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
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.
What are the Public Benefits proposed for the street vacations and dedications?

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

PUBLIC BENEFITS
PROPOSED RIGHT-OF-WAY PATTERN

Vacations: Dedications: Difference

-96,490 SF  +21,610 SF  +118,100 SF

96,490 SF Dedications
PROPOSED RIGHT-OF-WAY PATTERN

-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
Connectivity with the Neighborhood

Existing dead ends and discontinuities eliminated.

Continuous pedestrian and bike circulation on new "loop".

Not required

Provided

Improved internal circulation

Public Benefit
Connectivity within the Neighborhood

Public Benefit Required by Code in Zones of Similar Density?

<table>
<thead>
<tr>
<th>Provided</th>
<th>Required by Code in Zones of Similar Density</th>
</tr>
</thead>
<tbody>
<tr>
<td>Not Required</td>
<td>Continuous pedestrian and bike circulation on new &quot;loop&quot;</td>
</tr>
</tbody>
</table>

Improved Internal Circulation

Existing dead ends and discontinuities eliminated.
Existing dead ends and discontinuities eliminated.
Continuous pedestrian and bike circulation on new "loop"?

Public Benefit

Required by code in zones of similar density?

Provided

Not required

Not required

Improved Internal Circulation

Connectivity within the neighborhood
PROBLEM

SOLUTION

Existing dead ends and discontinuities eliminated. Continuous pedestrian and bike circulation on new “loop”.

Not Required

Provided

Required by Code in Zones of Similar Density?

Continuous Internal Circulation

Public Benefit
Connectivity within the Neighborhood

Public Benefit Provided

Continuous pedestrian and bike circulation on new "loop"

Existing dead ends and discontinuities eliminated.

Improved internal circulation

Not required
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?

- Improved Internal Circulation
- Not Required
- Continuous pedestrian and bike circulation on new “loop”
- Existing dead ends and discontinuities eliminated.
<table>
<thead>
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<td>Improved Internal Circulation</td>
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Continuous pedestrian and bike circulation on new “loop”.

Existing dead ends and discontinuities eliminated.
Connectivity to and from the neighborhood:

Public benefit required by code in zones of similar density?

New connection to Little Saigon:
- Not required

New through street from 10th Ave S to S Main St; new stairway from 10th Ave S to S Main St, new stairway from 10th and Main down to S Jackson St.
New through street from 10th Ave S to S Main St; new stairway from 10th and Main down to S Jackson St.
<table>
<thead>
<tr>
<th>CONNECTIVITY TO AND FROM THE NEIGHBORHOOD</th>
<th>New Connection to Little Saigon</th>
</tr>
</thead>
<tbody>
<tr>
<td>Provided</td>
<td>Required by Code in Zones of Similar Density</td>
</tr>
<tr>
<td>Not Required</td>
<td>New through street from 10th Ave S to S Main St; new stairway from 10th Ave S to 5 Main St</td>
</tr>
</tbody>
</table>

Map showing connectivity routes:
- New through street from 10th Ave S to S Main St.
- New stairway from 10th Ave S to 5 Main St.
- S Jackson St.
- S Main St.
- S Washington St.

12th Ave S, 10th Ave S, S Main St, S Jackson St, S Washington St.
New Through Street from 10th Ave S to S Main St; new stairway from 10th and Main down to S Jackson St.

**SOLUTION**

**PROBLEM**
CONNECTIVITY TO AND FROM THE NEIGHBORHOOD

New Connection to Little Saigon
Not Required

New through street from 10th Ave S to S Main St; new stairway from 10th and Main down to S Jackson St.
Connectivity to and from the neighborhood

New connection to Little Saigon provided.

New through street from 10th Ave S to S Main St; new stairway from 10th and Main down to S Jackson St.
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<tr>
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</tr>
<tr>
<td>New Storage Street from 10th Ave to Main St. new</td>
<td>Required by Code in Zones of Similar Density</td>
</tr>
</tbody>
</table>
New through street from 10th Ave S to S Main St; new stairway from 10th and Main down to S Jackson St.
Public Benefit Required by Code in Zones of Similar Density?

- Provided
- Not Required
- New Intersection at Fir/Broadway
- New safer intersection across Broadway at Fir Street;
- Multiple conflicting intersections at Broadway eliminated.
Public Benefit Required by Code in Zones of Similar Density?

<table>
<thead>
<tr>
<th>New Intersection at Fir/Broadway</th>
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</table>

Multiple conflicting intersections at Broadway eliminated.

New safer intersection across Broadway at Fir Street;

New safer intersection across Broadway at Fir Street;
New safer intersection across Broadway at Fir Street;

Provided

Multiple conflicting intersections at Broadway eliminated.

New Intersection at Fir/Broadway

Not Required

Public Benefit Required by Code in Zones of Similar Density?
CONNECTIVITY TO AND FROM THE NEIGHBORHOOD

<table>
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<tr>
<th>Problem</th>
<th>Solution</th>
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Public Benefit

Required by Code in Zones of Similar Density

Not Required

Provided
Connectivity to and from the Neighborhood

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.
Multiple conflicting intersections at Broadway eliminated.

New safer intersection across Broadway at Fir Street:

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Public Benefit Required by Code in Zones of Similar Density?

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

New Intersection at Fir/Broadway

Required by Code in Zones of Similar Density? Provided

Public Benefit Required by Code in Zones of Similar Density?
Public Benefit Required by Code in Zones of Similar Density? Provided

New Intersection at Fir/Broadway
Not required

New safer intersection across Broadway at Fir Street;
multiple conflicting intersections at Broadway eliminated.
Multiple conflicting intersections at Broadway eliminated.
New safer intersection across Broadway at Fir Street:
Not required New safer intersection across Broadway at Fir Street; multiple conflicting intersections at Broadway eliminated.
What are the Public Benefits from the proposed street vacations and dedications?

- Connectivity within and to the Neighborhood
- Improved Street Function

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

Not Required

Not Required by Code in Zones of Similar Density.

10th Ave

Wesley Way

Broadway Way

Wesley Way

Improved Intersection

Provided

Public Benefit
Pedestrian and bicycle improvements to encourage safety and clarity for the multiple users of the intersection are provided. Not required by code in zones of similar density.
Provide for the multiple users of the intersection and clarity for the multiple users of the intersection. Not required by code in zones of similar density. Provided. Improved intersection. Broadway and Yesler. Required by code in zones of similar density. Provided. Pedestrian and bicycle improvements to encourage safety and clarity for the multiple users of the intersection.
Pedestrian and bicycle improvements to encourage safety and clarity for the multiple users of the intersection are required by code in zones of similar density. Provided

Not Required

Public Benefit

Broadway and Yesler

Improved Intersection

10th Ave

E Yesler Way

Broadway Way

N 0 30 60 90
Pedestrian and bicycle improvements to encourage safety and clarity for the multiple users of the intersection.

Improved Intersection

- Broadway and Yesler
- Not required

Provided

Public Benefit

Required by code in zones of similar density?
Sharrow/bike lanes, street parking, and stormwater utilities.

PUBLIC BENEFIT REQUIRED BY CODE IN ZONES OF SIMILAR DENSITY?

PROPOSED ROW:
66ft

EXISTING ROW:
83ft

Wider ROW at Yesler Way

Proposed ROW Key Map

Existing ROW Key Map

Yesler Way – Looking West

Proposed ROW

Existing ROW

83'

66'
IMPROVED STREET FUNCTION

Public Benefit Required by Code in Zones of Similar Density?

- Narrower Non-Arterial Streets
- Provided

NC3, MR, HR zones: 52ft

<table>
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<th>Existing ROW</th>
<th>Proposed ROW</th>
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<tr>
<td>66'</td>
<td>66'</td>
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<tr>
<td>66'</td>
<td>80'</td>
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Paved bike lanes, wider ROW for existing non-arterial streets, and new stormwater and electrical utilities

8th Ave – looking North

8th Ave – looking North

Existing ROW Map

Proposed ROW Map
IMPROVED STREET FUNCTION

Public Benefit Required by Code in Zones of Similar Density? Provided

Non-Arterial Streets
Wider ROW for Existing
Existing ROW for Non-Arterial streets
NC3, MR, HR zones: 52 ft
60 ft at 10th Ave -- street parking, and new stormwater and electrical utilities

Proposed ROW Key Map
Existing ROW Key Map

10th Ave – Looking North
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
New central Neighborhood Park, three Pocket Parks, and Green Streets on the new internal Neighborhood Loop.

Little Saigon

10th Ave.

Wash. St.

E Yesler Way

First Hill

Harbor View

Squire Park Neighborhood

Downtown, Pioneer Square

First Hill

Little Saigon

Green Streets and Green Streets

Not Required

Public Benefit

Increased Open Space and Recreational Facilities

Provided

Required by code in zones of similar density?
PARKS AND GREEN STREETS

Increased Open Space and Recreational Facilities

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
PARKS AND GREEN STREETS

Public Benefit Required by Code in Zones of Similar Density?

- Parks and Green Streets
- New Central Neighborhood Park, Three Pocket Parks, and Green Streets on the new internal Neighborhood Loop

Increased Open Space and Recreational Facilities

- Not required
- New central Neighborhood Park, three Pocket Parks, and Green Streets on the new internal Neighborhood Loop

Specrum of users:

- Office / Harbormen
- Visitors
- Teens
- Adults
- Older Adults
- Families
- Young Children
- School-Age Children

Increase the number of green spaces, facilities, and community programs for all users.

Other requirements for other groups may also be made necessary by certain needs of the public and existing community programs.
Parks and Green Streets

Public Benefit Required by Code in Zones of Similar Density?

Provided

Not Required

Increased Open Space and Recreational Facilities

New central Neighborhood Park, three Pocket Parks, and Green Streets on the new internal Neighborhood Loop.

Parks | Catchment Area
PARKS AND GREEN STREETS

Pocket Parks and Green Streets

Provided

Not Required

Public Benefit

Required by Code in Zones of Similar Density?

Three Pocket Parks and Green Streets

Not required Three Pocket Parks and Green Streets on the new internal

Neighborhood Loop

Pocket Park Program

LAWN

PLAY

PLAZA

PLANTING

NE Pocket Park

Ideal Program Area

Ideal Park Area Range

9,000 SF – 16,000 SF

10% of Total Park Area

30% - 40% of Total Park Area

1’000 – 2’000 SF

2’000 SF (suggested additional Program)

1’000 SF

3’000 – 4’000 SF

Lawn Area

Play Area

Plazas

Circulation

Path, Seating

Natural Drainage, Tree Preservation, Buffer

Games Tables, Seating, Art

School-Age Children

Young Children

Informal Play, Picnic

Plantings

Natural Drainage, Tree Preservation, Buffer

Environmental Preserves

Games Tables, Seating, Art

School-Age Children

Young Children

Informal Play, Picnic

Plazas

Circulation

Path, Seating

Natural Drainage, Tree Preservation, Buffer

Games Tables, Seating, Art

School-Age Children

Young Children

Informal Play, Picnic

Plantings

Natural Drainage, Tree Preservation, Buffer

Environmental Preserves

Games Tables, Seating, Art

School-Age Children

Young Children

Informal Play, Picnic
Pocket Parks and Green Streets

Public Benefit Required by Code in Zones of Similar Density?

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Pocket Park

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<th>Ideal Program Area</th>
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<td>9,000 SF – 16,000 SF</td>
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**Neighborhood Loop**

- Pocket Park
- Pocket Park
- Pocket Park

---

**Pocket Park, Ideal Program Area**

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

---

**Tree Preservation**

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**NE Pocket Park Area Range**
Pocket Parks and Green Streets

<table>
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<tr>
<td>Three Pocket Parks on the new Internal Streets</td>
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<tr>
<td>Parking Access (Woonerf)</td>
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</table>

**Ideal Park Area Range**

- 9,000 SF – 16,000 SF
- 10% of Total Park Area
- 30% - 40% of Total Park Area
- 1,000 – 2,000 SF
- 2,000 SF (suggested additional program)
- 1,000 SF
- 3,000 – 4,000 SF

**Lawn Area**

- Lawn Area
- Ideal Program Area

**Play Area**

- Play Area
- Young Children (0-5)
- School-Age Children (6-12)
- Informal Play, Picnic

**Plaza**

- Plaza
- Seating
- Games Tables, Seating, Art
- Natural Drainage, Tree Preservation, Buffer

**Planting**

- 30% - 40% of Total Park Area

**Circulation**

- Paths, Seating
- 10% of Total Park Area

**Diagram**

- NE Pocket Park Area
- Ideal Program Area
- Circulation
- Planting
- Plaza
- Lawn Area
- Play Area
- Parking Access (Woonerf)
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

Pocket Parks and Green Streets

Three Pocket Parks and Green Streets on the new Internal Neighborhood Loop

Public Benefit Provided by Code in Zones of Similar Density?

PARKS AND GREEN STREETS

Pocket Parks and Green Streets

Not Required

Provided

Pocket Park and Green Streets

Not required Three Pocket Parks and Green Streets on the new internal Neighborhood Loop

Actual Park Area 12,000 SF

Actual Program Area
| **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 |

**Pocket Parks and Green Streets**

<table>
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**Pocket Parks and Green Streets**

- **NE Pocket Park**
  - Actual Park Area
    - 12,000 SF

**Transition Privacy**

**Circulation**

- Pathways
- Plaza
- Play Area
- Lawn Area

**Privacy Transition**

**Lawn Area**

**Play Area**

**Plaza**

**Privacy Transition**

**Yards & Stoops**

**Paths & Seating**

**Natural Drainage, Tree Preservation, Buffer**

**Games Tables, Seating, Art**

**Informal Play, Picnic**
Pocket Parks and Green Streets

<table>
<thead>
<tr>
<th>Neighborhood Loop</th>
<th>Three Pocket Parks and Green Streets on the new Internal Provided</th>
<th>Not Required by Code in Zones of Similar Density?</th>
<th>Pocket Parks and Green Streets Required</th>
<th>Public Benefit Provided</th>
</tr>
</thead>
</table>

Pocket Parks and Green Streets

NE Pocket Park | Sketch Plan

10th Ave

Lawn Area

Woonerf Courtyard

0 30 60 .90 N
Three Pocket Parks, and Green Streets on the new Internal

<table>
<thead>
<tr>
<th>Neighboring Loop</th>
<th>Parks and Green Streets</th>
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<tbody>
<tr>
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<tr>
<td></td>
<td>Increased Open Space and</td>
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<td></td>
<td>Recreational Facilities</td>
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Public Benefit Provided
Not Required

<table>
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<tr>
<th>Ideal Park Area Range</th>
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<tr>
<td>10,500 SF – 20,000 SF</td>
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</table>

Ideal Program Area Range

Lawn Area
Play Area
Plaza
Circulation
Planting

10% of Total Park Area
30% - 40% of Total Park Area
1,000 – 2,000 SF
2,000 SF (Suggested Add'l Program)
800 – 5,000 SF

Path, Seating
Natural Drainage, Tree Preservation, Buffer
Games Tables, Seating, Art
School-Age Children
Young Children
Informal Play, Picnic
PARKS AND GREEN STREETS

Neighborhood Loop

Three Pocket Parks, and Green Streets on the new Internal

Public Benefit Required by Code in Zones of Similar Density?
Provided

Not Required

Increased Open Space and

Recreational Facilities

LAWN
PLAY
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)

Actual Park Area
14,250 SF + Woonerf

Actual Program Area
SE Pocket Park | Actual Program Area
PARKS AND GREEN STREETS

Public Benefit Required by Code in Zones of Similar Density?

Increased Open Space and Recreational Facilities

Provided

Not Required

Neighborhood Loop

Three Pocket Parks, and Green Streets on the new Internal

<table>
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<tr>
<th>Recreational Facilities</th>
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<tbody>
<tr>
<td>Privacy Transition (Yards &amp; Stoops)</td>
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10% of Total Park Area
25% of Total Park Area
3,500 SF
3,000 SF
4,000 SF

Actual Park Area

14,250 SF + Woonerf

SE Pocket Park

Actual Program Area

PLAY

LAWN
### Parks and Green Streets

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#### Public Benefit

- **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

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<th>14,250 SF + Woonerf</th>
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#### Diagram

- **Circulation**
- **Lawn Area**
- **Play Area**
- **Plaza**
- **Plantings**
<table>
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![Sketch Plan](image)
PARKS AND GREEN STREETS

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

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<tr>
<th>Public Benefit Required by Code in Zones of Similar Density?</th>
<th>Not Required</th>
</tr>
</thead>
</table>

Recreational Facilities

Increased Open Space and

<table>
<thead>
<tr>
<th>Provided</th>
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</thead>
</table>

10% of Total Park Area
30% - 40% of Total Park Area
2,000 - 3,000 SF
2,000 SF (suggested add'l program)
1,000 - 1,500 SF
2,000 - 3,000 SF

Lawn Area
(Informal Play, Picnic) 2,000 – 3,000 SF

Play Area
(Young Children) 2,000 SF (Suggested Add'l Program)

Plaza
(Games Tables, Seating, Art) 2,000 – 3,000 SF

Path's, Seating
(Natural Drainage, Tree Preservation, Buffer) 2,000 – 3,000 SF

Plantings
(Natural Drainage, Tree Preservation, Buffer) 30% - 40% of Total Park Area

Circulation
(Path's, Seating) 10% of Total Park Area

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

Lawn Area

Play Area

Plaza

Path's, Seating

Plantings

Ideal Park Area Range

NW Pocket Park | Ideal Program Area
Three Pocket Parks, and Green Streets on the new Internal

<table>
<thead>
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<tr>
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</table>

Increased Open Space and

Lawn Area

Play Area

Plaza

Park, Seating (Natural Drainage, Tree Preservation, Buffer)

Games Tables, Seating, Art

School-Age Children

Informal Play Picnic

Ideal Park Area Range

10,000 SF – 19,500 SF

Ideal Program Area

Neighborhood Loop

Lawn Area

(Informal Play, Picnic) 2,000 – 3,000 SF

Play Area

(Young Children) 2,000 SF (Suggested Addt'l Program)

Plaza

(Games Tables, Seating, Art) 1,000 – 1,500 SF

Circulation

Paths, Seating

Plantings

(Natural Drainage, Tree Preservation, Buffer) 2,000 – 3,000 SF

30% - 40% of Total Park Area

2,000 – 3,000 SF (Suggested Addt'l Program)

1,000 – 1,500 SF

0 – 3,000 SF

Ideal Program Area

NW Pocket Park | Ideal Program Area
Neighborhood Loop
Three Pocket Parks and Green Streets on the new Internal
Public Benefit Required by Code in Zones of Similar Density
Not Required
Increased Open Space and
Recreational Facilities
Provided

10% of Total Park Area
40% of Total Park Area
2,000 SF
3,000 SF
2,000 SF

13,670 SF + Woonerf and Office Terrace Area

Privacy Transition (Yards & Stoops)

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

NW Pocket Park | Actual Program Area

Lawn Area
Play
Plaza
Planting
<table>
<thead>
<tr>
<th>Parks and Green Streets</th>
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<tbody>
<tr>
<td>Three Pocket Parks, and Green Streets on the new Internal Neighborhood Loop</td>
<td>Not Required</td>
<td>Provided</td>
</tr>
</tbody>
</table>

Increased Open Space and Recreational Facilities

- 10% of Total Park Area (Paths, Seating)
- 40% of Total Park Area (Play Area, Young Children & School-Age Children)
- 2,000 SF (Informal Play, Picnic)
- 2,000 SF (Natural Drainage, Tree Preservation, Buffer)
- 3,000 SF (Game Tables, Seating, Art)

**Actual Program Area:**
- Lawn Area
- Plaza
- Play Area
- Plantings

**Actual Park Area:** 13,670 SF + Woonerf and Office Terrace Area
Three Pocket Parks and Green Streets on the new Internal Neighborhood Loop.

Not Required

Increased Open Space and Recreational Facilities

Public Benefit

Provided

Neighborhood Loop

NW Pocket Park | Sketch Plan
What are the Public Benefits from the proposed street vacations and dedications?

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

PUBLIC BENEFITS
Public Realms Improvements

Provided

Curb bulbs at all intersections and mid-block accommodate larger street trees; more street trees added

Not Required

Required by code in zones of similar density

Improved Tree Canopy

Typical Mid-Block Bulb Out
<table>
<thead>
<tr>
<th>Improved Tree Canopy</th>
<th>Provided</th>
<th>Not Required</th>
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<tr>
<td>Public Benefit</td>
<td>Required by Code in Zones of Similar Density</td>
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</table>

- Larger street trees, more street trees added
- Curb bulbs at all intersections and mid-block accommodate
- Not required
Benches and Street Furniture

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<thead>
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<th>Not Required</th>
</tr>
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<tr>
<td>Benches are provided at each park, along the Green Street loop, and at resting locations on hillclimbs.</td>
<td>Benches are not required.</td>
</tr>
</tbody>
</table>

Provided by Code in Zones of Similar Density?
Public Realm Improvements

New and Improved Pedestrian Amenities

- Widened sidewalks
- New bike facilities
- Benches
- Street furniture
- Pedestrian-scale lighting
- Exercise stations

Public Benefit Required by Code in Zones of Similar Density? Provided

Not required