Yesler Terrace Today

- 561 housing units on 30 acres
- About 1,200 residents
- Second oldest operating public housing development in US
Why not just replace it?

Buildings are inadequate for current residents.
Infrastructure is failing.
Replacement alone is not financially feasible.
Financial challenges

No sources to simply replace what’s there.

Cost of new infrastructure and parks
– $60 - $95 million

Cost to replace existing housing
– $120 - $140 million
SHA’s Approach -- Connected Communities
SHA’s Approach – Adding Amenities
Citizen Review Committee convened in October 2006, chaired by Former Mayor Norman Rice

Spent a year identifying core values and guiding principles

Adopted by Seattle Housing Board in December 2007
Core Values & Guiding Principles

Guiding Principles developed around four core values:

1. Social Equity
2. Economic Opportunity
3. Environmental Stewardship and Sustainability
4. One-for-One Replacement Housing

Go to seattlehousing.org for details on Yesler Terrace’s Core Values and Guiding Principles
Social Equity

- Promote a diverse community
- Include stakeholders throughout the process
- Minimize the impacts of displacement
- Meet low-income housing needs
- Foster positive community interactions
Environmental Stewardship & Sustainability

- Incorporate smart growth principles
- Create a safe and healthy community
- Use environmentally friendly and sustainable building techniques
- Meet the needs of families, the elderly and those with disabilities
Economic Opportunity

- Foster access to jobs, transportation and community services
- Create living wage jobs for residents
- Promote a micro-loan program to promote small businesses
- Preserve in-home and small businesses
- Support job training
One-for-One Replacement

Replace (or exceed) the current number of low-income units

Plan for future growth

Expand current boundaries to provide more housing and amenities

Provide relocation assistance

Give public-housing-eligible residents first priority to return
A new way to think about Yesler Terrace

Today, 561 low rise apartments are spread over 28 acres

With higher buildings and a mix of uses, we can create a vibrant, livable community

• Parks and open space
• Diverse housing types
• Economic opportunity
• Live-work-play
Second Round CRC Meetings

- Expanded membership with additional residents
- Continues to monitor planning efforts to ensure they follow the Guiding Principles
- Chaired by Germaine Covington
Programming for the site

**Housing** 3,000 - 5,000 units
- 561 extremely low-income housing units,
- 250 very low-income units
- 950 low income units

**Office**
800,000 - 1.2 million sq. ft.

**Street-level retail**
25,000 to 100,000 sq. ft.

**Public open space**
5 - 8 acres
Neighborhood studies

Belltown

- Total Site Area (includes ROW & open space)
  24.4 acres
- % of Site area in ROW
  40%
- Total Development Area
  9.1 acres
- Housing
  2,042 Units
  224 Units/Developable acre
- Office
  500,000 sq. ft. (including hypothetical building) Proportionately equates to 1 million sq. ft. of office in the Yesler Terrace program.

Yesler Terrace Site (comparison)

- Yesler Terrace Site Area (includes ROW & open space)
  39.6 acres
- Yesler Terrace Housing
  3,000 – 5,000 Units
  167 - 277 Units/Developable acre
Neighborhood studies

First Hill

• Total Site Area (includes ROW & open space)
  14.5 acres

• % of Site area in ROW
  40%

• Total Development Area
  8.5 Acres

• Housing
  1531 Units
  189 Units/Developable Acre

• Office
  350,000 sq. ft. (including hypothetical building) Proportionately equates to 800,000 sq. ft. of office in the Yesler Terrace program.

Yesler Terrace Site (comparison)

• Yesler Terrace Site Area (includes ROW & open space)
  39.6 acres

• Yesler Terrace Housing
  3,000 – 5,000 Units
  167 - 277 Units/Developable acre
Plan for Integrated Streets
Develop “People Friendly” and Socially Active Streets
Support Multi Modal Transportation

Open Space
Create Safe Open Spaces
Foster Community Building in Open Spaces
Meet Community Open Space Needs
Support Healthy and Green Programs

Retail
Ensure retail is economically feasible.
Focus retail to neighborhood needs.
Planning goals

**Housing**
- Support Innovative Housing Design
- Provide Affordable Housing Opportunities
- Integrate Open Spaces in housing design

**Office**
- Limit impacts of office traffic & parking on housing.
- Provide adequate office parking & shared parking.
- Explore green infrastructure sharing opportunities.

**Green and Healthy**
- Yesler Terrace as 21st Century Community
- Green & Healthy Principles in Site & Building Design
- Foster Innovative Site Design
- Use Sustainable Design Strategies

**Economy and Jobs**
- Opportunities for Resident Employment.
- Supportive Housing Services for Residents
- Business Development Opportunities at Yesler Terrace
Planning Concept Approach

Constants

Program
(Housing neighborhood)
Sustainable Strategies
Phasing Strategies
CRC Guiding Principles
& Planning Concepts

Variables

Concept Variables
## Planning Constants

### Yesler Terrace Housing Neighborhood

<table>
<thead>
<tr>
<th>Type</th>
<th>Height</th>
<th>Density</th>
<th>Residents</th>
<th>Assoc. Open Space</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low-rise</td>
<td>Up to 35 feet</td>
<td>30 - 50 units per acre</td>
<td>Mostly families, mixed incomes</td>
<td>Small yards, porches, balconies, courtyards</td>
</tr>
<tr>
<td>Mid-rise</td>
<td>35 - 75 feet</td>
<td>125 - 200 units per acre</td>
<td>Mixed residents, mixed incomes</td>
<td>Courtyards, rooftops, balconies</td>
</tr>
<tr>
<td>High-rise</td>
<td>75 - 150 feet</td>
<td>200 - 350 units per acre</td>
<td>Mostly adults, mixed incomes</td>
<td>Balconies, raised/podium, rooftops, interior open space</td>
</tr>
<tr>
<td>Tower</td>
<td>Above 150 feet</td>
<td>Up to 450 units per acre</td>
<td>Mostly adults, mixed incomes</td>
<td>Balconies, raised/podium, rooftops, interior open space</td>
</tr>
<tr>
<td>Mixed</td>
<td>Varies</td>
<td>Varies</td>
<td>Mixed residents, mixed incomes</td>
<td>Varies</td>
</tr>
</tbody>
</table>
Concept Variables

- **Vision**: Cohesive idea which embodies the essence of the concept.
- **Bldg Height & Massing**: Heights, locations & massing of building forms.
- **Open Space**: Types, configurations, locations & amounts of open space.
- **Topography**: How all elements interact with the unique topography of the site.
- **Circulation**: Vehicle & pedestrian circulation. Street locations, types & character.
- **Connections & Edges**: Connections to surrounding neighborhoods & internal to the site.
- **Land Use-Office**: Types, amounts and locations of office land uses.
- **Land Use-Retail**: Types, amounts and locations of retail land uses.
Building Height & Massing

**PROS**
- Treats all areas of Yesler Terrace equally
- Spreads real estate value types evenly across site
- Allows housing types to be integrated throughout YT
- Allows lower densities in low- and mid-rise buildings
- Allows greater open space options

**CONS**
- Creates separation between residents in high rises and street life
- Entails higher construction cost
- Casts long shadows on and off site

*Parks in each district*
- Creates single high-cost development model

**PROS**
- Locates tallest new Yesler Terrace buildings near tallest existing off-site buildings (i.e. Harborview)
- Steps height down across the site for best access to views and solar exposure
- Creates a variety of development models; some higher cost and some lower cost

**CONS**
- Casts long shadows on neighborhoods to north and east
- Spreads real estate value unevenly across site
- Suggests segregation of different housing types in different areas

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Open space

**PROS**
- Provides direct connection and overlap between open space and circulation network
- Infuses landscaping throughout car and pedestrian spaces
- Provides for easy extension into adjacent neighborhoods

**CONS**
- Allocates a higher proportion of open space to linear green streets than parks
- Provides smaller range of open space sizes

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*Parks in each district*

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**PROS**
- Provides more open space without cars
- Allocates most open space in parks of varying size

**CONS**
- Provides indirect connection between open space and circulation network
- Does not lend itself to extension into adjacent neighborhoods

*Parks on green streets*
Topography

**PROS**
- Uses the least resources on moving dirt
- Allows for easy phasing of south portion of YT

**CONS**
- Relies on other strategies, like circulation network, to integrate the south portion of YT

**PROS**
- Provides for strongest integration of the south and north portions of YT
- Creates relatively level building sites in southern site

**CONS**
- Requires significant cost for regrading - will need to be balanced by added value
- Provides least ability to retain existing trees in south portion
- Makes connection of Yesler Terrace to Little Saigon more difficult
- Requires the south portion of YT be constructed in one phase

**PROS**
- Provides for the strongest connection of Yesler Terrace with Little Saigon

**CONS**
- Requires additional cost for regrading
- Makes phased development difficult
Circulation

PROS
- Creates traditional Seattle neighborhood feeling through block sizes and street network
- Integrates by using existing urban street grid
- Creates parcel sizes familiar to developers
- Allows for ease of project phasing
- Enhances east-west view opportunities
- Takes advantage of shallow grades in E/W direction

CONS
- Expends more resources to streets - needs to be balanced by adding value through other strategies

PROS
- Creates integration into the community by using existing urban street grid
- Allows for ease of project phasing
- Enhances north-south view opportunities
- Creates parcel sizes familiar to developers

CONS
- Fights steep slopes in north-south direction

PROS
- Builds on parallel nature of I-5 and Boren
- Achieves adequate site access with minimum of roads

CONS
- Creates large development parcels - may need to be broken down using other strategies
Connections & Edges

**PROS**
- Focuses on creating a vibrant heart in the center of Yesler Terrace that draws other neighborhoods in
- Builds on the existing assets of Yesler and Broadway

**CONS**
- Does not reach out to adjacent neighborhoods as much as other strategies

**PROS**
- Focuses on expanding the boundaries of Yesler Terrace
- Builds on existing assets of Yesler and Boren, and proposed asset of First Hill street car line
- Strengthens both north-south and east-west neighborhood connections

**CONS**
- Creating two hearts, one at Yesler Community Center and another on the edge and downhill from Yesler Terrace

**PROS**
- Strengthens north-south neighborhood connections

**CONS**
- Tries to establish a connection across a long distance and big grade change - which may have challenges
**Land-use Office**

**PROS**
- Locates bulk of office uses in area of known demand

**CONS**
- Fosters less integration throughout the rest of Yesler Terrace

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**PROS**
- Locates office use in locations of known (Harborview) and strong potential (Yesler and Boren) demand
- Begins to integrate office into other areas of Yesler Terrace

**CONS**
- Office demand at Yesler & Boren may take time to develop

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**PROS**
- Affords most integration of office use throughout Yesler Terrace
- Allows greater use of distributed office parking across the site

**CONS**
- Creates fragmented locations not near existing or potential demand, which may not be economically sustainable
Land-use Retail

**PROS**
- Enhances a vibrant heart in the center of Yesler Terrace
- Builds on the existing customer traffic of Yesler and Broadway

**CONS**
- Does not reach out to adjacent neighborhoods as much as other strategies
- Provides weak connection to Little Saigon and International District

**PROS**
- Focuses on expanding the boundaries of Yesler Terrace
- Builds on existing assets of Yesler and Boren, and proposed asset of First Hill street car line

**CONS**
- Risks reducing the heart of Yesler Terrace at the intersection of Broadway and Yesler Way

**PROS**
- Enhances a vibrant heart in the center of Yesler Terrace
- Builds on the existing customer traffic of Yesler and Broadway

**CONS**
- Does not reach out to adjacent neighborhoods as much as other strategies
- Provides weak connection to Little Saigon and International District
Development Concepts

Concept A

Concept Summary

Concept A takes its inspiration from the many wonderful, walkable neighborhoods in Seattle. It begins with an extension of the Seattle street grid to reinforce the connection between existing neighborhoods. An open space system of Green Streets and adjacent Street Parks compliments the street grid. Housing dominates a majority of the site with office uses limited to the northwest quadrant near Harborview and retail focused along streets at the intersection of Yesler Way and Broadway adjacent to the Yesler Community Center.

View overlook
Pedestrian hillclimb
Micro commercial pavilions
Public plaza
Green belt
Potential bridge over I-5
Semi-private courtyard over parking
Extend Broadway to the southern portion of Yesler Terrace
Street node viewpoint

Concept Variables A

1. Topography
   1a. Existing topography to remain

2. Land Use - Retail
   2a. Retail along Yesler Way & Broadway

3. Land Use - Office
   3a. Single use offices (high-rise)

4. Circulation
   4a. Extend the existing city grid
   4b. Strongest circulation along Broadway and Yesler Way

5. Open Space
   5a. Linked to a network of green streets
   5b. Hierarchy of public & semi-private parks related to streets

6. Building Height & Massing
   6a. Uniform throughout the site
   6b. Building heights range from 35’-150’

7. Connections & Edges
   7a. Community heart at Yesler Way & Broadway

Housing (high-rise)
Housing (mid-rise)
Public open space connects with green belt
Pedestrian hill-climb
Development Concepts

Concept A
Development Concepts

Concept B

Concept Summary

One of the ideas for this concepts envisions Yesler Terrace being part of a larger Yesler neighborhood which could extend from I-5 to 19th Avenue East. The center for this new neighborhood would be located at the Boren, Yesler Way, and 12th Avenue East adjacent to the planned street car location on Boren.

A second idea centers around creating green public open spaces independent of the street network. The secondary open space system would link public parks independent of the streets providing an alternative circulation pathway through the site.

Adjacent to Harborview and along Boren Avenue where building height and massing would be higher providing the opportunity for less building height and massing southwest of the community center.

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<tbody>
<tr>
<td>1. Topography</td>
</tr>
<tr>
<td>1a. Fill site south of Yesler Way</td>
</tr>
<tr>
<td>2. Land Use - Retail</td>
</tr>
<tr>
<td>2a. Commercial retail center at Boren</td>
</tr>
<tr>
<td>2b. Mini-retail at Broadway &amp; Yesler</td>
</tr>
<tr>
<td>3. Land Use - Office</td>
</tr>
<tr>
<td>3a. Single use offices (high-rise)</td>
</tr>
<tr>
<td>3b. Mixed use &amp; mid-rise offices</td>
</tr>
<tr>
<td>4. Circulation</td>
</tr>
<tr>
<td>4a. Unique circulation pattern</td>
</tr>
<tr>
<td>4b. Strongest circulation along Boren and Yesler Way</td>
</tr>
<tr>
<td>5. Open Space</td>
</tr>
<tr>
<td>5a. Linked together away from streets</td>
</tr>
<tr>
<td>5b. Small parks independent of network</td>
</tr>
<tr>
<td>6. Building Height &amp; Massing</td>
</tr>
<tr>
<td>6a. High at Harborview &amp; along Boren</td>
</tr>
<tr>
<td>6b. Low southwest of Broadway/Yesler Way</td>
</tr>
<tr>
<td>7. Connections &amp; Edges</td>
</tr>
<tr>
<td>7a. Create a larger Yesler neighborhood (centered at Yesler Way &amp; Boren)</td>
</tr>
</tbody>
</table>

Proposed street car line
Pedestrian connection to Little Saigon
Development Concepts

Concept B
Development Concepts

Concept C

Connections Summary

Connections are strong from Harborview to Little Saigon and touch most of the adjacent districts. Circulation parallels I-5 and Boren and strengthens the main north/south connection at the 9th to 10th Ave hillclimbs.

Open space includes the “Hillclimb Spine of Parks” and the widened 9th Ave/10th Avenue connector from Harborview to Little Saigon.

Additional open space is in district parks or semi-public open spaces. District open spaces with a feeling of openness above are created by mixing lowrises, midrises and towers. More Three-story ground related units can be made available for daycare, senior/accessible units and market rate housing adjacent to social services and amenities.

Retail and office placement reinforce the Connections, Circulation, Open Spaces and Heights and Massing.

North/south connector: Hillclimb “spine of parks” connects Harborview to Little Saigon

Retail (typical)

Office tower (typical)

Residential tower (typical)

Mid-size community park

District open space (typical)

Concept Variables C

1. Topography
   1a. Cut site south of Yesler Way

2. Land Use - Retail
   2a. Retail northwest of Yesler Way & Broadway

3. Land Use - Office
   3a. Single use offices (towers)
   3b. Mixed-use offices (mid-rise)
   3c. Single use offices (low-rise)

4. Circulation
   4a. Create a strong connection between Harborview & Little Saigon
   4b. Strongest circulation along Yesler Way and 9th Avenue

5. Open Space
   5a. NE/SW spine of parks
   5b. Unique parks for individual districts

6. Building Height & Massing
   6a. Uniform throughout the site
   6b. Tall buildings (250) evenly spaced between 35'-75' height buildings

7. Connections & Edges
   7a. Community heart between the Community Center and Harborview
Development Concepts

Concept C
Yesler Terrace

Bringing Home a Better Future