Yesler Terrace

Bringing home a better future
Design Commission – April 7, 2011
Yesler Existing ROW
Yesler Proposed ROW

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**LEGEND**

- **ROW TO BE DEDICATED**
- **ROW AREA BOUNDARY**

**CITY RIGHT-OF-WAY**

<table>
<thead>
<tr>
<th>RIGHT-OF-WAY (SF)</th>
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Yesler ROW Comparison

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## Developing the Preferred Alternative

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<tr>
<th></th>
<th>Preferred Alternative</th>
<th>Alt. 1 Lower Density</th>
<th>Alt. 2 Med Density</th>
<th>Alt. 3 High Density</th>
</tr>
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<tbody>
<tr>
<td>Number of Residential Units</td>
<td>5,000</td>
<td>3,000</td>
<td>4,000</td>
<td>5,000</td>
</tr>
<tr>
<td>Square Feet of Residential</td>
<td>4,311,838</td>
<td>2,757,854</td>
<td>3,624,213</td>
<td>4,469,700</td>
</tr>
<tr>
<td>Square Feet of Office</td>
<td>900,000</td>
<td>400,000</td>
<td>1,000,000</td>
<td>1,200,000</td>
</tr>
<tr>
<td>Square Feet of Neighborhood Services</td>
<td>65,000</td>
<td>50,000</td>
<td>50,000</td>
<td>50,000</td>
</tr>
<tr>
<td>Square Feet of Neighborhood Commercial</td>
<td>88,000</td>
<td>40,000</td>
<td>60,000</td>
<td>88,000</td>
</tr>
<tr>
<td>Parks Acreage</td>
<td>6.5</td>
<td>6.0</td>
<td>6.5</td>
<td>6.9</td>
</tr>
<tr>
<td>Parking Provided</td>
<td>5,100</td>
<td>3,300</td>
<td>5,100</td>
<td>6,300</td>
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Developing the Preferred Alternative: Concept Plan
November 2009

Yesler and Broadway as main streets
Community Core – at Yesler Way/Broadway
Improved Neighborhood Connections
Developing the Preferred Alternative:
Public Streets

[Map of the area with streets labeled: Yesler Way, Fir St, Alder St, Broadway Ave, 9th Ave, 10th Ave, 12th Ave, Washington St, Main St, Steam Plant]
Developing the Preferred Alternative:
Woonerfs and Pedestrian Connections
Developing the Preferred Alternative:
Open Space
Developing the Preferred Alternative: Office & Commercial
Developing the Preferred Alternative:
Community Space and Retail
Developing the Preferred Alternative:
Neighborhood Core
Developing the Preferred Alternative: Housing

- Number of Residential Units: 5,000
  - 561 Extremely Low Income Units
  - 290 Very Low Income Units
  - 950 Low Income Units
  - 3,199 Market Rate Units

Including 250 Mixed Income Units in the Adjacent Property
Developing the Preferred Alternative: Parking Platforms
Many factors will influence phasing:
- Existing units in each block
- Utility work necessary
- Parks costs
- Value/marketability of each block
- Value creation
Existing units within each block

- 95 units, 3.9 acres
- 72 units, 3.0 acres
- 64 units, 2.0 acres
- 45 units, 1.4 acres
- 42 units, 1.4 acres
- 40 units, 1.8 acres
- 103 units, 4.9 acres
- 100 units, 6.3 acres

XXX units: Total units required to be demolished to construct the full block.
X.X acres: Acreage of the block.
Water, sewer and storm facilities
Developing the Preferred Alternative:
Potential Phasing Concept
Developing the Preferred Alternative: Potential Phasing Concept
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Developing the Preferred Alternative: Potential Phasing Concept
• City Council adopts Comprehensive Plan amendments → March

• SHA/City Issues Final EIS → early April

• SHA Board adopts Development Plan → May

• DPD submits Yesler Terrace legislative package → Summer
Legislative Package

- Land Use Code Amendment
- Planned Action Ordinance
- Street Vacation Petition
- Memorandum of Understanding
Yesler Existing ROW

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