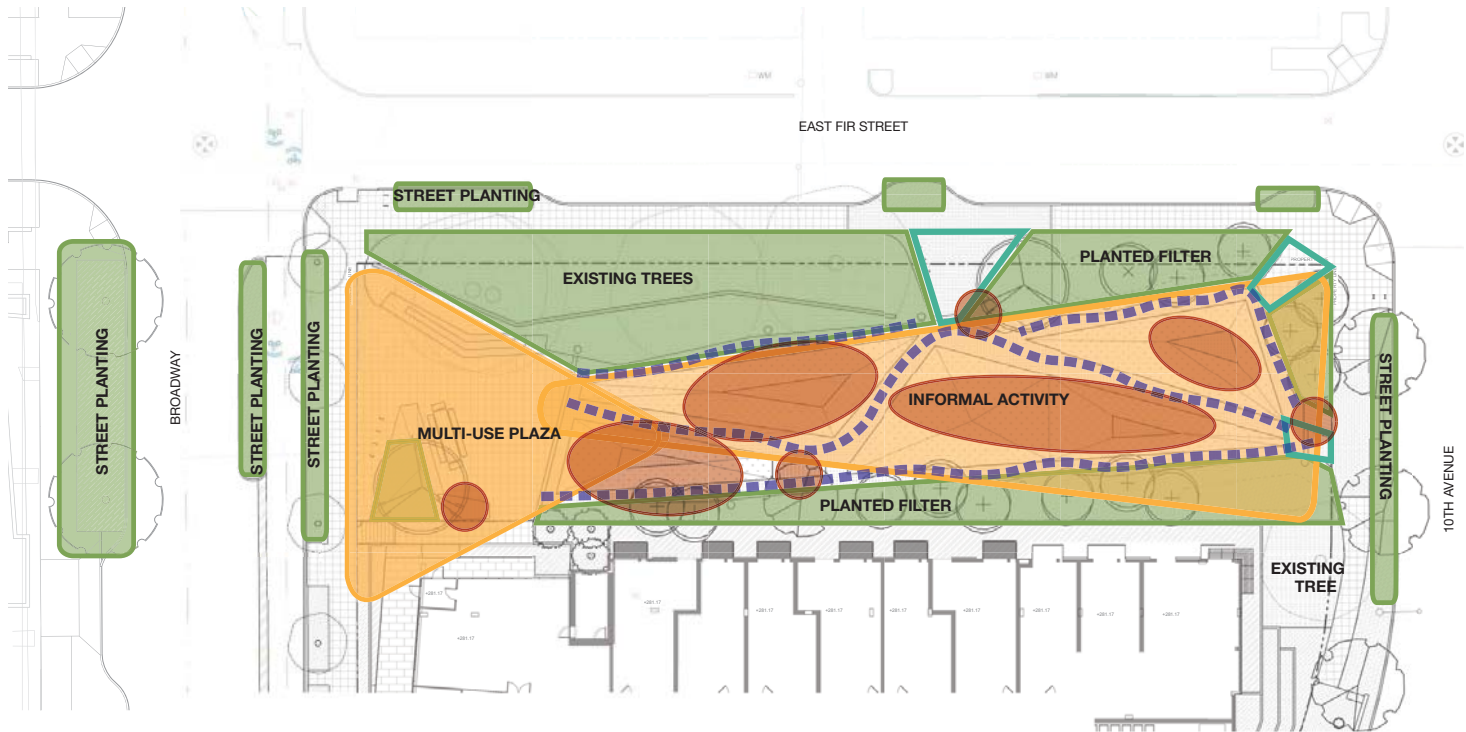
BUILDING MASSING: Aerial view looking Southeast







Yesler Terrace Pocket Park Conceptual Design, May 7, 2015



Yesler Terrace Pocket Park Conceptual Design, August 22, 2016

**Yesler Terrace Open Space Programming Study,
Case Studies and Ideal Programs (GGLO / SvR)**

Lawn / Informal Space:

- Adjacent to plaza
- Picnicking, gathering

Plantings:

- Consider natural play and learning opportunities
- Tree preservation

Plaza:

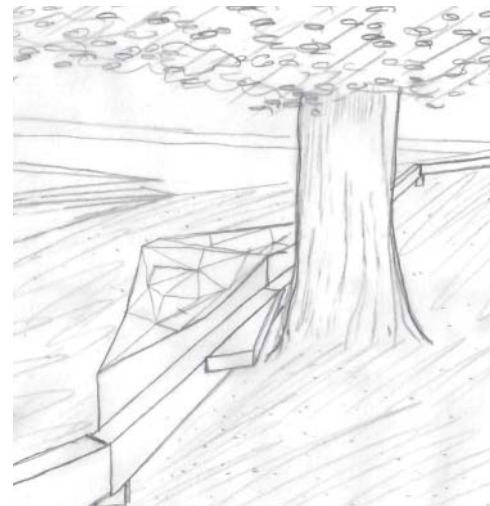
- Flexible space for multiple users
- Can open to street to “borrow” additional public space

Play Areas:

- Priority on younger kids
- Informal play, explorative

Circulation:

- Consider looping routes for kids with wheeled toys
- Hierarchy of pathways



Artist Collaboration



Meandering Paths



Informal Play



Tree Preservation



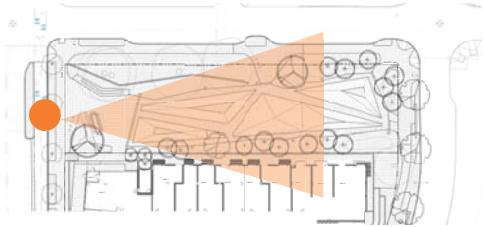
Multi-use Plaza



Adjacent Edge

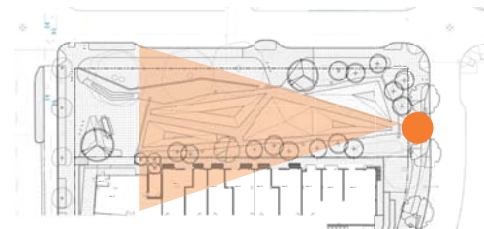


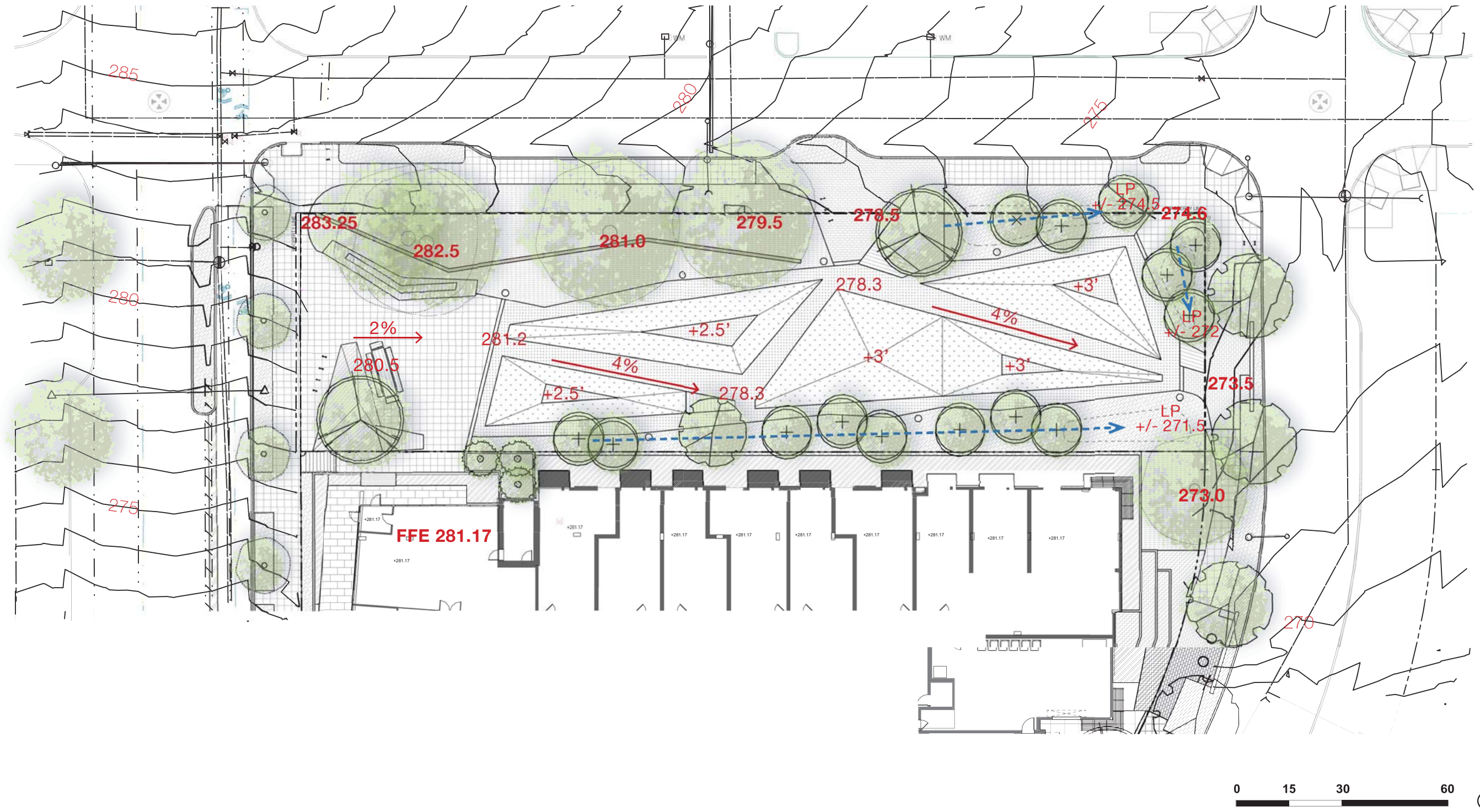
View facing East

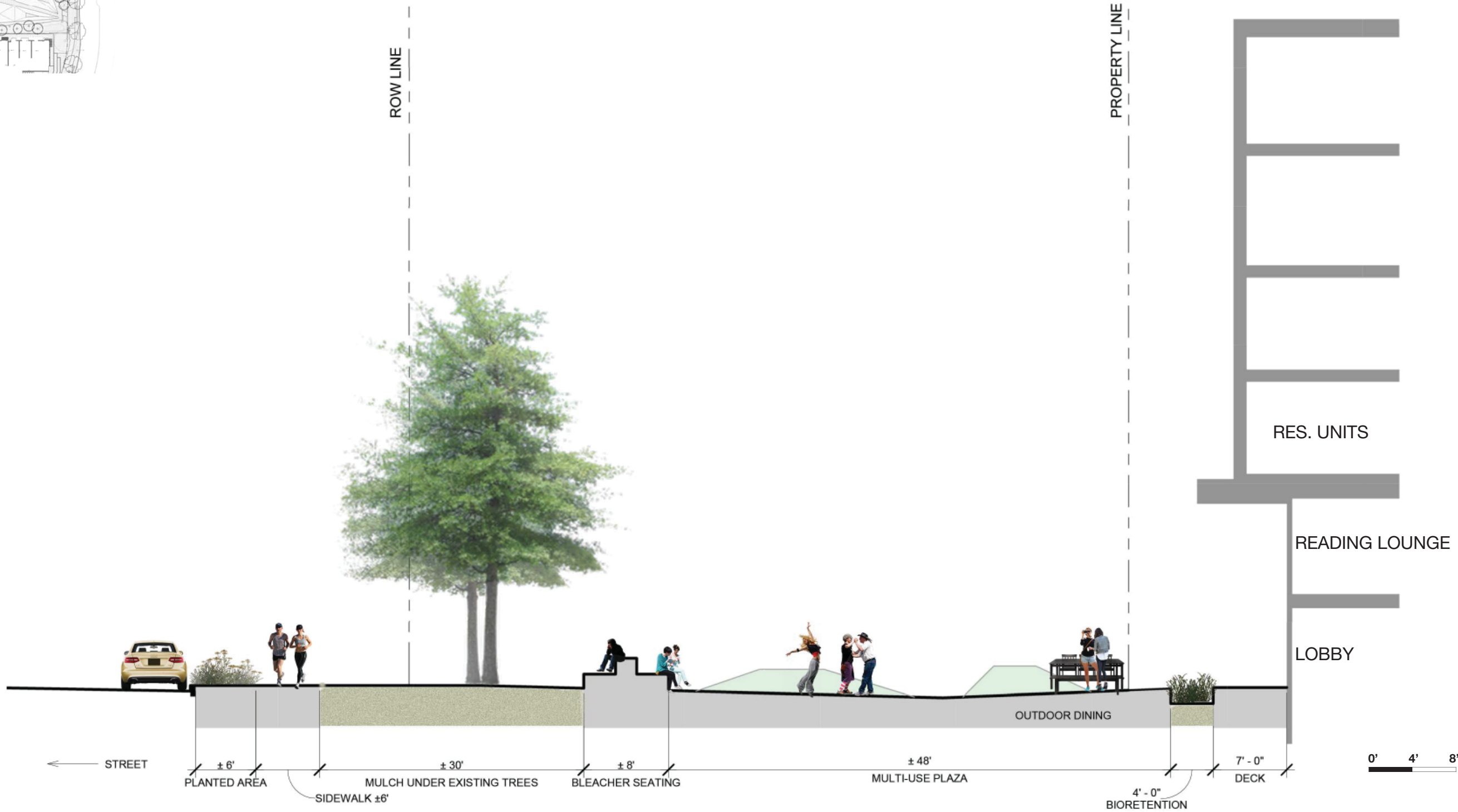
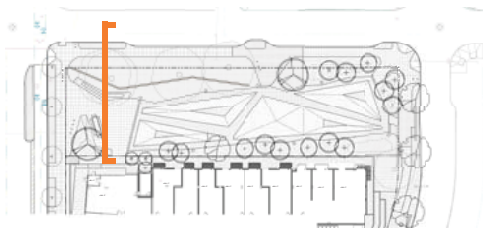


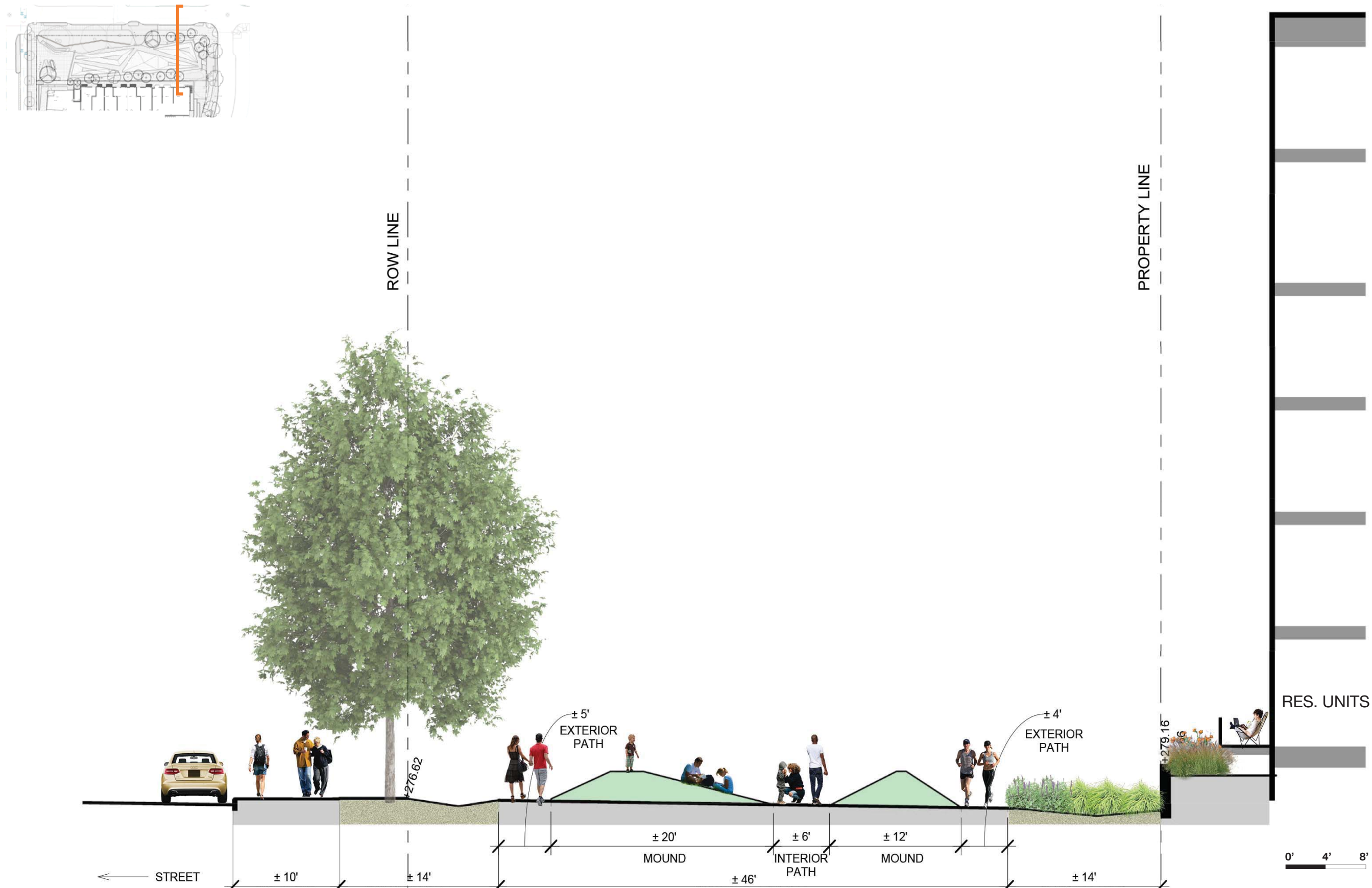


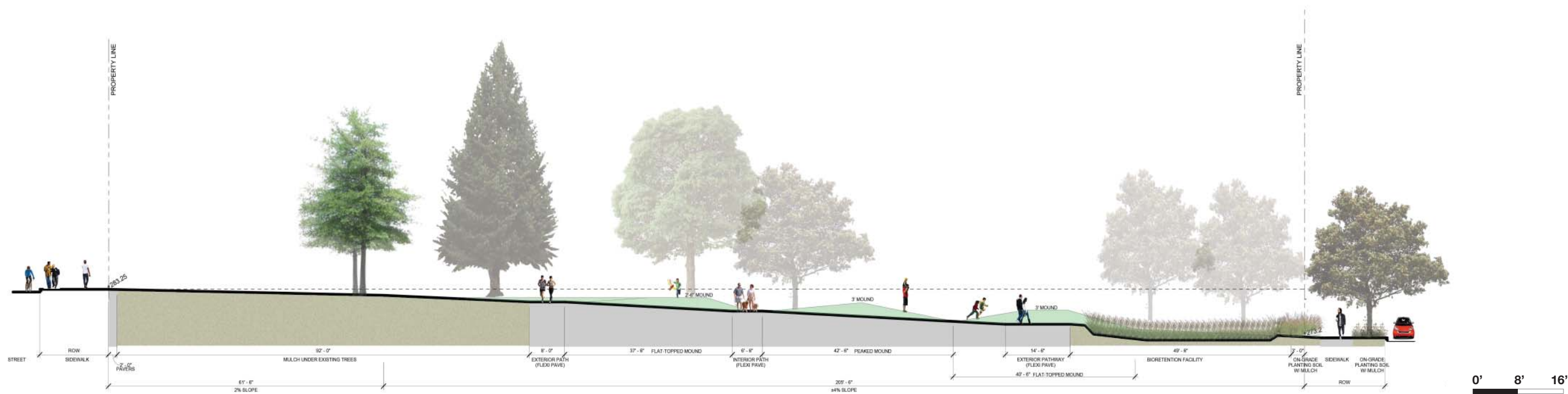
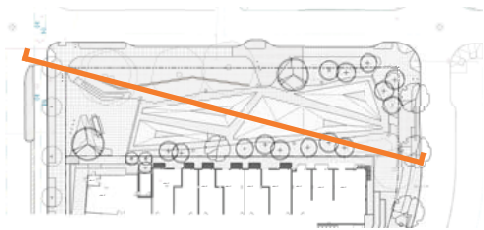
View facing West





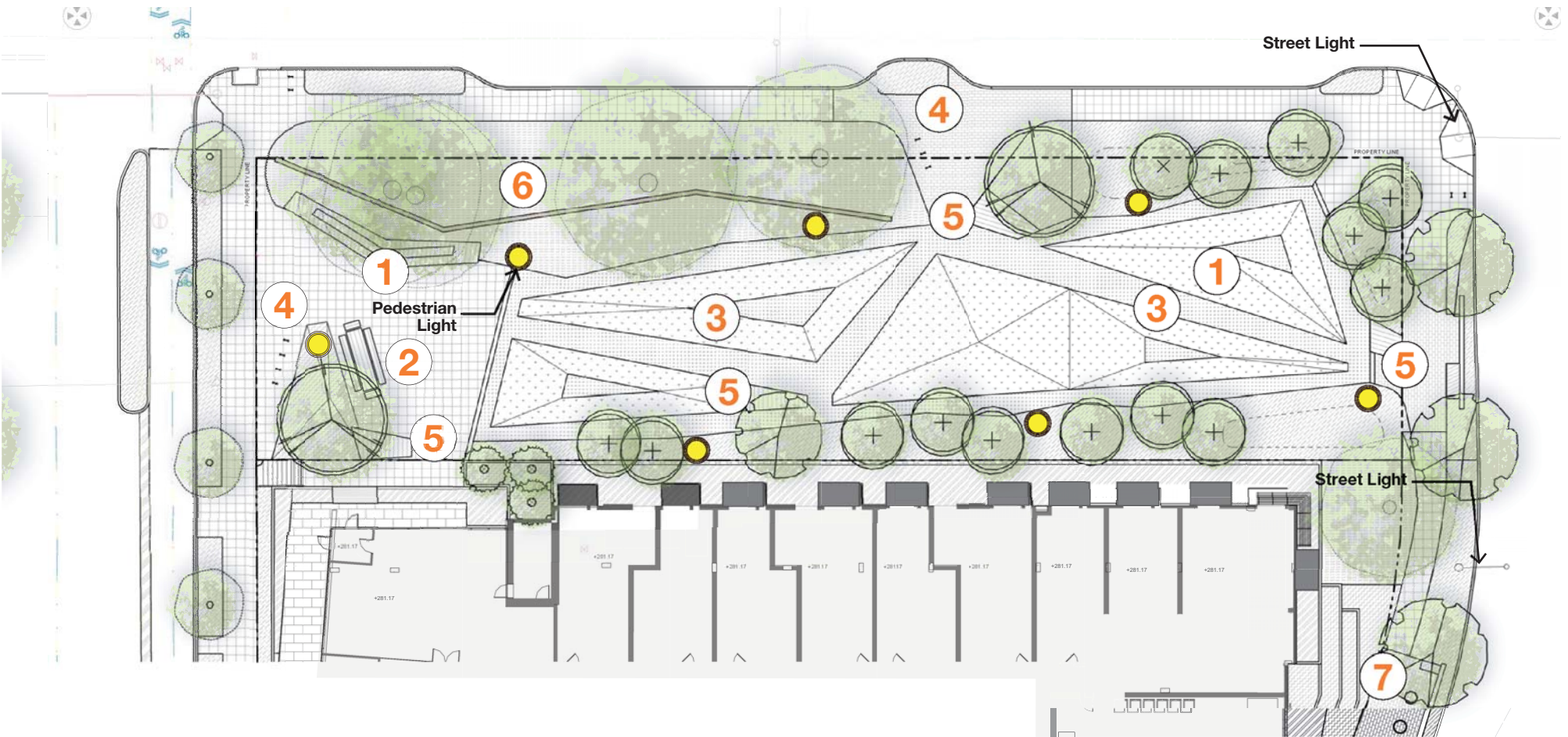








Pedestrian Scale Light

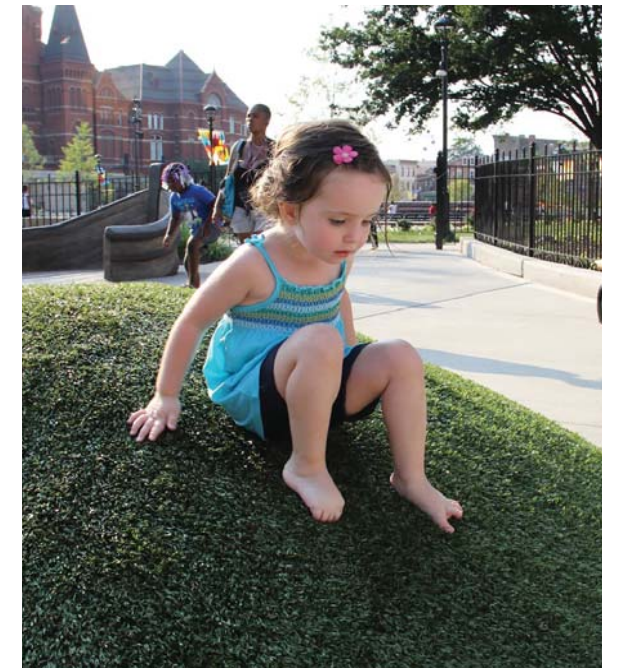


SITE AMENITIES

- 1 Bleacher Seating
- 2 Community Table
- 3 Playful Landforms
- 4 Bike Racks
- 5 Edge Seating
- 6 Artist Beams 'Catalyzing Choreography'
- 7 Exercise Stations



Playful Landforms



Follow the leader





Artist Sculptural Seating beneath tree canopy



Bleacher Seating



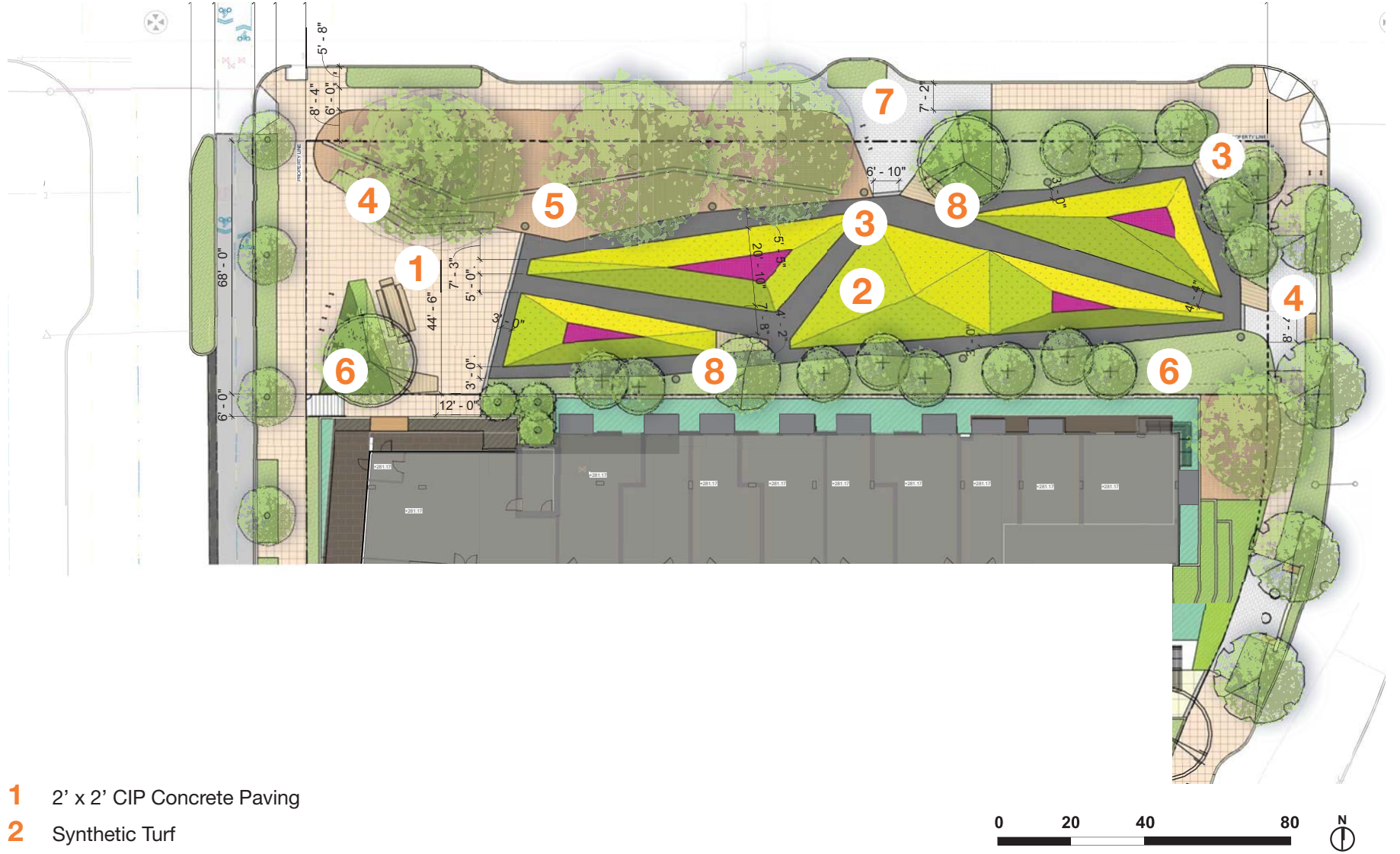
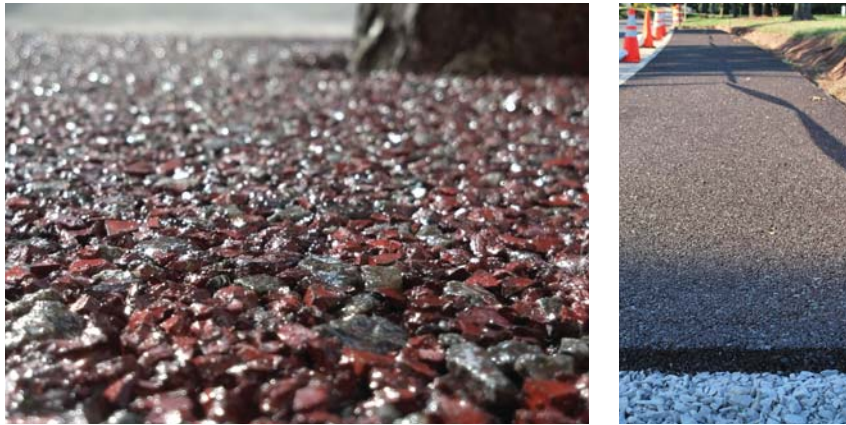
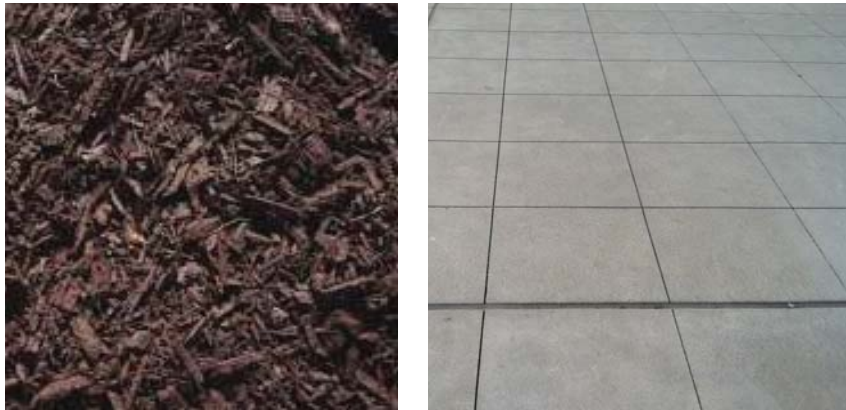
Community Table



Edge Seating



Edge Seats + Bleacher Seats constructed of Salvaged Concrete Rubble and Reclaimed timbers



- 1 2' x 2' CIP Concrete Paving
- 2 Synthetic Turf
- 3 Flexi-Pave (Porous Paving)
- 4 Edge + Bleacher seating - Salvaged Timber with Salvaged Concrete Rubble Wall
- 5 Mulch Under Existing Trees
- 6 Planting Area
- 7 Specialty Pavers (Yesler Terrace Standard)

PARK EDGE



Acer circinatum



Stewartia pseudocamellia koreana



Cornus alba



Ribes sanguineum



Clethra annifolia



Juncus patens



Dryopteris erythrosora



Blechnum spicant



Polystichum munitum



Acanthus mollis



Iris versicolor



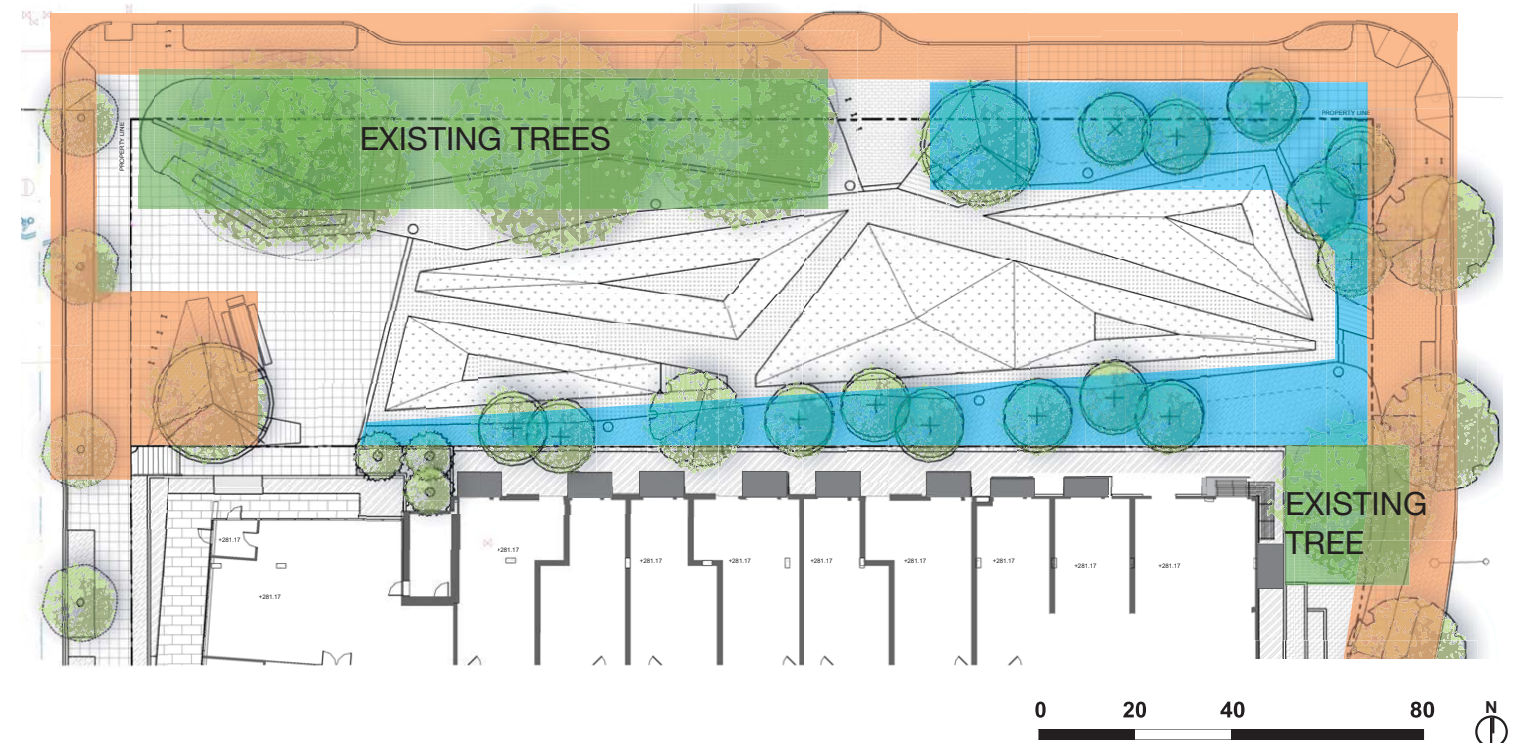
Astilbe Deutschland



Schizostylis coccinea



Liriope spicata



STREETSCAPE



Acer truncatum x A. platanoides



Cercidiphyllum japonicum



Fraxinus pennsylvanica cimmaron



Rhampholepis umbellata minor



Lonicera pileata



Helictotrichon sempervirens



Hakonechloa macra



Carex divulsa

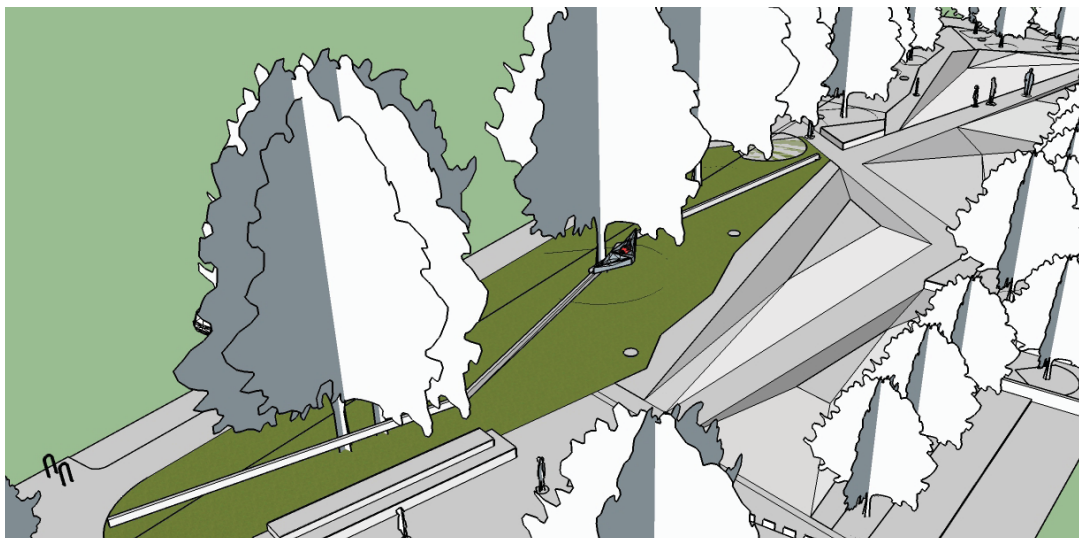
Grove Sculpture : Catalyzing Choreography & A Raw Moment



The grove on the north edge of the new park is a living monument of aged place. It has existed from Profanity Hill pre-1930s up to today, and is now protected by the City to survive throughout the massive redevelopment. It is a place offering a great sense of belonging, and a touch of primordial nature within the new, much more built over version of Yesler Terrace. The sculpture will enhance these elements and open experiences in 2 gestures while both matching the energy of x,y and z axis exploration and movement throughout the new pocket park, and integrating the grove area into the overall design.

Catalyzing Choreography /
Simple ~10"x10" beams, on footings every ~20' in three sections of ~50' about ~16" off the ground will move through the grove, beckoning pedestrian choreography and exploration. Preserved with Shou Sugi Ban (burning, brushing and oiling) they will emit a mood of change, loss, destruction and new beginnings. Angles and impromptu choreography riff off entire concept of park hills and valleys.

A Raw Moment/
By the Cypress, the oldest tree in the grove, a raw form of wood will be carved, enticing humans to crawl, recline, climb and lean on the bones of tree cells. Shown in the rendering as triangular, this piece will develop greatly in the creation process and may morph more into messy organic forms akin to those seen in the two precedent images from (top to bottom) artists Emilie Brzezinski and Ursula von Rydingsvard. However, the general location and scale around the Cypress will remain as in rendering.



Thank you



SUPPLEMENTAL INFORMATION



CS1: Use natural systems and features of the site and its surroundings as a starting point for project design.

Yesler Terrace Supplemental Guidance:

Topography:

Thoughtful treatment of slopes is critical for a good pedestrian environment and the quality of a building's lower levels.

Plants and Habitat:

Trees and other landscape features should continue to play a defining role in the neighborhood's character. Design open space to optimize the visibility and long-term health of preserved trees.

Water:

Capture and control stormwater on-site through green stormwater infrastructure (GSI) and hybrid systems and showcase those features in engaging ways.



PL1: Open space should complement and contribute to the network of open spaces around the site and the connections among them.

Yesler Terrace Supplement Guidance:

A Network of Public Spaces:

Open spaces should be designed to help build community, serving individuals of all ages, cultures, incomes, and abilities. Open spaces to serve as a stage for daily life. Program open spaces for multiple functions and uses, combining social, recreational, and ecological functions.

Pocket Parks:

Program pocket parks to accommodate smaller spaces for adults to sit and visit, look at the views, or read, and incorporate active play areas focused on those under eight years of age.

Outdoor Uses and Activities:

The planned network of outdoor spaces should provide passive and active open spaces that support a range of uses from contemplation and picnics to informal play and active recreation.

Street Furniture, Art, and Fun:

Incorporate playful features and details that engage passersby and create memorable spaces.



PL2: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.

Yesler Terrace Supplemental Guidance:

Safety and Security:

All streets, open spaces, walkways, and connections should be designed with CPTED principles. And to promote safety and security, design buildings so that residents and businesses provide "eyes on the street" to create an active, comfortable, and safe pedestrian environment.

Lighting for Safety and Vibrancy:

Lighting should not only enhance public safety, but also contribute to vibrancy, and neighborhood identity. Lighting should reflect the character of the adjacent space.



DC4: Use appropriate and high quality elements and finishes for the building and its open spaces.

Yesler Terrace Supplemental Guidance:

Plant Materials:

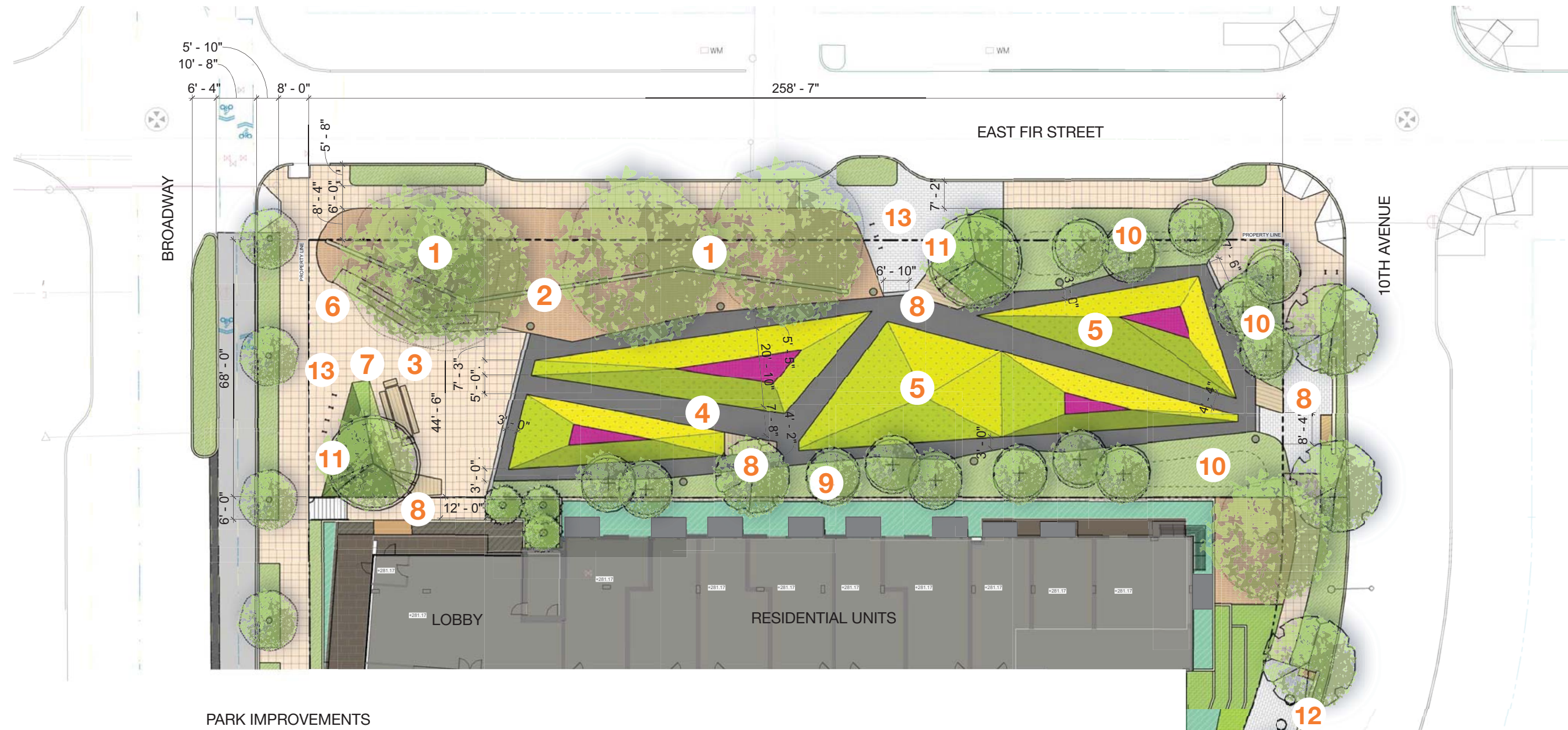
Emphasize native, drought-tolerant, regionally adapted plants designed to provide year-round color and texture.

Hardscape Materials:

Create texture and character in the ground plane and consider using natural stone products such as crushed rock or stone dust for passive use applications. Use salvaged materials to add character to design features while reducing environmental impacts.

Tier 1 Trees

Tree Tag #	Species	dbh (in.)	Drip Line Radius	Vigor	Structure	Risk of Failure	Maintenance Recommendation	Preservation Value	Exceptional Designation	Comments/Defects
351	Western red cedar (<i>Thuja plicata</i>)	27.5	30'	Good	Fair	Moderate	Provide root zone treatment of wood chip mulch before installing tree protection fence.	Moderate	No	Close to existing building. Leans away towards the east. Asymmetrical canopy.
353	Monterey cypress (<i>Cupressus macrocarpa</i>)	39.9	40'	Good	Fair - Good	Moderate	Provide root zone treatment of wood chip mulch before installing tree protection fence.	Special	Yes	Rare in Seattle (<u>Trees of Seattle</u> by A.L. Jacobson). Endangered in native range in California (IUCN Red List of Threatened Species). History of modest utility clearance pruning on north side of canopy.
355	Norway maple (<i>Acer platanoides</i>)	23.5	24'	Good	Fair - Good	Moderate	Provide root zone treatment of wood chip mulch before installing tree protection fence.	Moderate	No	History of utility clearance pruning. Canopy is L-shaped around the wires. Future pruning to balance the crown may be needed.
356	English elm (<i>Ulmus procera</i>)	39.5	30'	Poor - Fair	Fair	Moderate	Crown clean. Monitor for Dutch Elm Disease. Provide root zone treatment of woodchip mulch before installing tree protection fence.	Low	Yes	History of limb failure. Weak twig growth indicates some lack of vigor. Trunk divides at 8-feet into two large leaders with a U-shaped union. History of utility clearance pruning has kept the canopy south of the lines.
358	Chinese photinia (<i>Phytinia serrulata</i>)	25	20'	Good	Fair - Good	Moderate	Provide root zone treatment of wood chip mulch before installing tree protection fence.	Special	No	Broad healthy canopy. Not a State record but worthy of retention. Best of species on-site. Evergreen.



PARK IMPROVEMENTS

- | | |
|--|---|
| 1 Existing Trees: 4 TOTAL | 7 Community Table: 14' x 3.5' |
| 2 Artist Beams 'Catalyzing Choreography': 147 L.F.
Mulch: 4087 SQ.FT. | 8 Edge Seating with Low Rubble Wall (Recycled): 4 TOTAL = 270 SQ.FT. |
| 3 Plaza: 2250 SQ.FT. | 9 Planted Filter: 1540 SQ.FT. |
| 4 Flexi-Pave/Porous paving: 3145 SQ.FT. | 10 Planted Filter with Drainage Facility: 2005 SQ.FT. |
| 5 Playful Landforms: 5510 SQ.FT. | 11 Planting Area: 752 SQ.FT. |
| 6 Bleacher Seat (Reclaimed Timber) with Low
Rubble Wall (Recycled): 243 SQ.FT. | 12 Exercise Station: 2 TOTAL (ROW) |
| | 13 Bike Racks: 7 TOTAL |

* Dimensions shown for reference only - may be subject to change.

