Yesler Terrace

Seattle HOUSING AUTHORITY

Bringing Home a Better Future

Yesler Terrace Today

- 561 housing units on 30 acres
- About 1,200 residents
- Second oldest operating public housing development in US

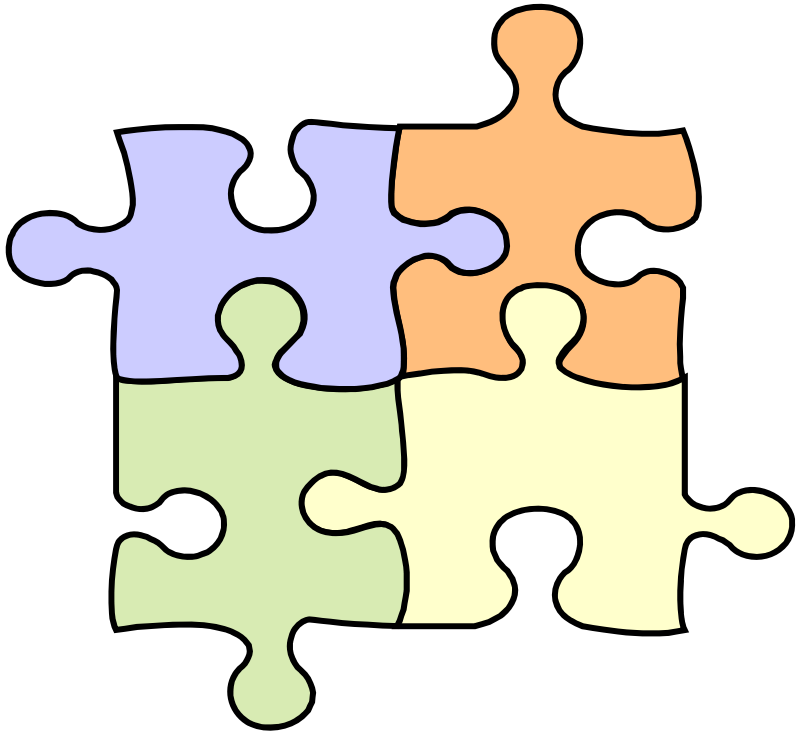
Why not just replace it?

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

Stakeholder Involvement

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

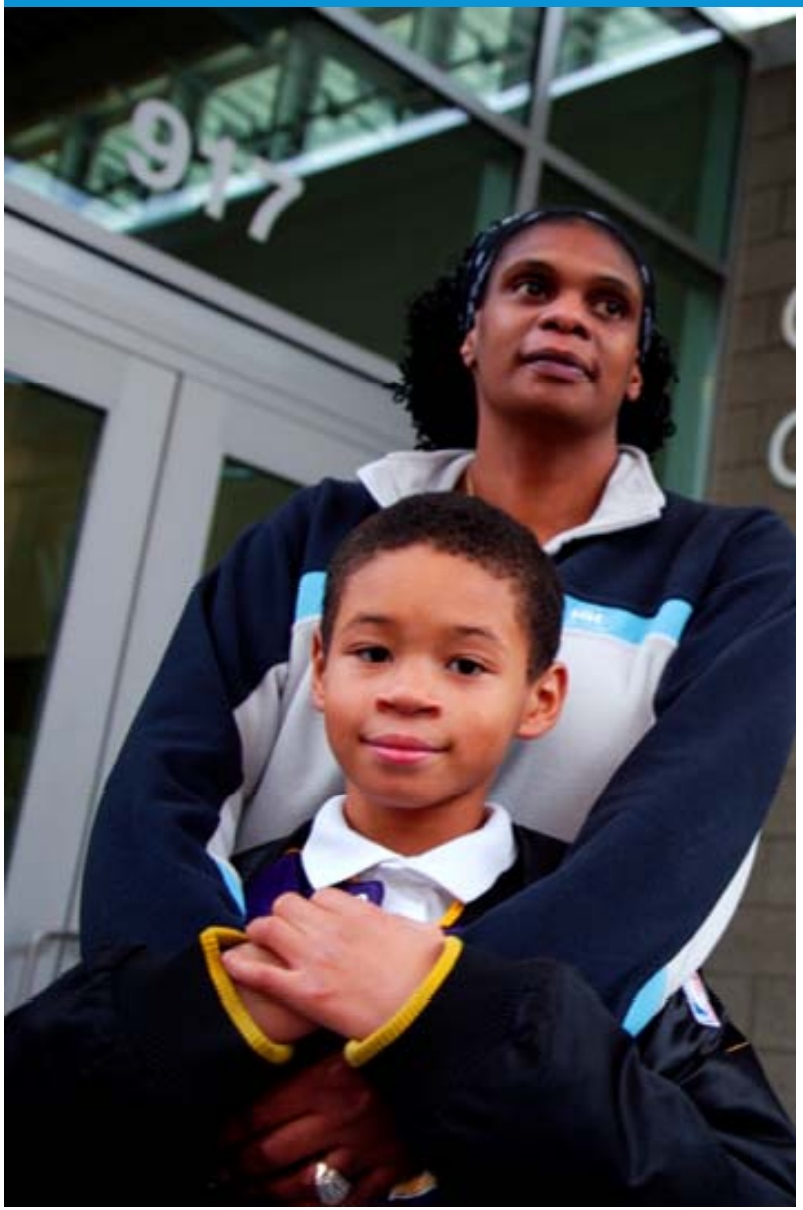
Core Values & Guiding Principles

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

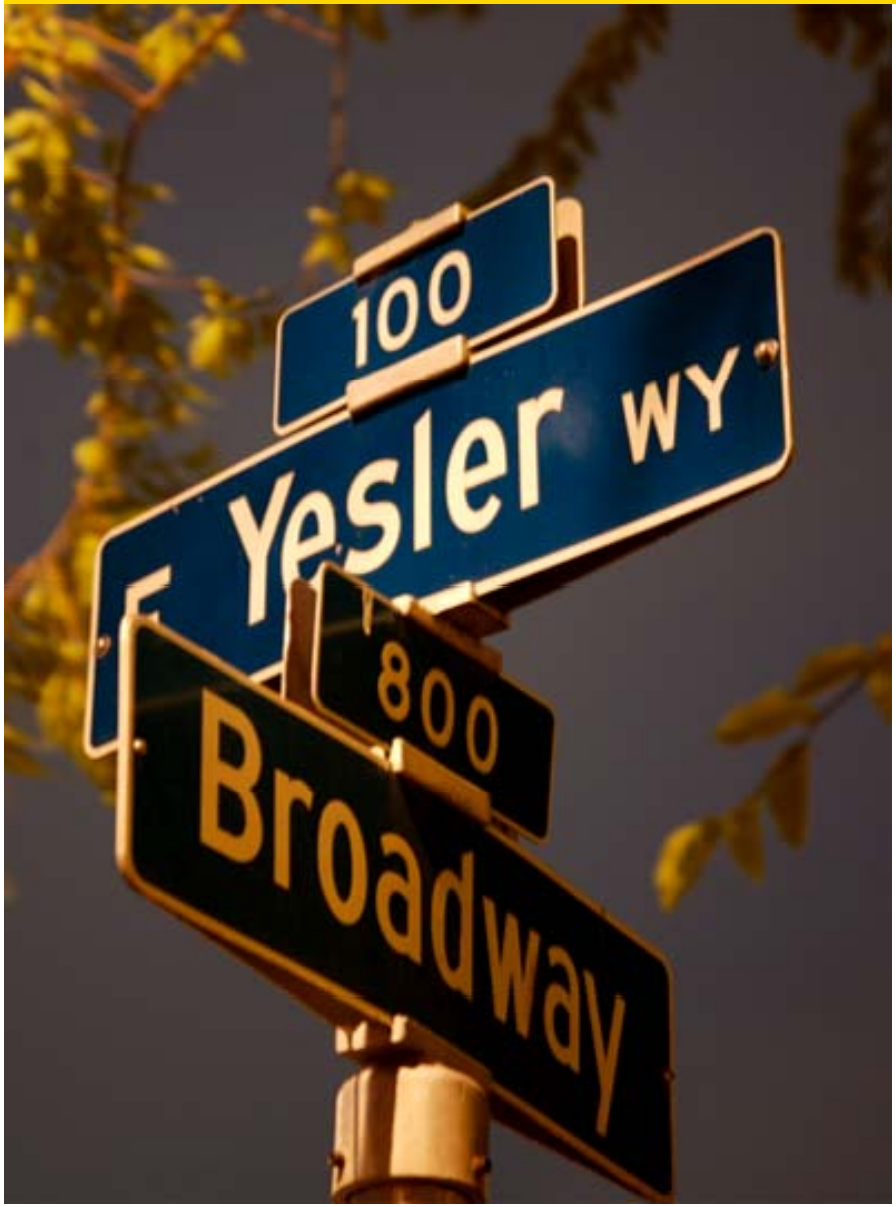
With higher buildings and a mix of uses, we can create a vibrant, livable community

- *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

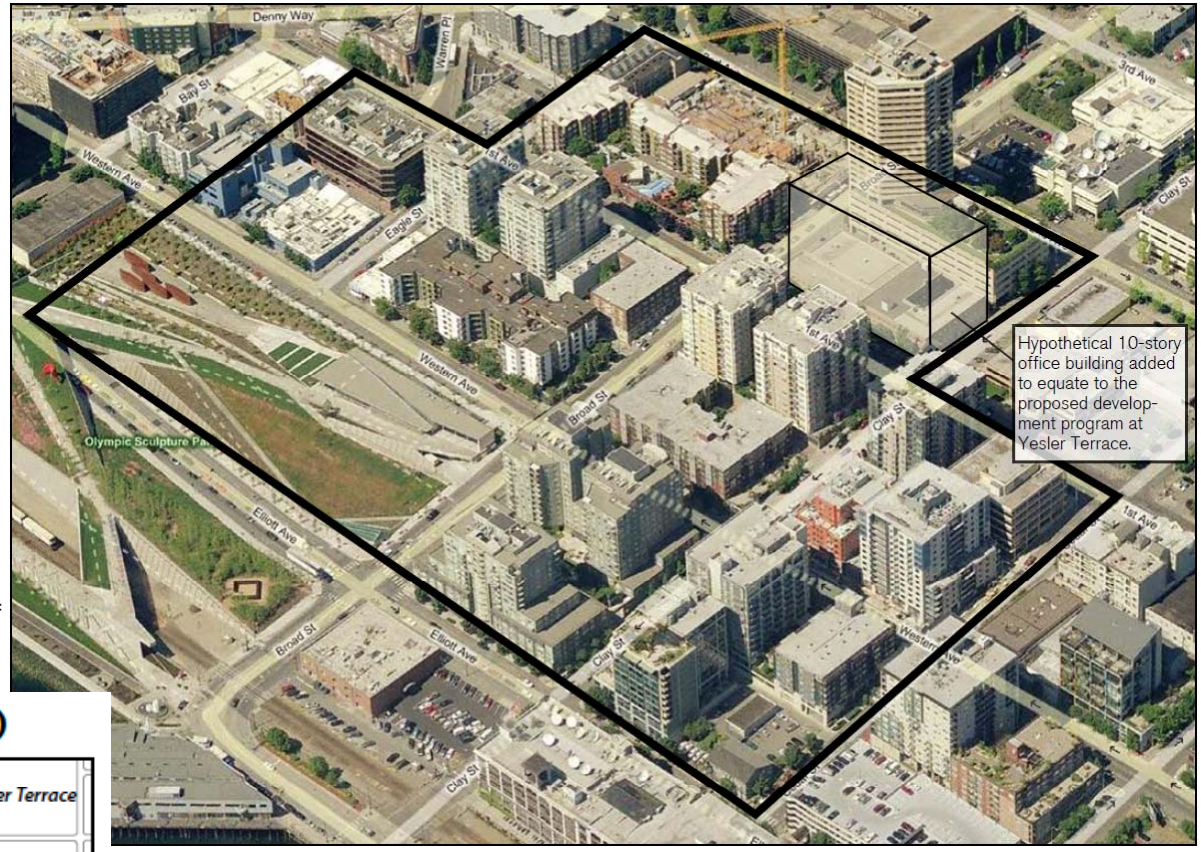
- **Total Site Area *(includes ROW & open space)***
24.4 acres

- **% of Site area in ROW**
40%

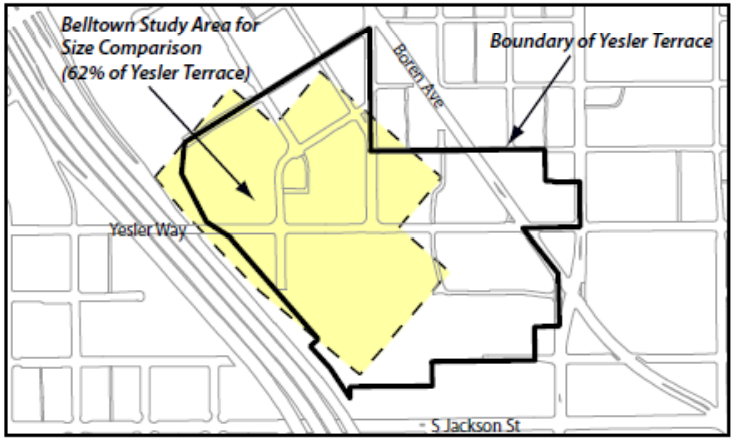
- **Total Development Area**
9.1 acres

- **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)



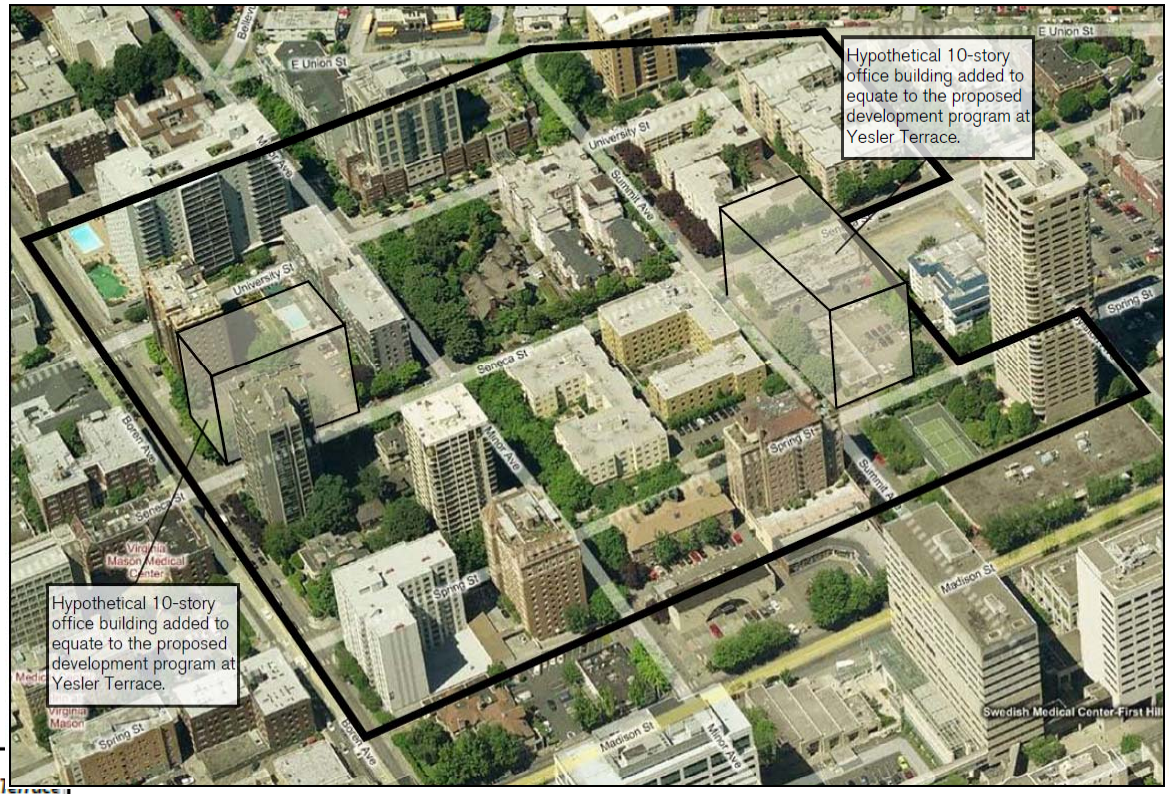
- **Yesler Terrace Site Area *(includes ROW & open space)***
39.6 acres

- **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.



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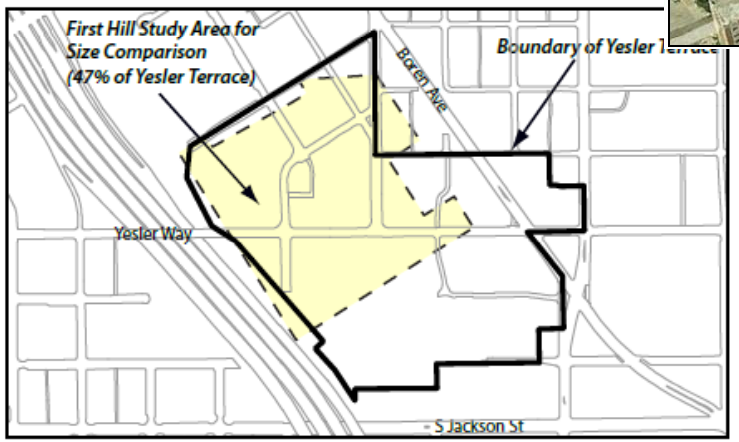


- **Yesler Terrace Site Area *(includes ROW & open space)***
  39.6 acres
- **Yesler Terrace Housing 3,000 – 5,000 Units**
  167 - 277 Units/Developable acre

Planning goals

Community

Support Diversity & Develop a Vibrant and Livable Urban Community
Redevelop Yesler Terrace to Fit Naturally into Overall Community
Maintain Yesler Terrace as an Affordable Community
Redevelop Yesler Terrace as a Green & Affordable Community
Emphasize Economic and Social Viability

Streets

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 Constants & Variables

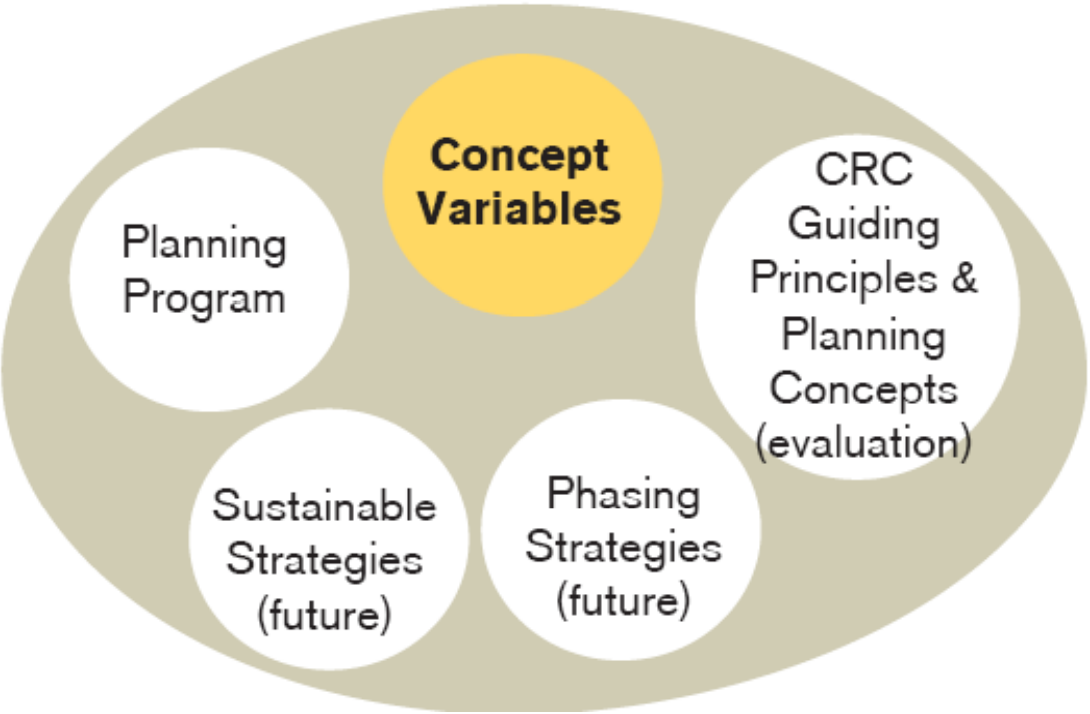
Planning Concept Approach

Constants

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

Variables

Concept Variables



Planning Constants

Yesler Terrace Housing Neighborhood

Low-rise

Height: Up to 35 feet
Density: 30 - 50 units per acre
Residents: Mostly families, mixed incomes
Assoc. Open Space: Small yards, porches, balconies, courtyards

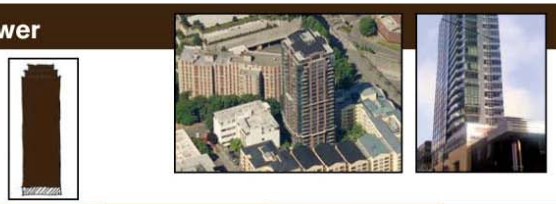
Mid-rise

Height: 35 - 75 feet
Density: 125 - 200 units per acre
Residents: Mixed residents, mixed incomes
Assoc. Open Space: Courtyards, rooftops, balconies

High-rise

Height: 75 - 150 feet
Density: 200 - 350 units per acre
Residents: Mostly adults, mixed incomes
Assoc Open Space: Balconies, raised/podium, rooftops, interior open space

Tower



Height: Above 150 feet
Density: Up to 450 units per acre
Residents: Mostly adults, mixed incomes
Assoc. Space: Balconies, raised/podium, rooftops, interior open space

Mixed

Height: Varies
Density: Varies
Residents: Mixed residents, mixed incomes
Assoc. Open Space: Varies

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.

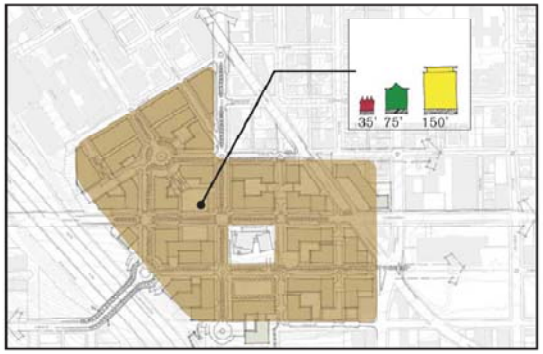
Land Use-Office

Types, amounts and locations of office land uses.

Land Use-Retail

Types, amounts and locations of retail land uses.

Building Height & Massing

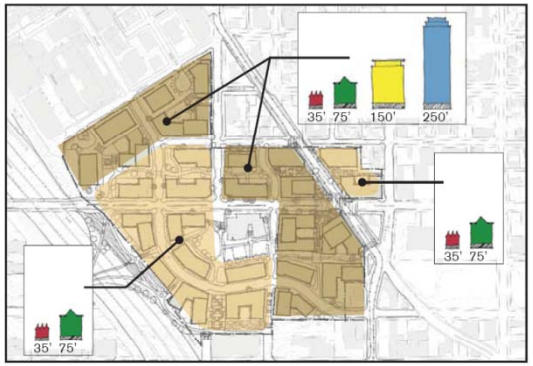


A range of heights; evenly distributed; max. 150'.

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



Greatest heights along Harborview and Boren

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

Higher and lower; evenly distributed.

PROS
- Treats all areas of Yesler Terrace equally
- Spreads real estate value types evenly across site
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CONS
- Creates separation between residents in high rises and street life
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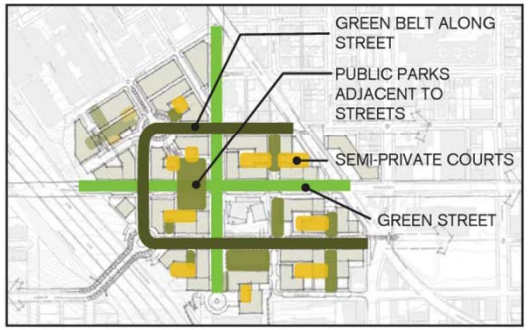
- Creates single high-cost development model

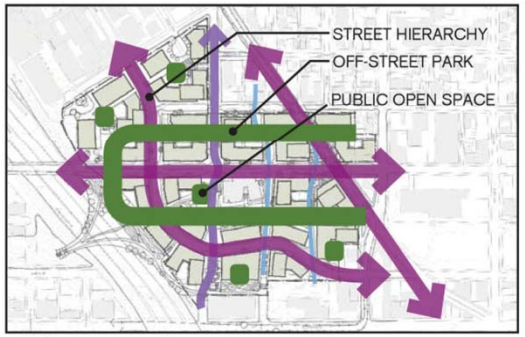
Open space



Parks on green streets

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



Off-street parks and green links

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

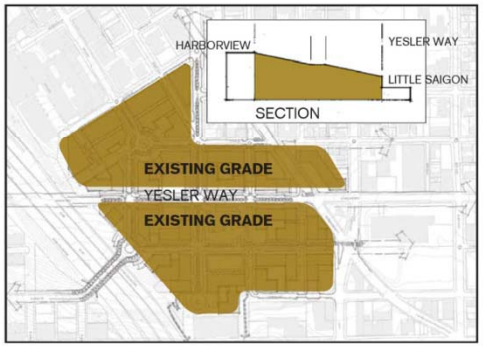
Parks in each district
• Creates single high-cost development model

Parks in each district

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

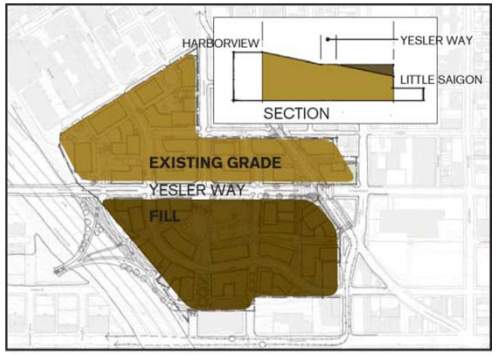
Topography



Existing topography to remain

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

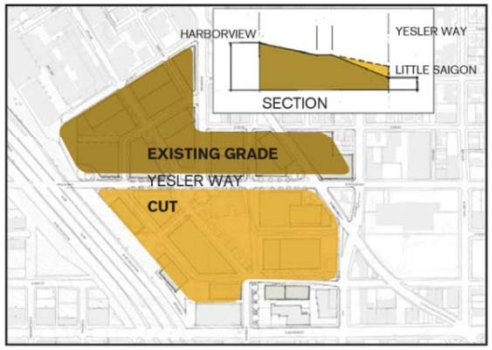
CONS
•Relies on other strategies, like circulation network, to integrate the south portion of YT



Fill south of Yesler Way to create a plateau

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

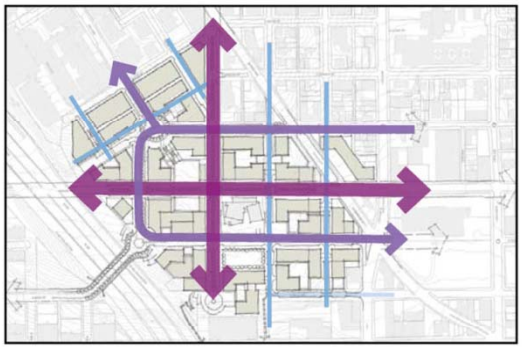


Cut south of Yesler Way to connect with Little Saigon

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

CONS
•Requires additional cost for regrading
•Makes phased development difficult

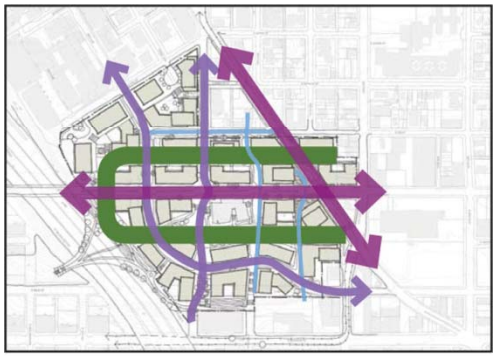
Circulation



Extend the existing street network

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

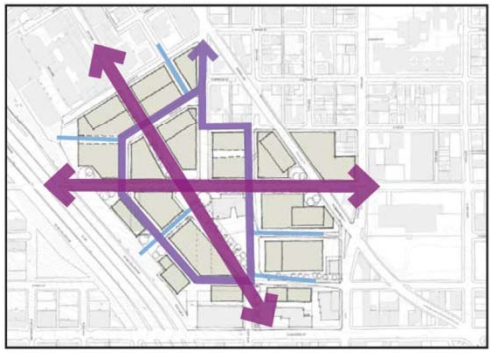
CONS
•Expends more resources to streets - needs to be balanced by adding value through other strategies



Create a street network unique to Yesler Terrace

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



Core axes with residential loop

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

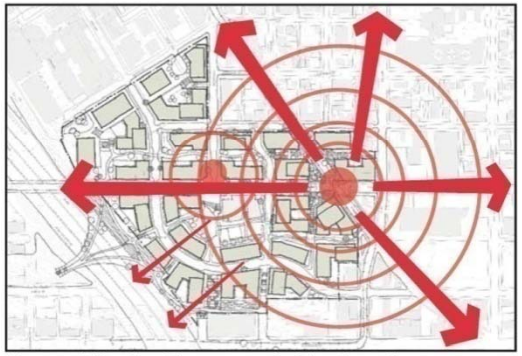
CONS
•Creates large development parcels - may need to be broken down using other strategies

Connections & Edges

Strengthen the community heart at Yesler & Broadway

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

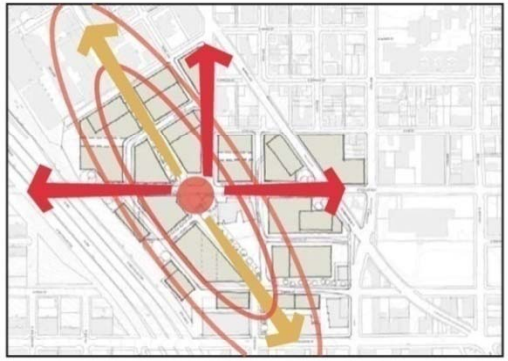
CONS
•Does not reach out to adjacent neighborhoods as much as other strategies



Expand Yesler Terrace neighborhood

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

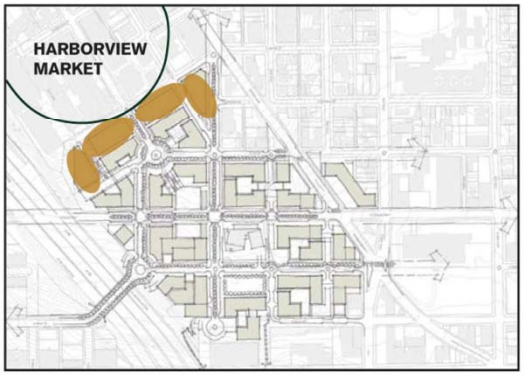


Reach out to Harborview and Little Saigon

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



Office in northwest quadrant

PROS
•Locates bulk of office uses in area of known demand

CONS
•Fosters less integration throughout the rest of Yesler Terrace

Office near Harborview and along Boren

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

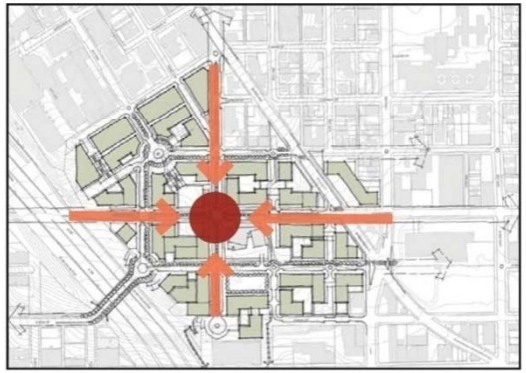
CONS
•Office demand at Yesler & Boren may take time to develop

Office around the perimeter of the site

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



Retail at Yesler & Broadway

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

Retail on both Yesler and Boren

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

Retail northwest of Yesler Way & Broadway

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 Yelser Community Center.

View overlook

Pedestrian hillclimb

Micro commercial pavilions

Public plaza

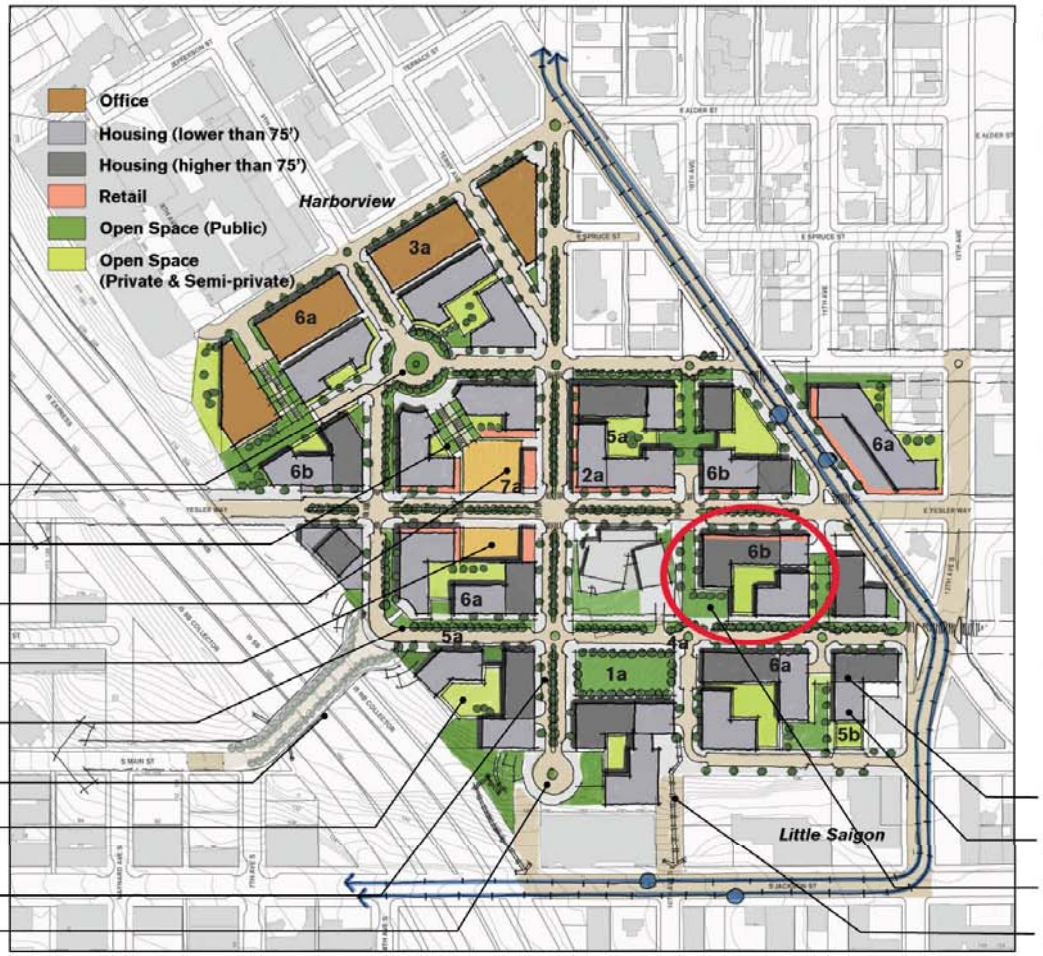
Green belt

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 Broad way 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 conmmunity center.

Housing (250' towers)

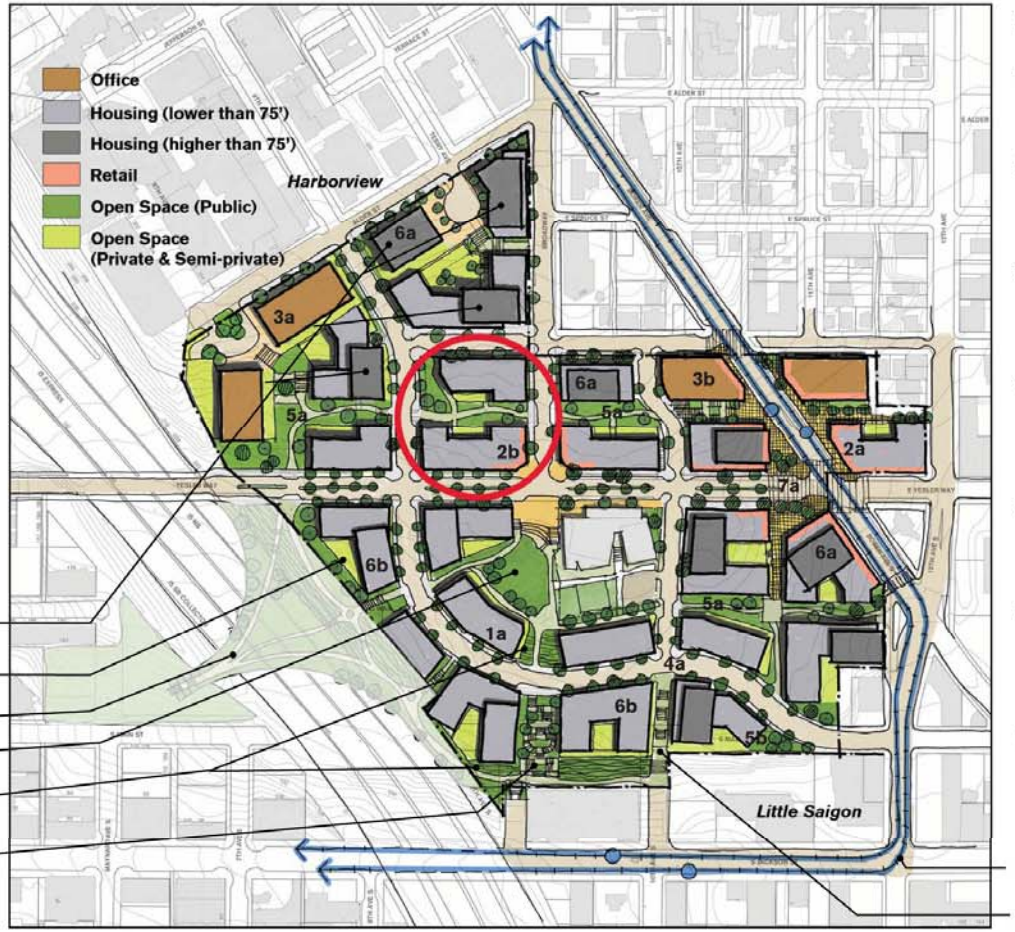
Semi-private open space

Potential pedestrian lid over I-5

Large community park

Community pea patch gardens

Pedestrian hillclimb to Little Saigon and the International District



Concept Variables

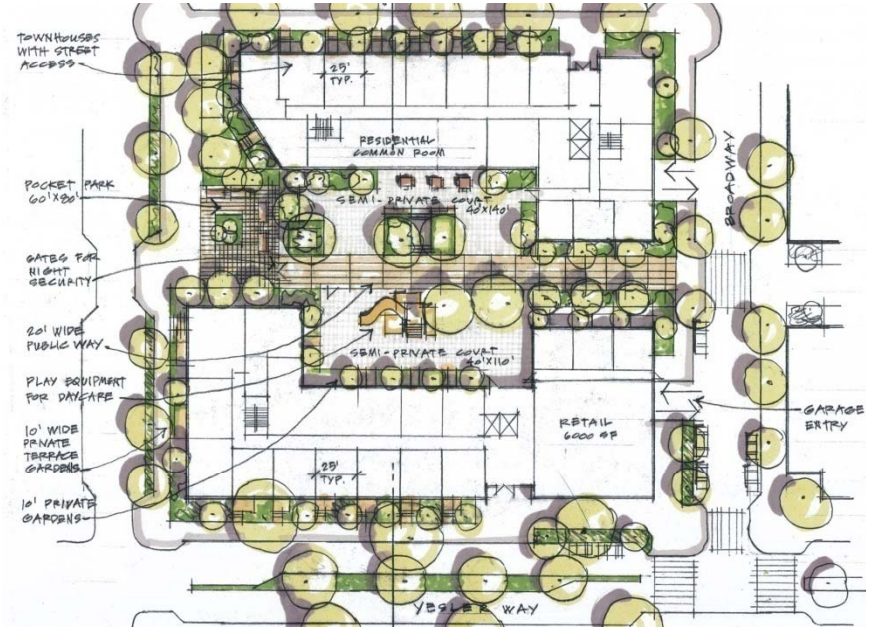
1. Topography
   - **1a.** Fill site south of Yesler Way
2. Land Use - Retail
   - **2a.** Commercial retail center at Boren
   - **2b.** Mini-retail at Broadway & Yesler
3. Land Use - Office
   - **3a.** Single use offices (high-rise)
   - **3b.** Mixed use & mid-rise offices
4. Circulation
   - **4a.**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

Proposed street car line

Pedestrian connection to Little Saigon

Development Concepts

Concept B



Development Concepts

Concept C

Concept 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

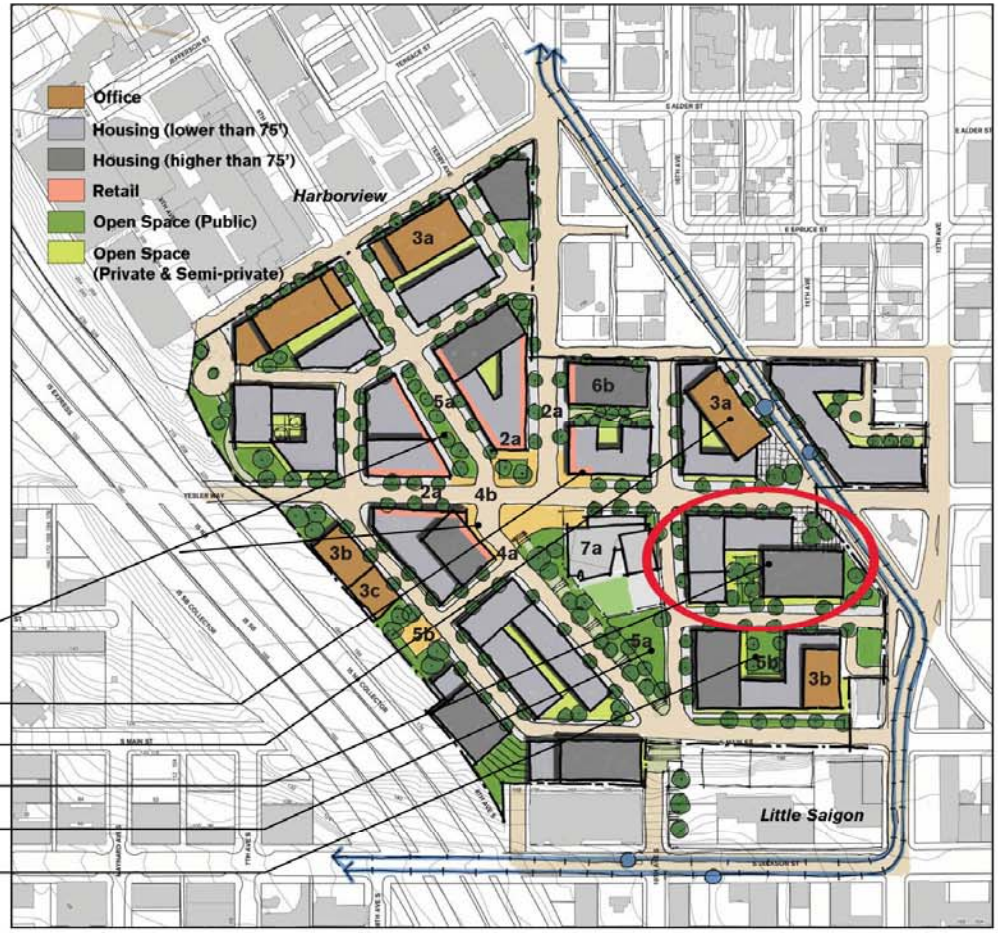
Retail (typical)

Office tower (typical)

Residential tower (typical)

Mid-size community park

District open space (typical)



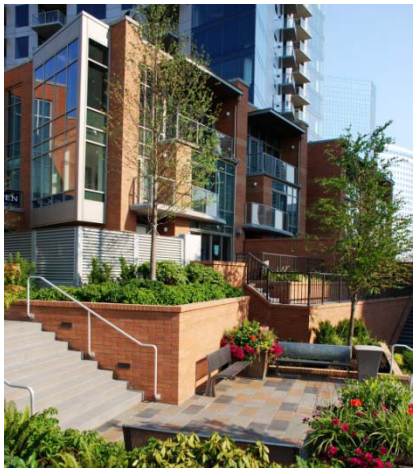
Concept Variables C

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 Com munity Center and Harborview

Development Concepts

Concept C

Stephanie Bower, Architectural Illustration



Yesler Terrace

Seattle HOUSING AUTHORITY

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