



Yesler Terrace



Bringing Home a Better Future
Design Commission – April 21, 2011



Existing Condition



EIS Preferred Alternative

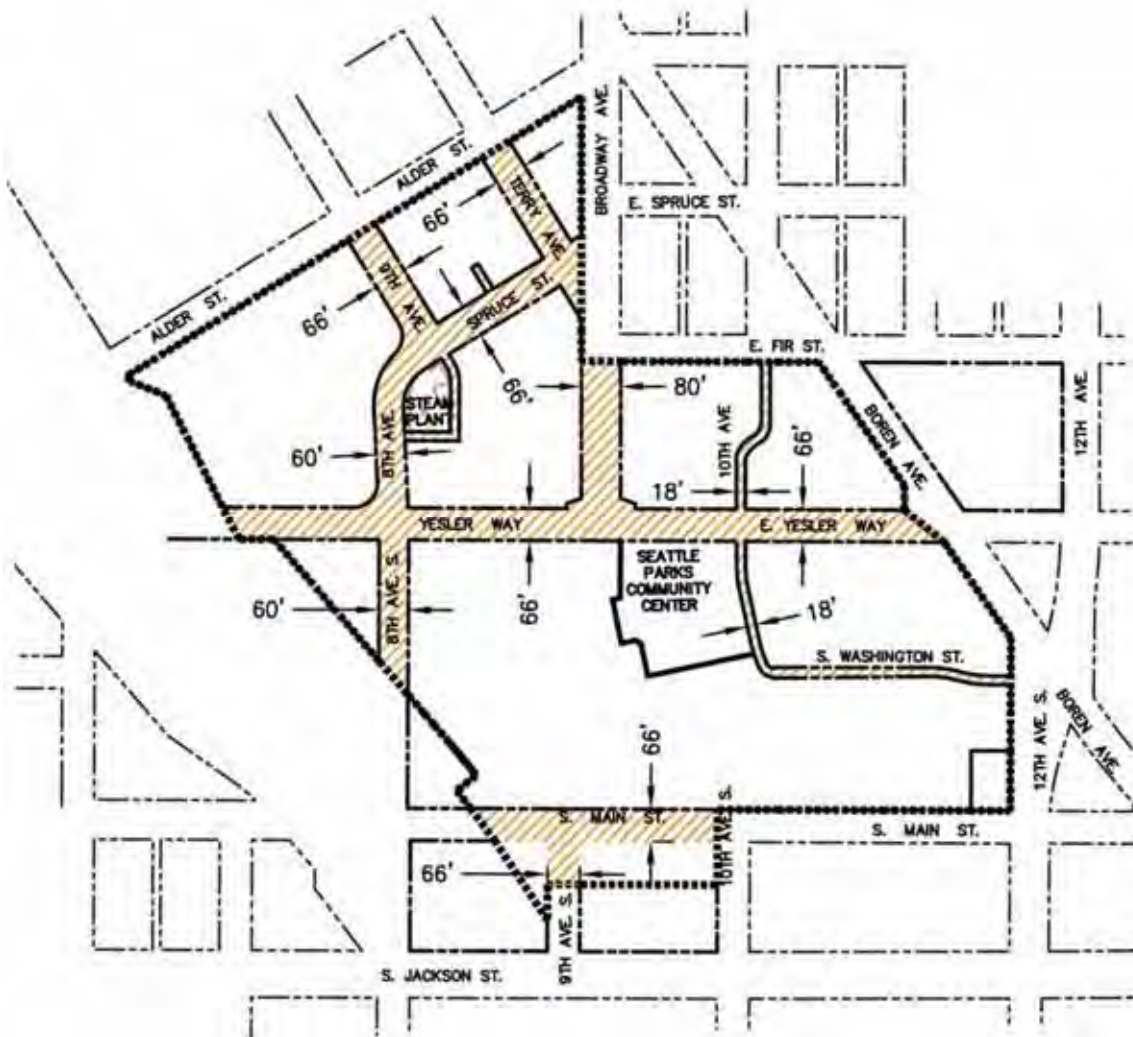


	Preferred Alternative	Alt. 1 Lower Density	Alt. 2 Med Density	Alt. 3 High Density
Number of Residential Units	5,000	3,000	4,000	5,000
Square Feet of Residential	4,311,838	2,757,854	3,624,213	4,469,700
Square Feet of Office	900,000	400,000	1,000,000	1,200,000
Square Feet of Neighborhood Services	65,000	50,000	50,000	50,000
Square Feet of Neighborhood Commercial	88,000	40,000	60,000	88,000
Parks Acreage	6.5	6.0	6.5	6.9
Parking Provided	5,100	3,300	5,100	6,300

Yesler Terrace: Legislative Package

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

Yesler Existing ROW

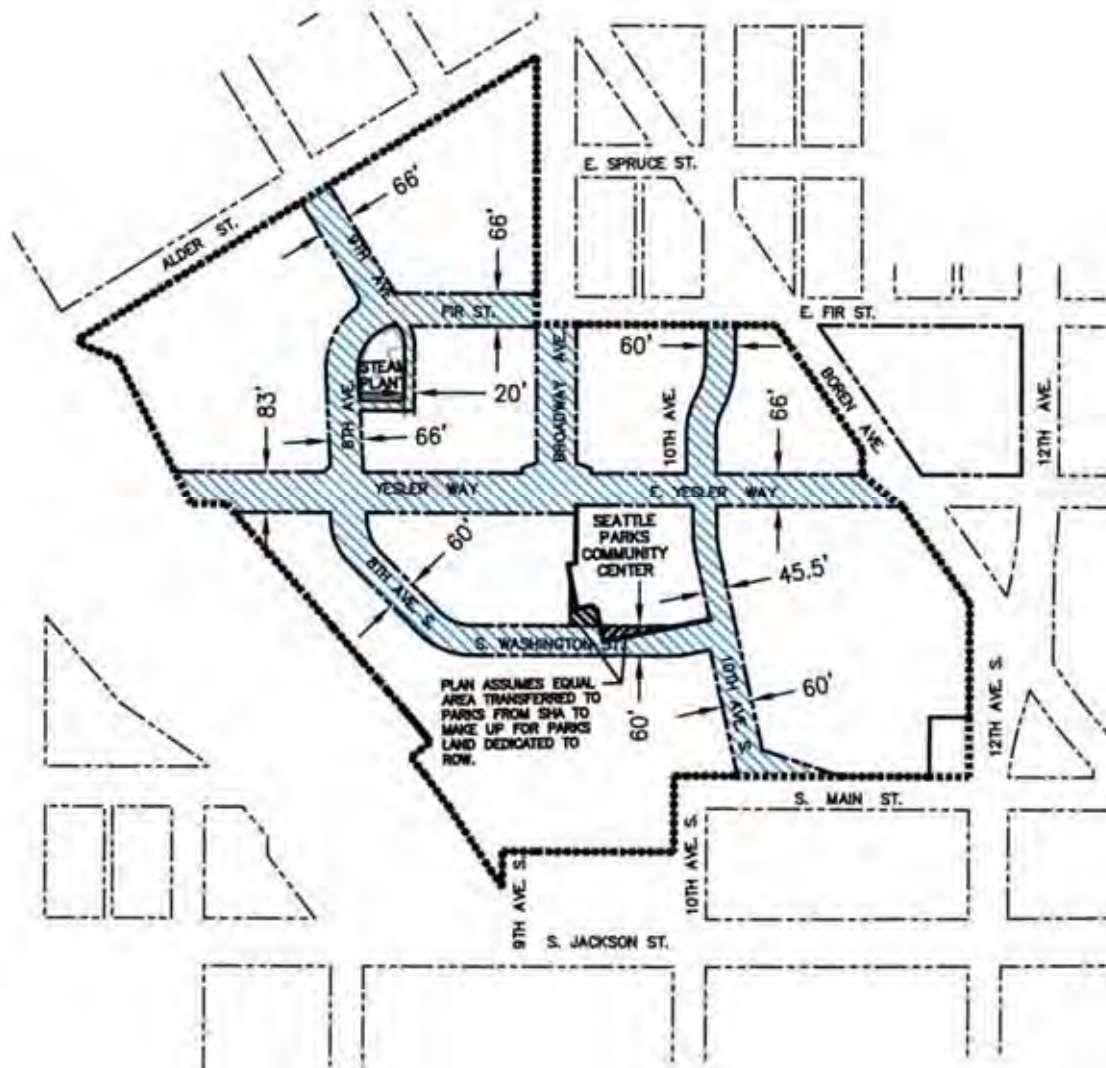


LEGEND

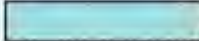
- EXISTING ROW
- ROW AREA BOUNDARY
- CITY RIGHT-OF-WAY**

	RIGHT-OF-WAY (SF)
VACATIONS	-96,490
DEDICATIONS	+118,100
DIFFERENCE	+21,610

Yesler Proposed ROW



LEGEND

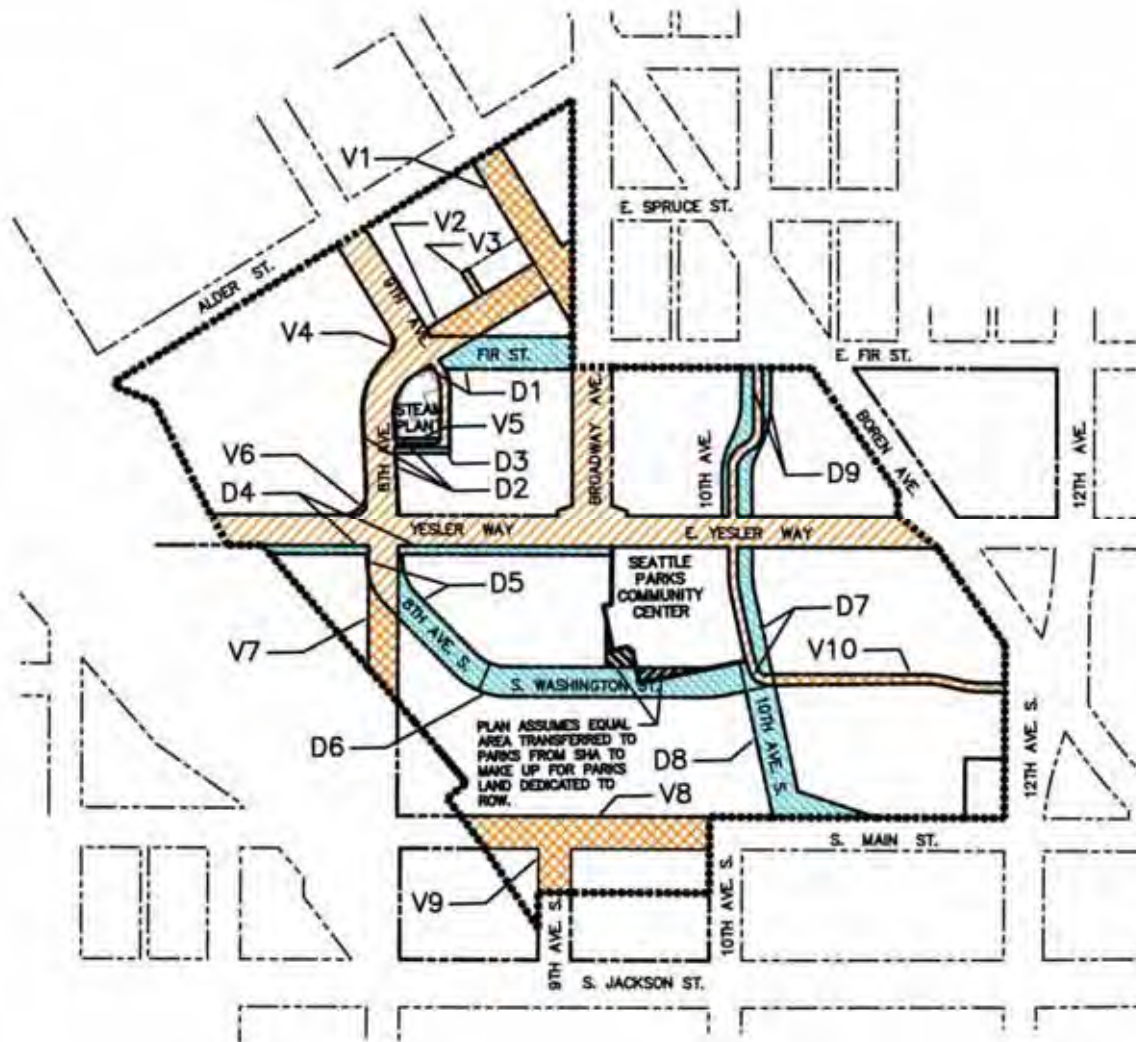
 ROW TO BE DEDICATED

..... ROW AREA BOUNDARY

CITY RIGHT-OF-WAY

RIGHT-OF-WAY (SF)	
VACATIONS	-96,490
DEDICATIONS	+118,100
DIFFERENCE	+21,610

Yesler ROW Comparison



LEGEND

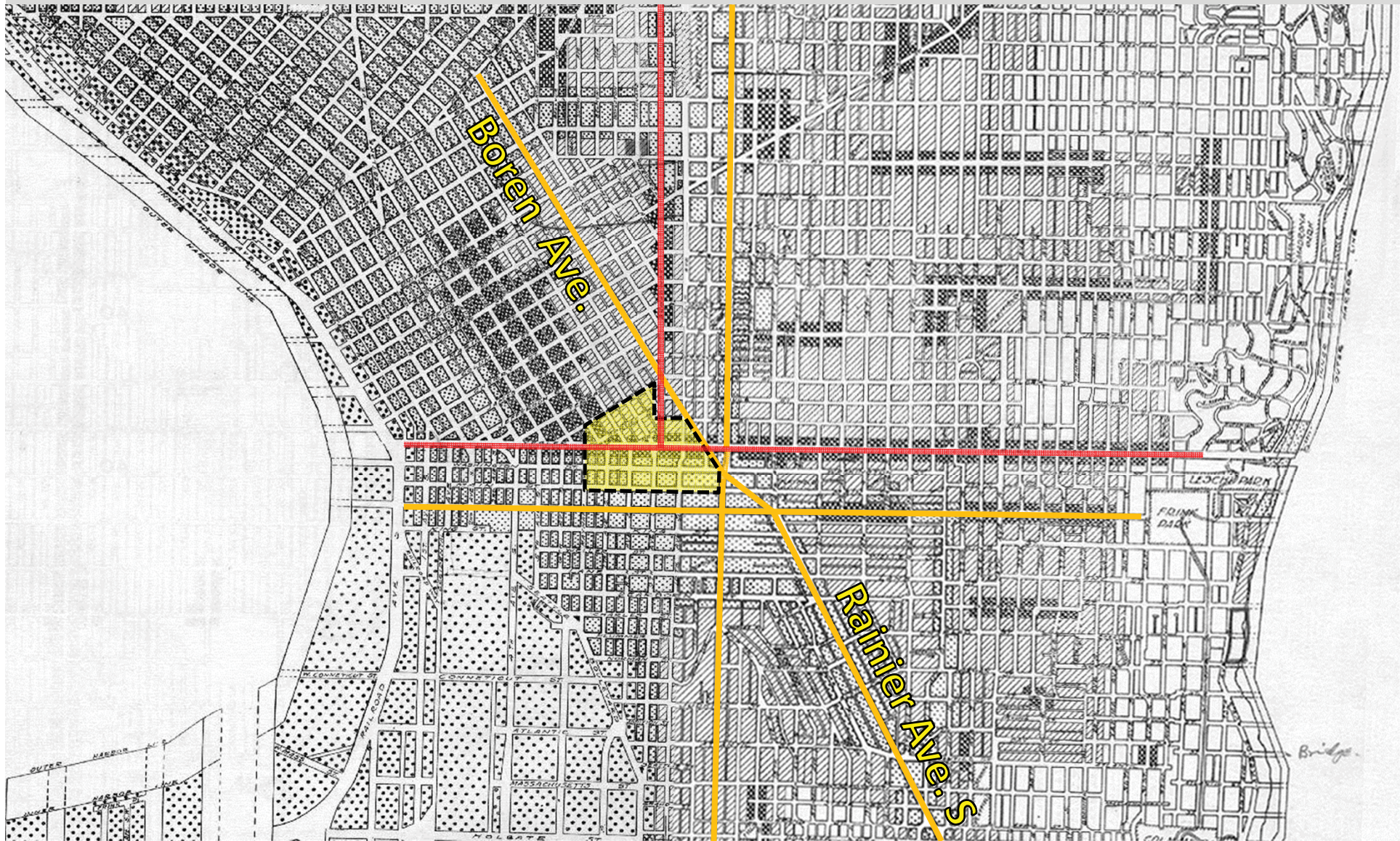
- ROW TO BE VACATED
- ROW TO BE DEDICATED
- EXISTING ROW UNCHANGED

..... ROW AREA BOUNDARY

CITY RIGHT-OF-WAY

	RIGHT-OF-WAY (SF)
VACATIONS	-96,490
DEDICATIONS	+118,100
DIFFERENCE	+21,610

Historic grid pattern



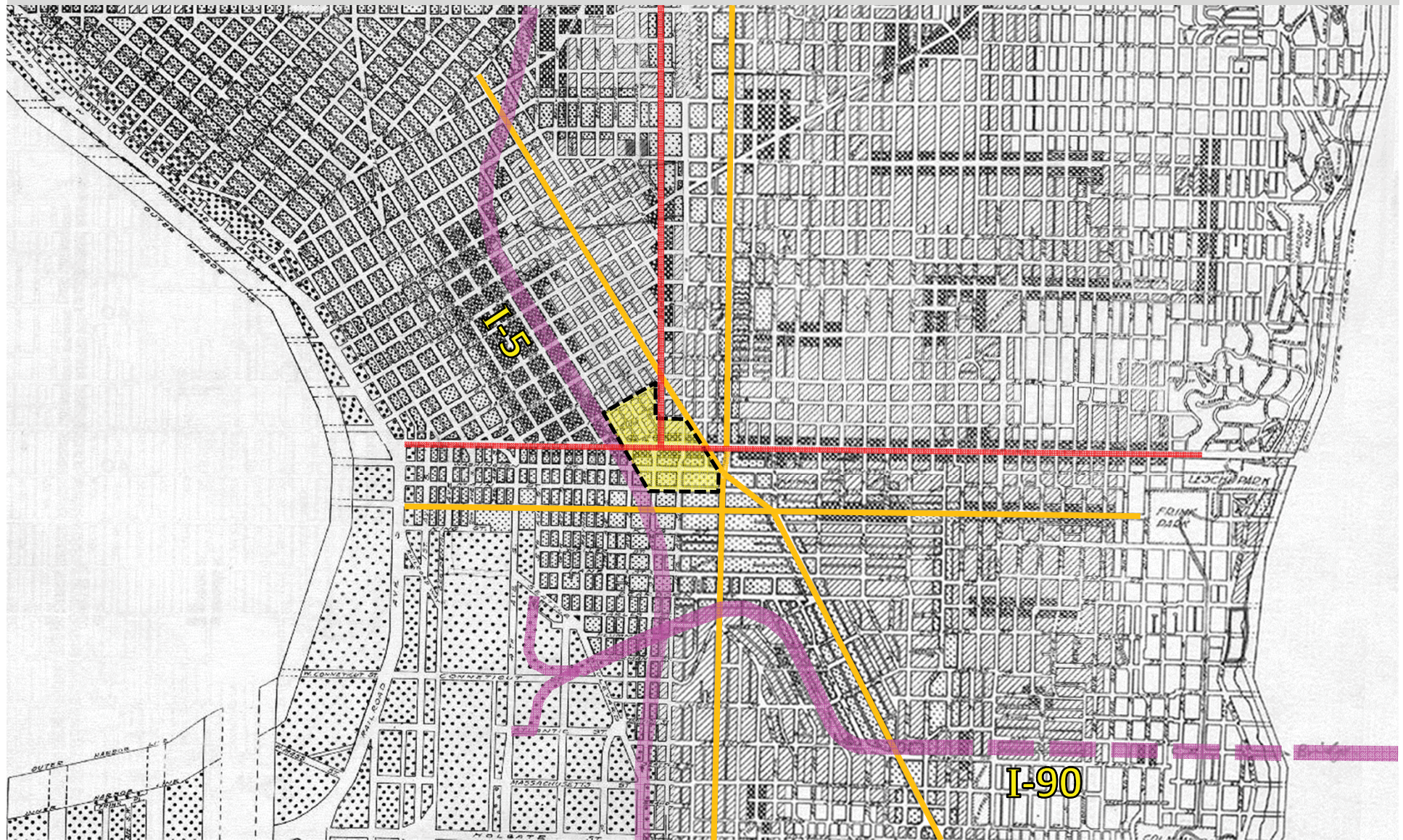
LEGEND

	FIRST RESIDENCE DISTRICT		COMMERCIAL DISTRICT
	SECOND RESIDENCE DISTRICT		MANUFACTURING DISTRICT
	BUSINESS DISTRICT		INDUSTRIAL DISTRICT

1923

12 - 13

Historic grid pattern



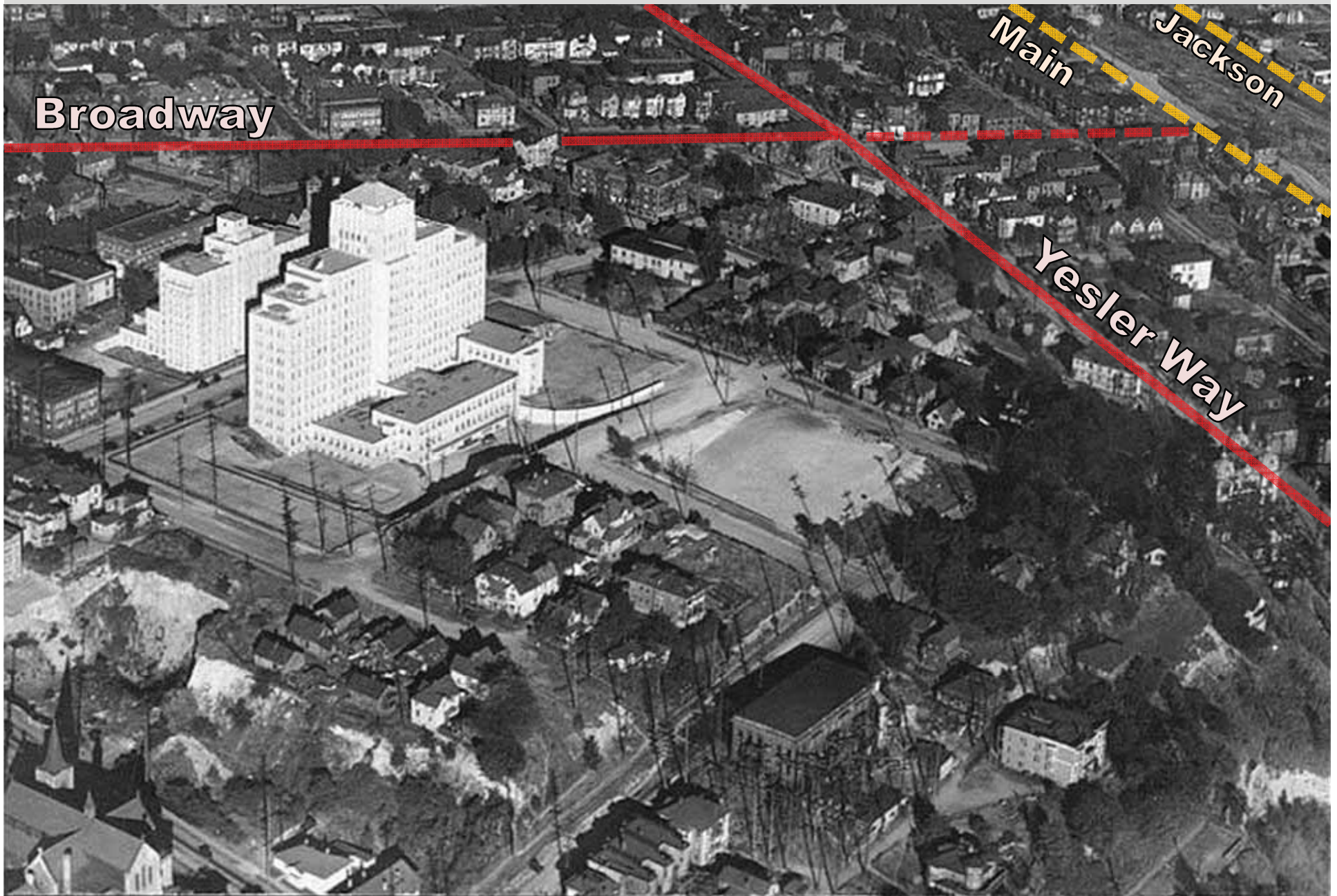
LEGEND

FIRST RESIDENCE DISTRICT	COMMERCIAL DISTRICT
SECOND RESIDENCE DISTRICT	MANUFACTURING DISTRICT
BUSINESS DISTRICT	INDUSTRIAL DISTRICT

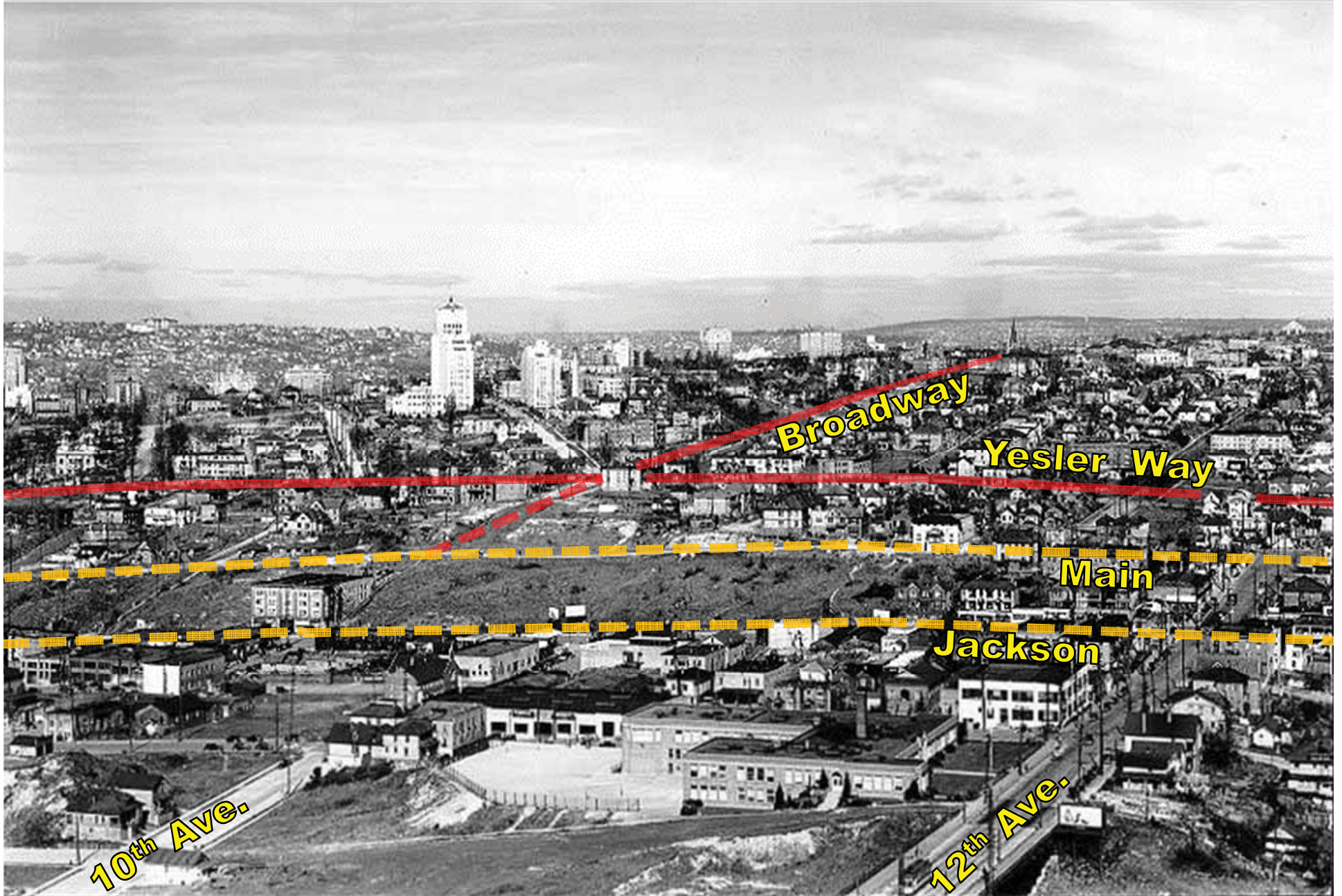
1923

12-13

South First Hill - 1930's



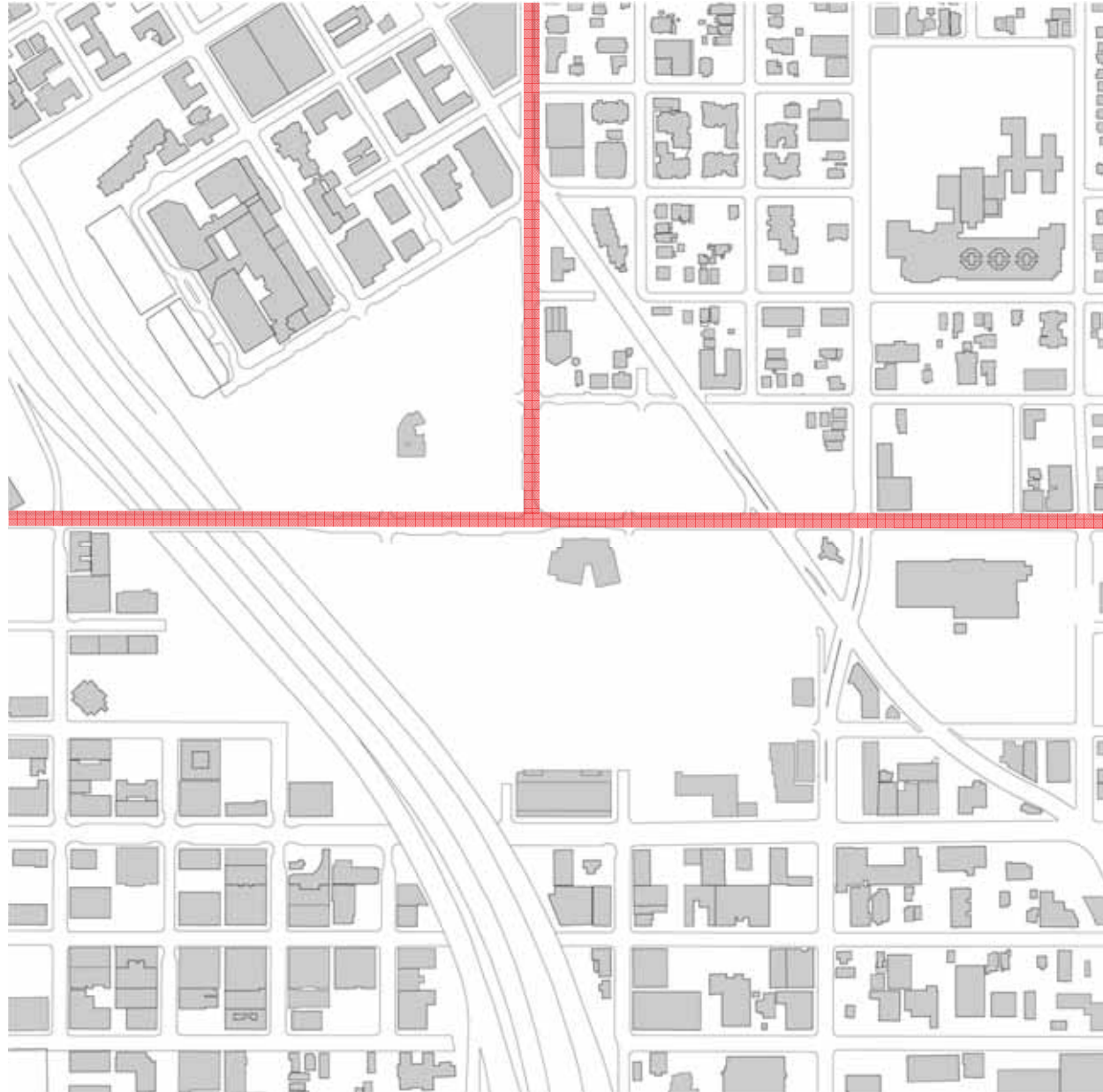
South First Hill - 1940



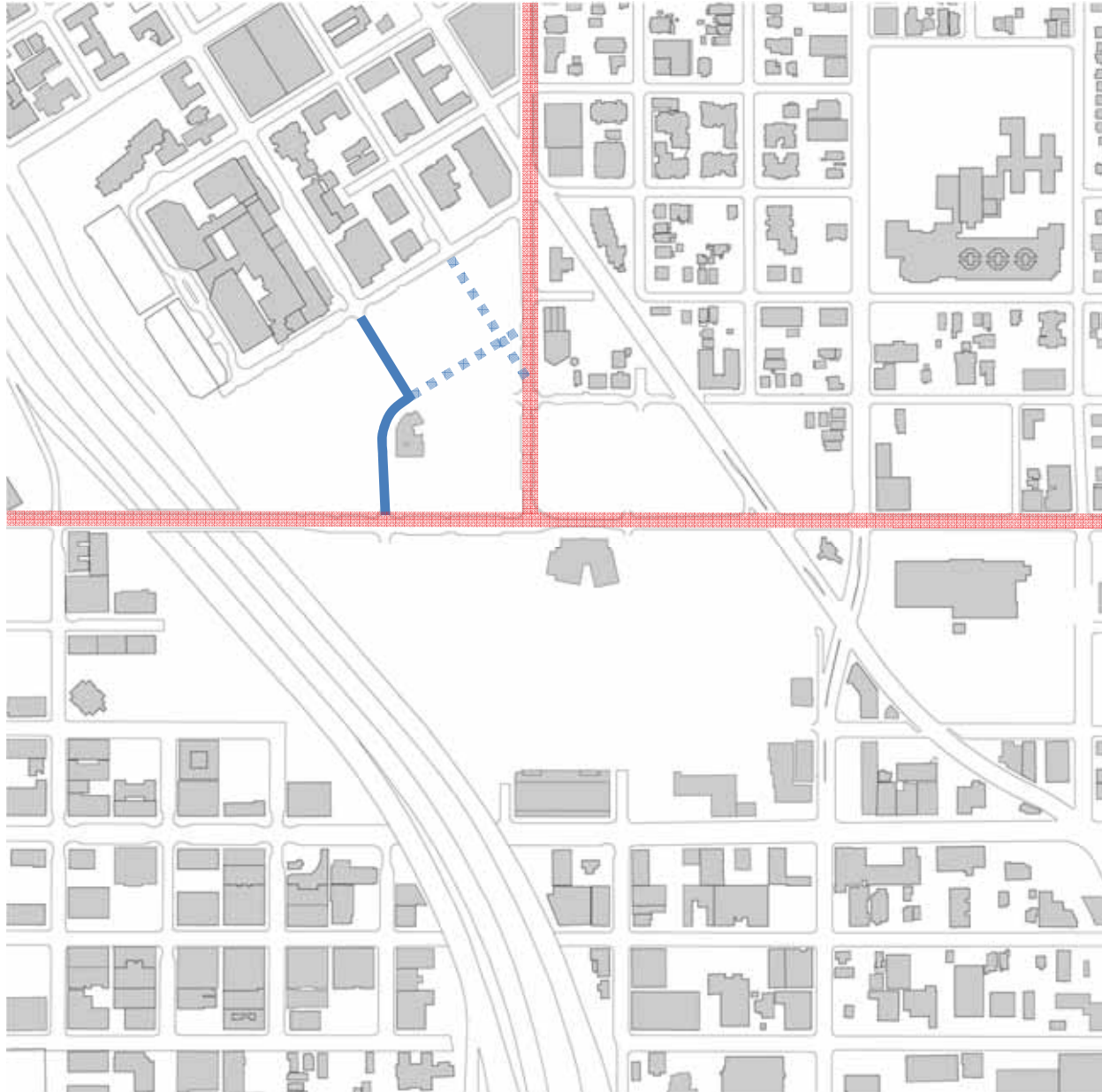
Yesler Terrace - 1942



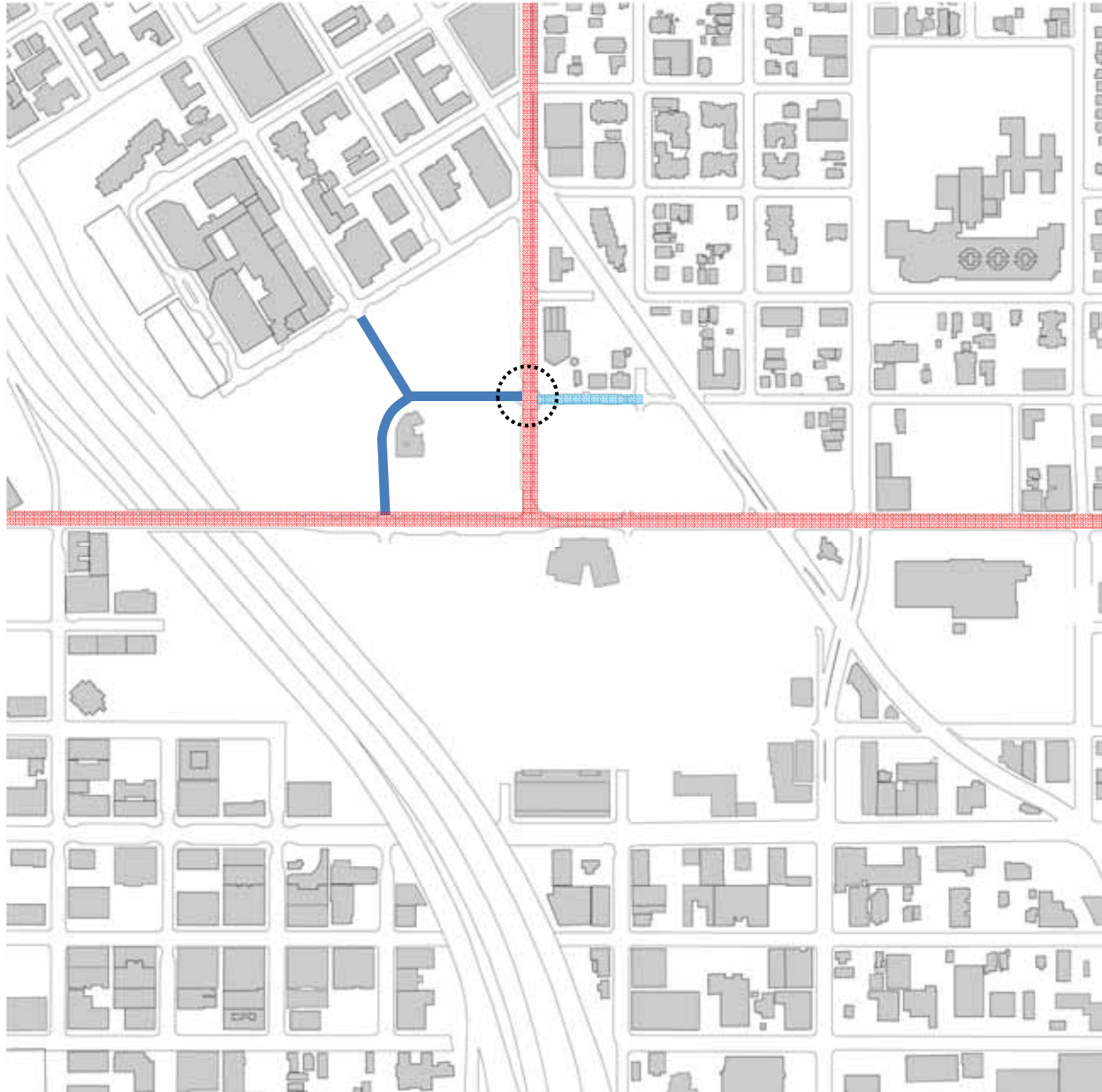
Urban Design Merit



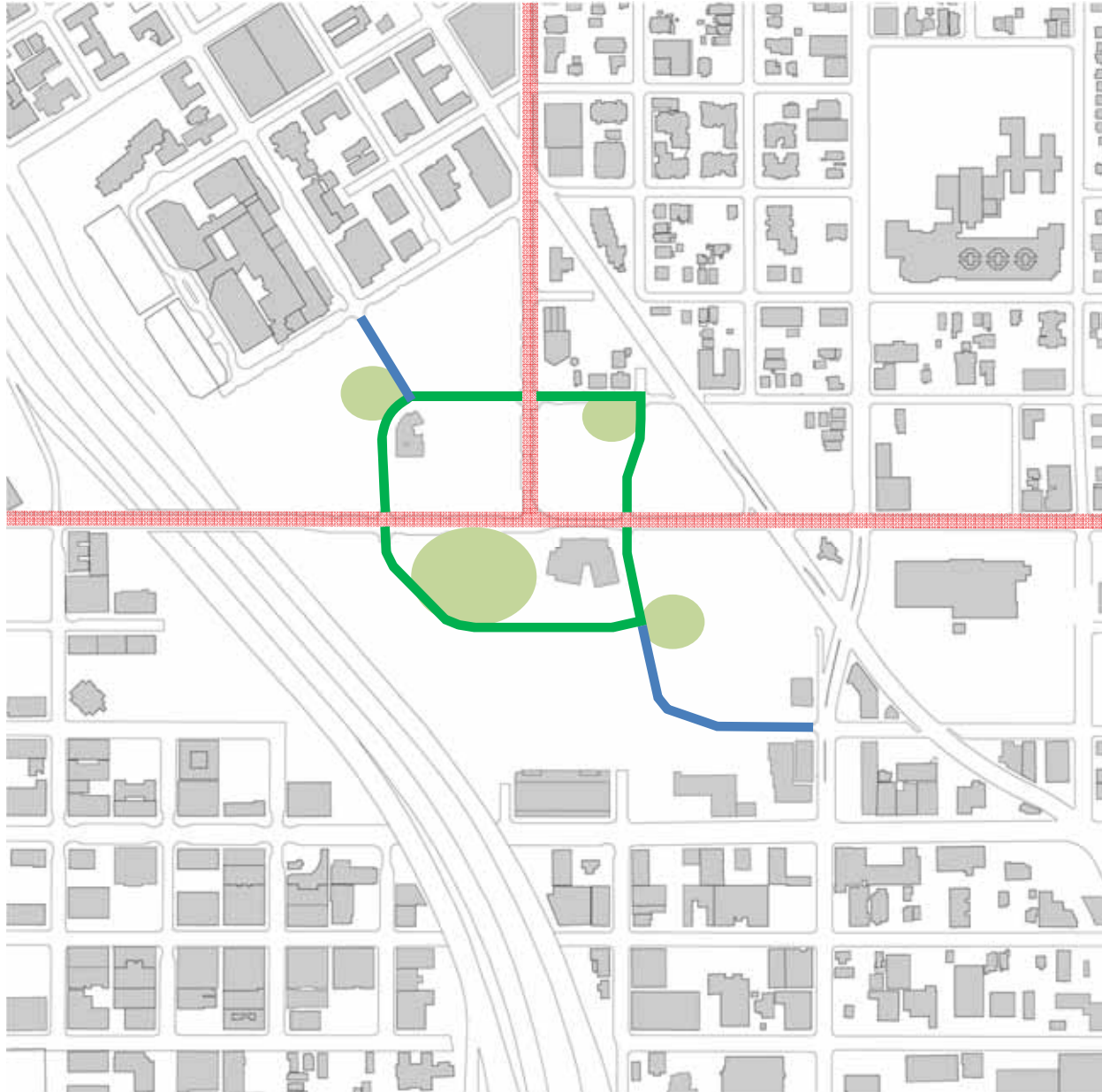
Urban Design Merit



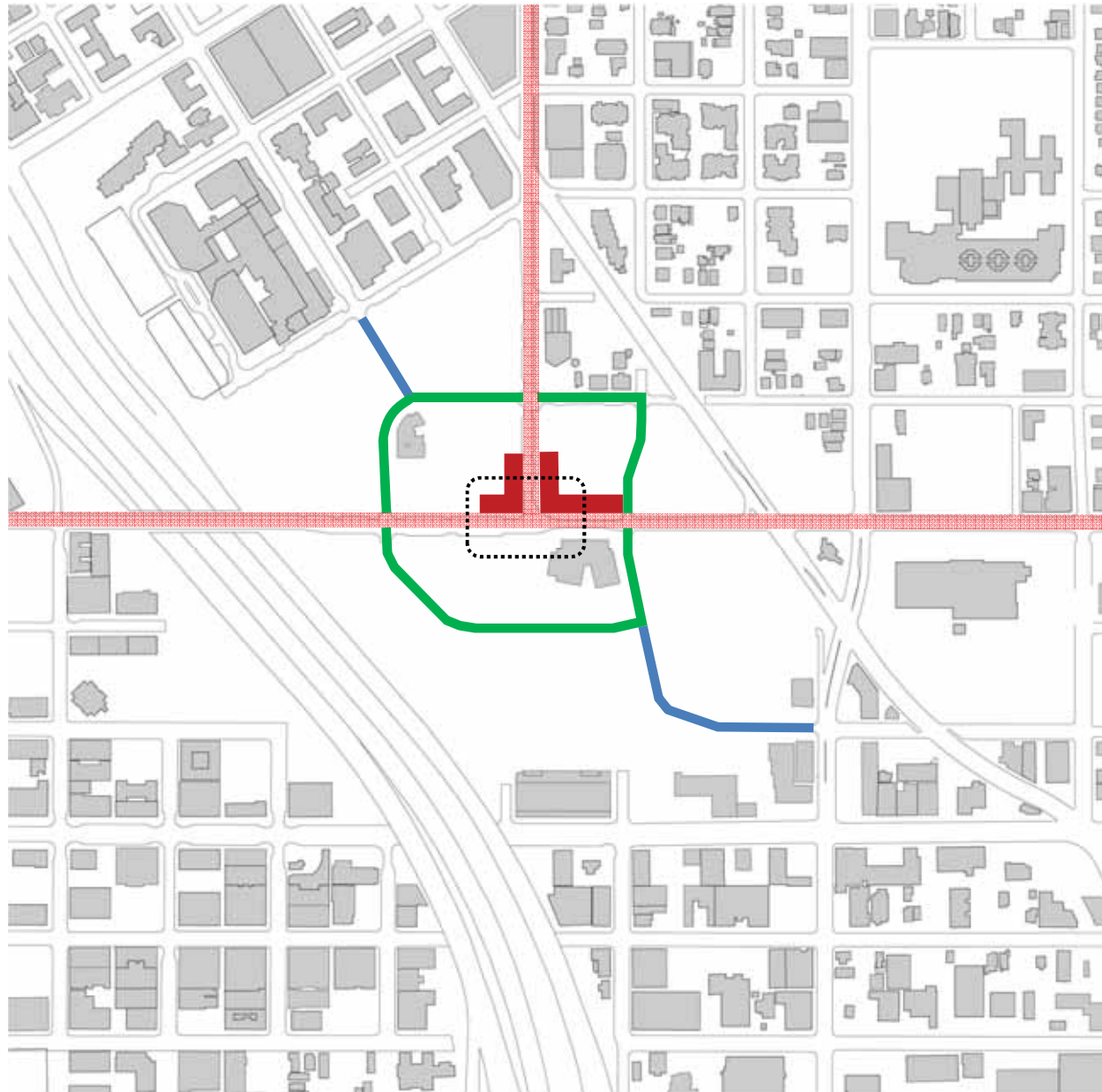
Urban Design Merit



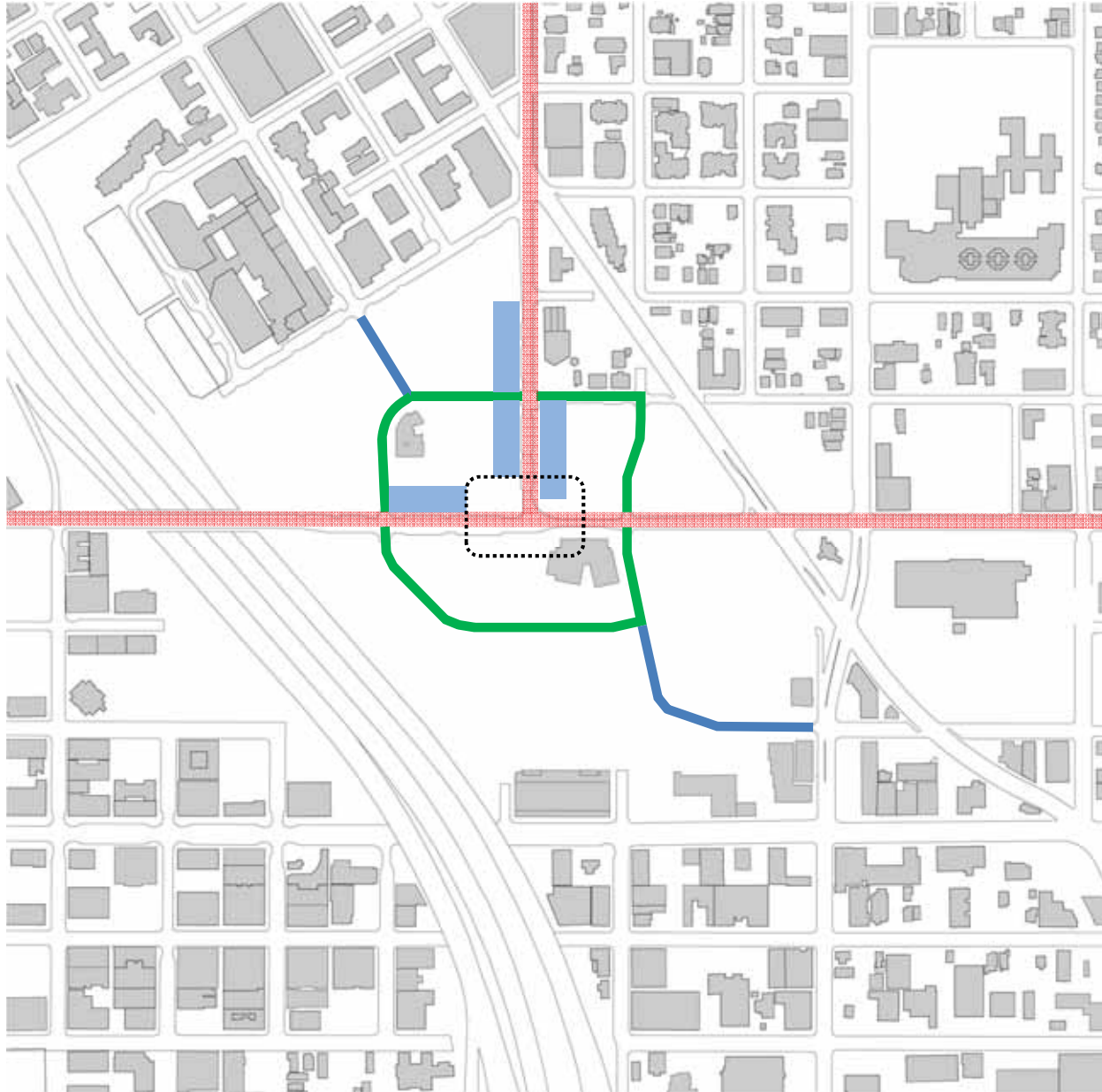
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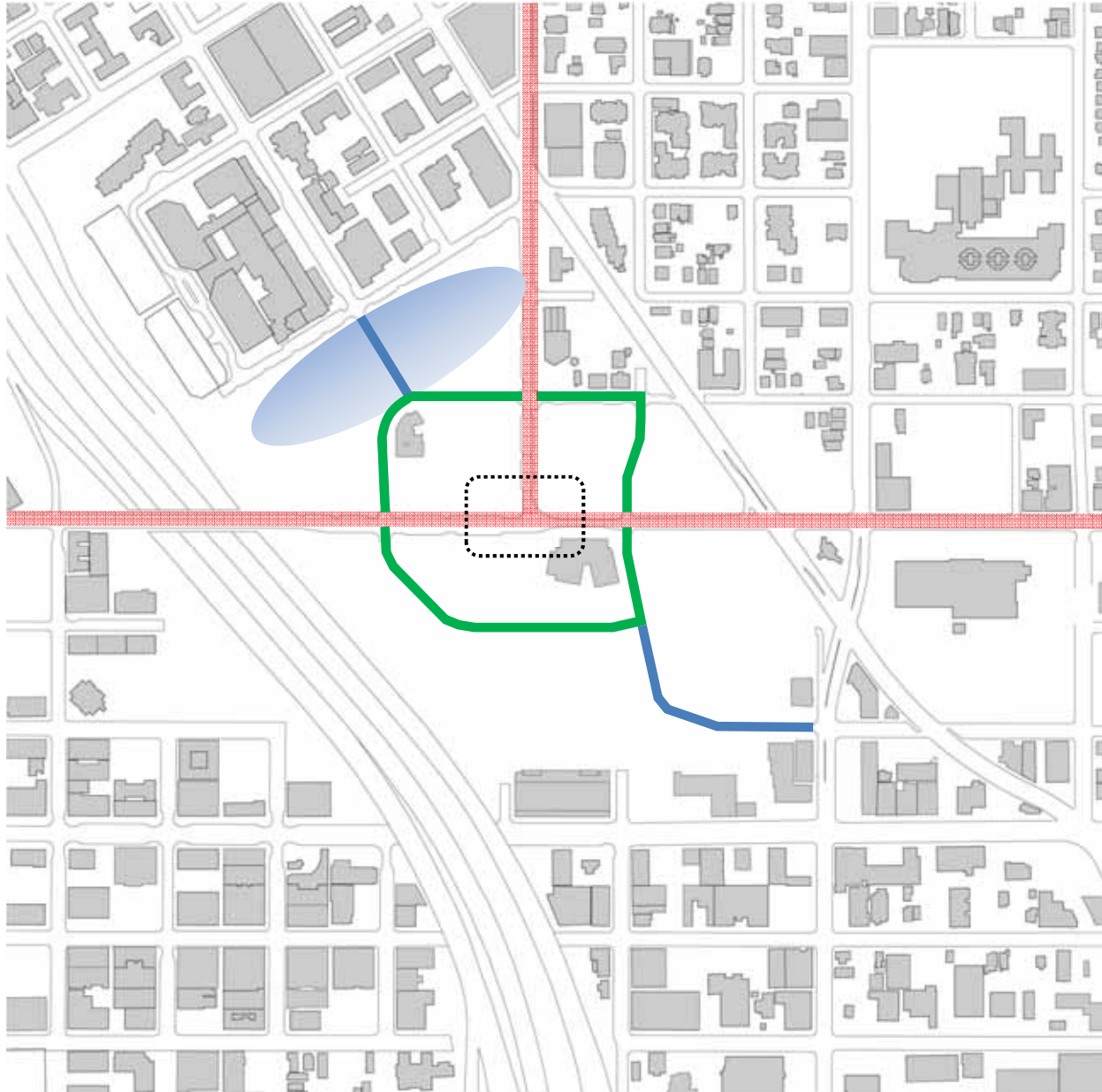
Urban Design Merit



Urban Design Merit



Urban Design Merit



Preserve Views



Views – Yesler Looking West



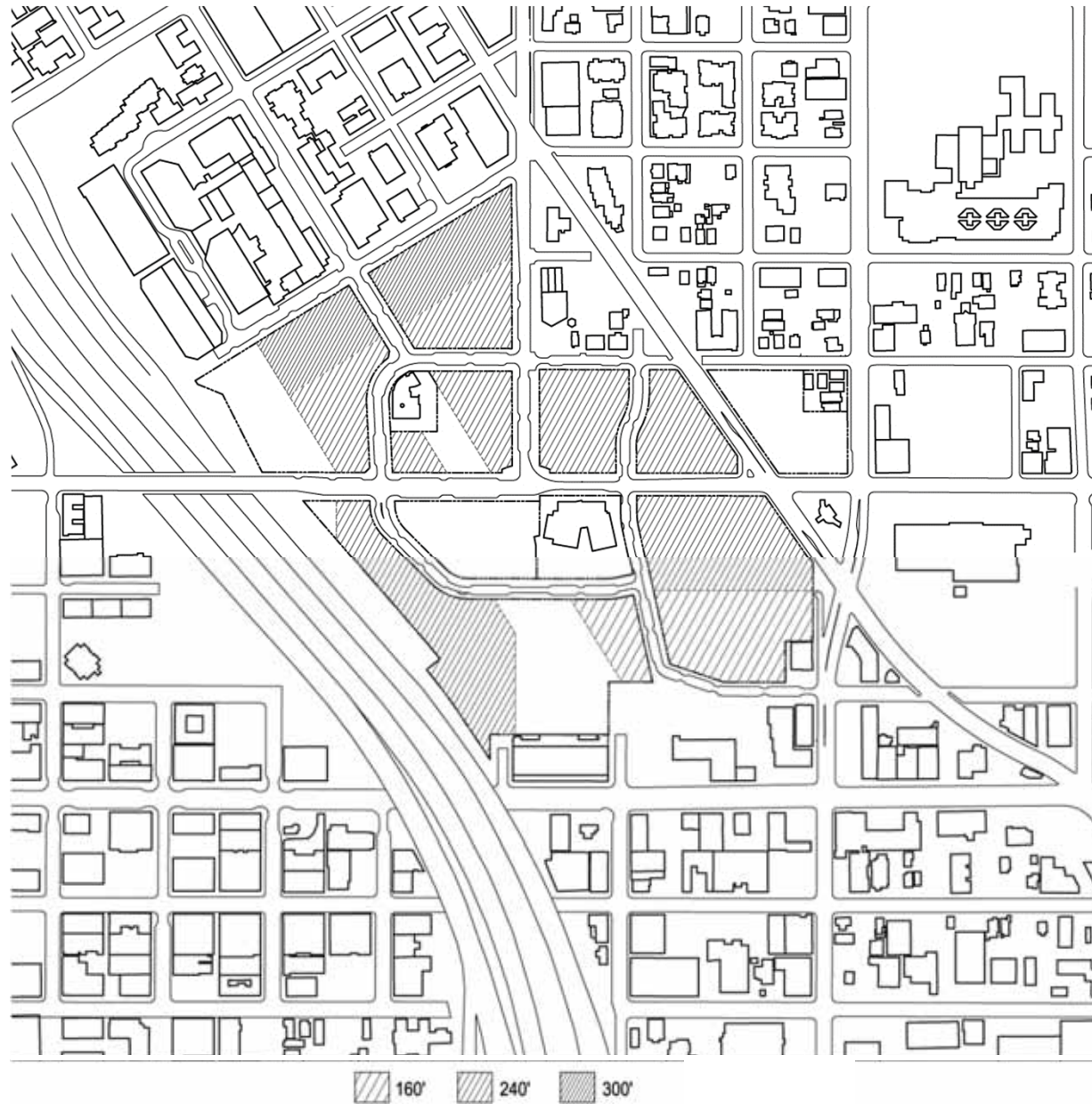
Views – 9th Ave. Looking SE



Views – 10th Ave. Looking SE



View Corridors & Height Limits



Public Benefits

What are the public benefits gained by this action of vacations and dedications?

More ROW is dedicated than vacated.

Improved pedestrian, bicycle, and vehicle connectivity within this neighborhood and to adjacent neighborhoods.

New public open space created – a neighborhood park and three pocket parks.



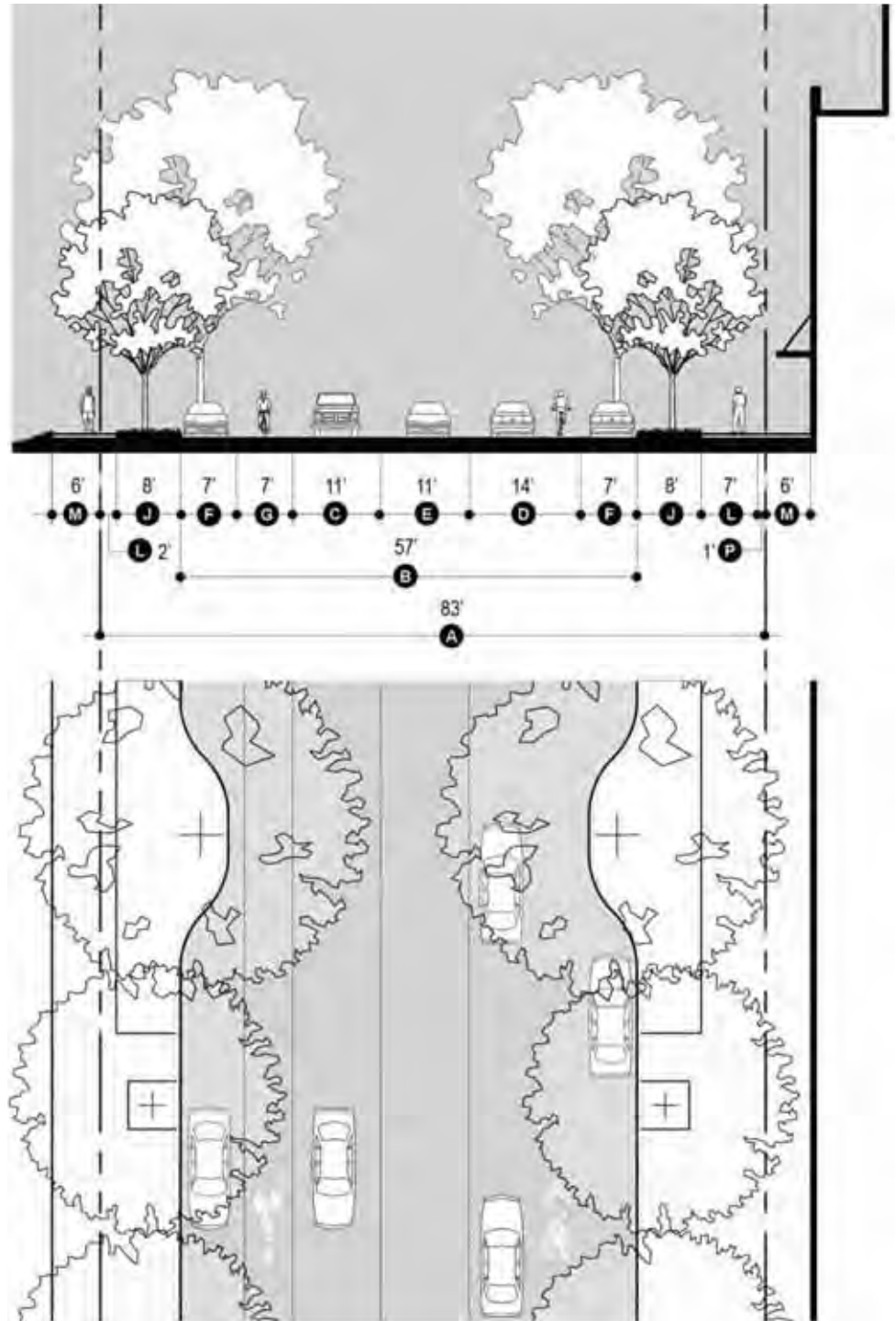
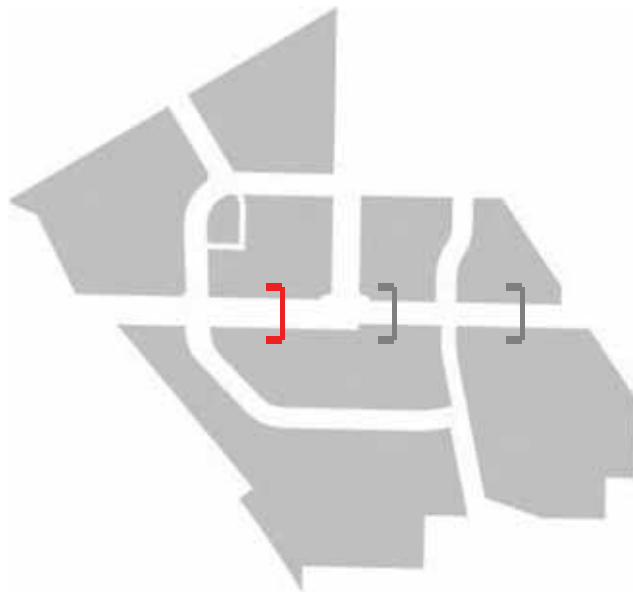






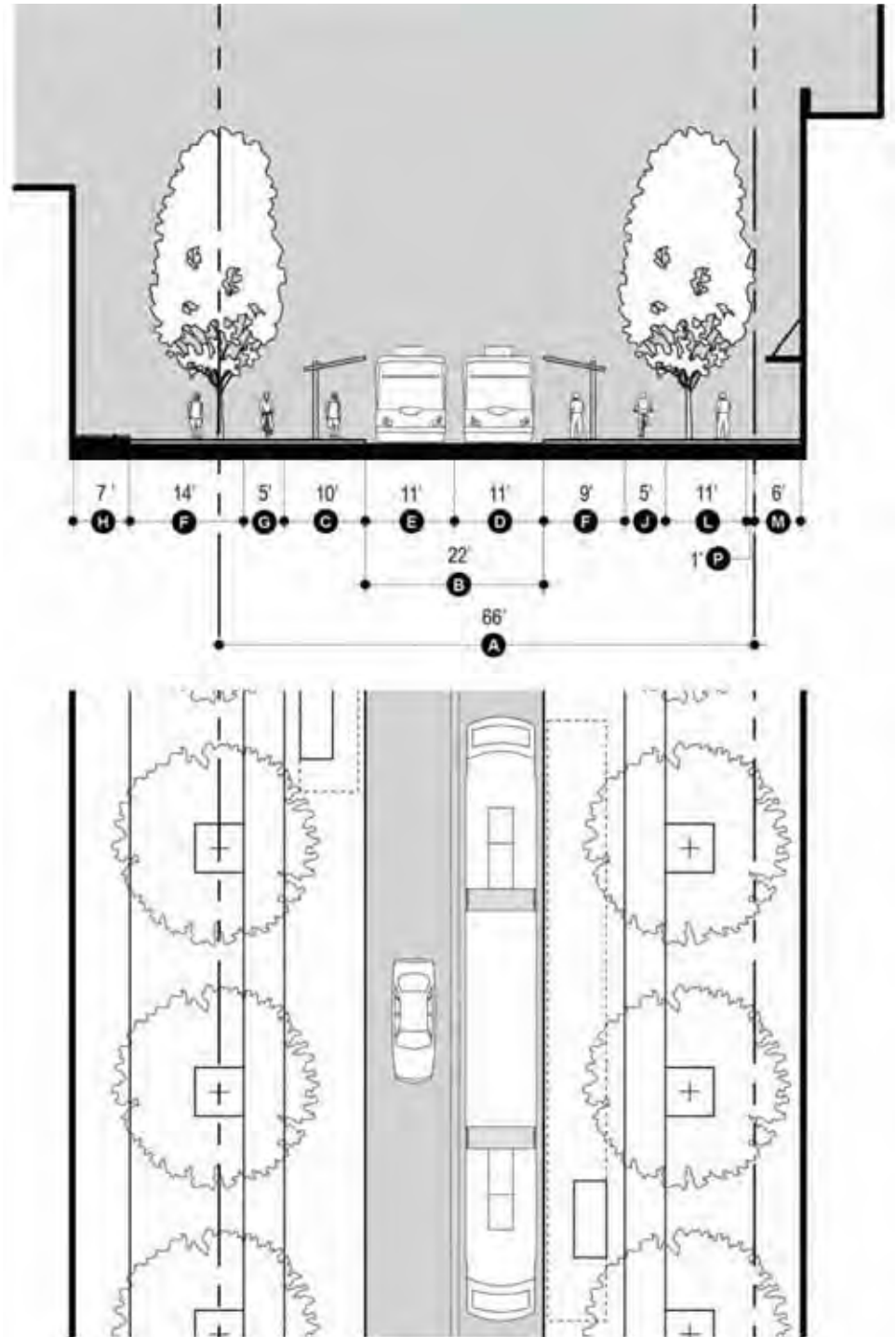
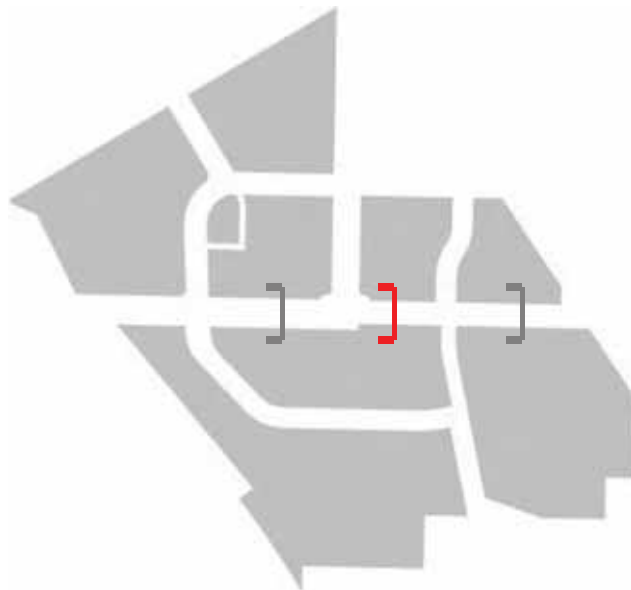
Arterial

Yesler, West of Broadway



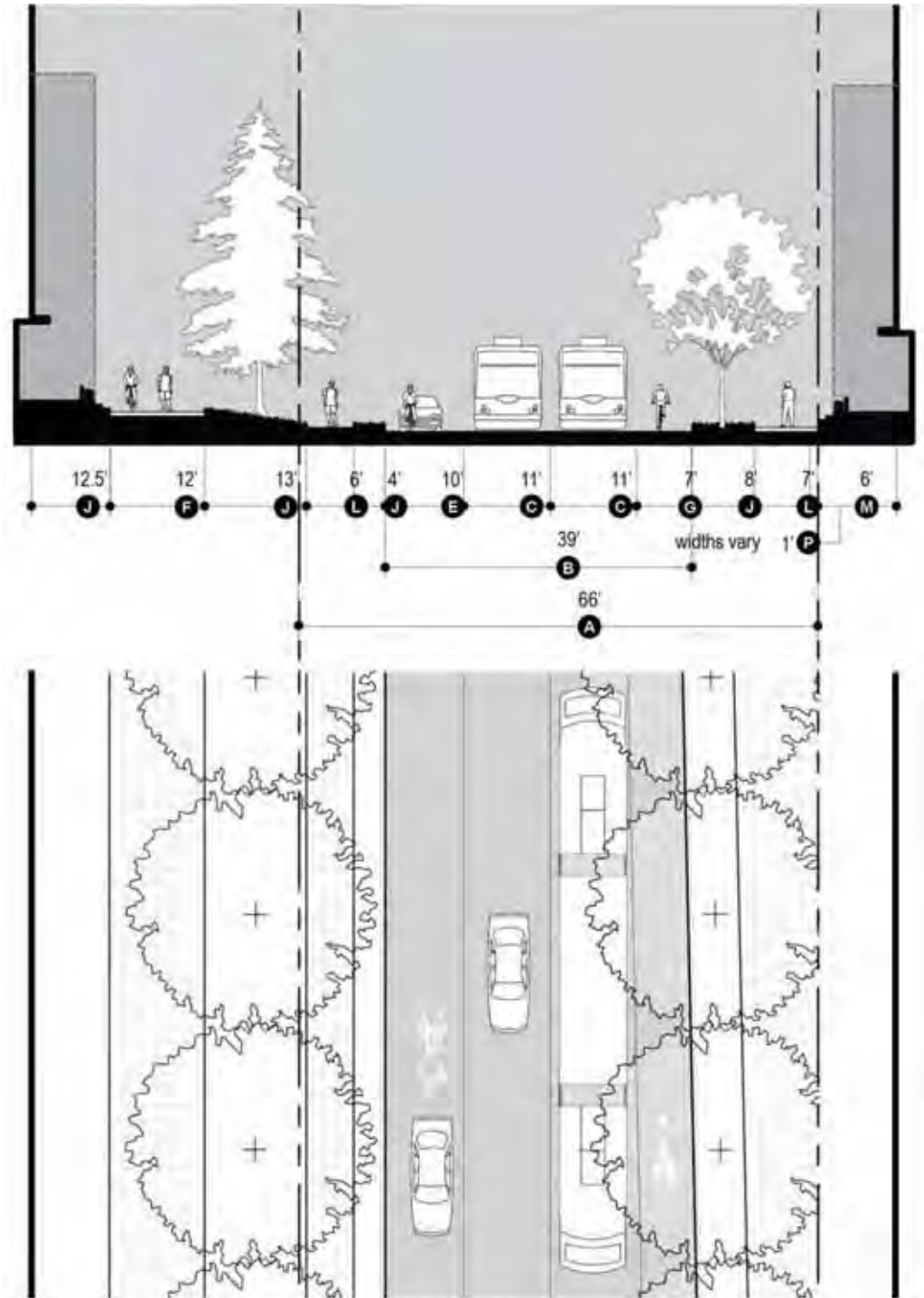
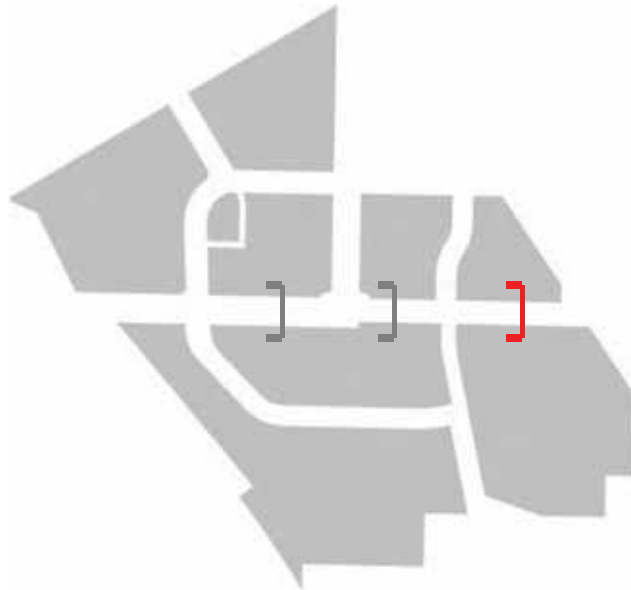
Arterial

Yesler at Streetcar Stop



Arterial

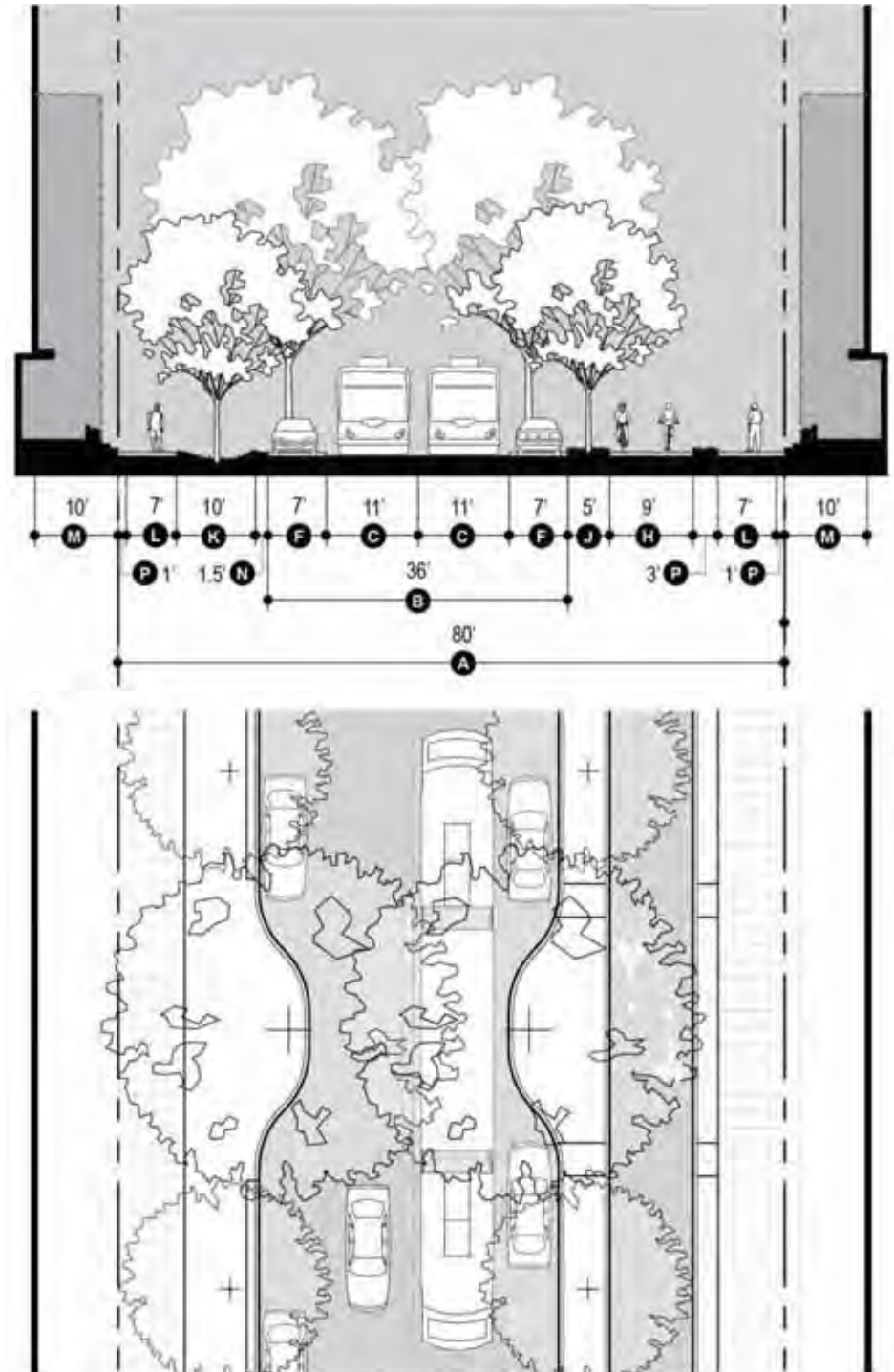
Yesler, East of 10th





Arterial

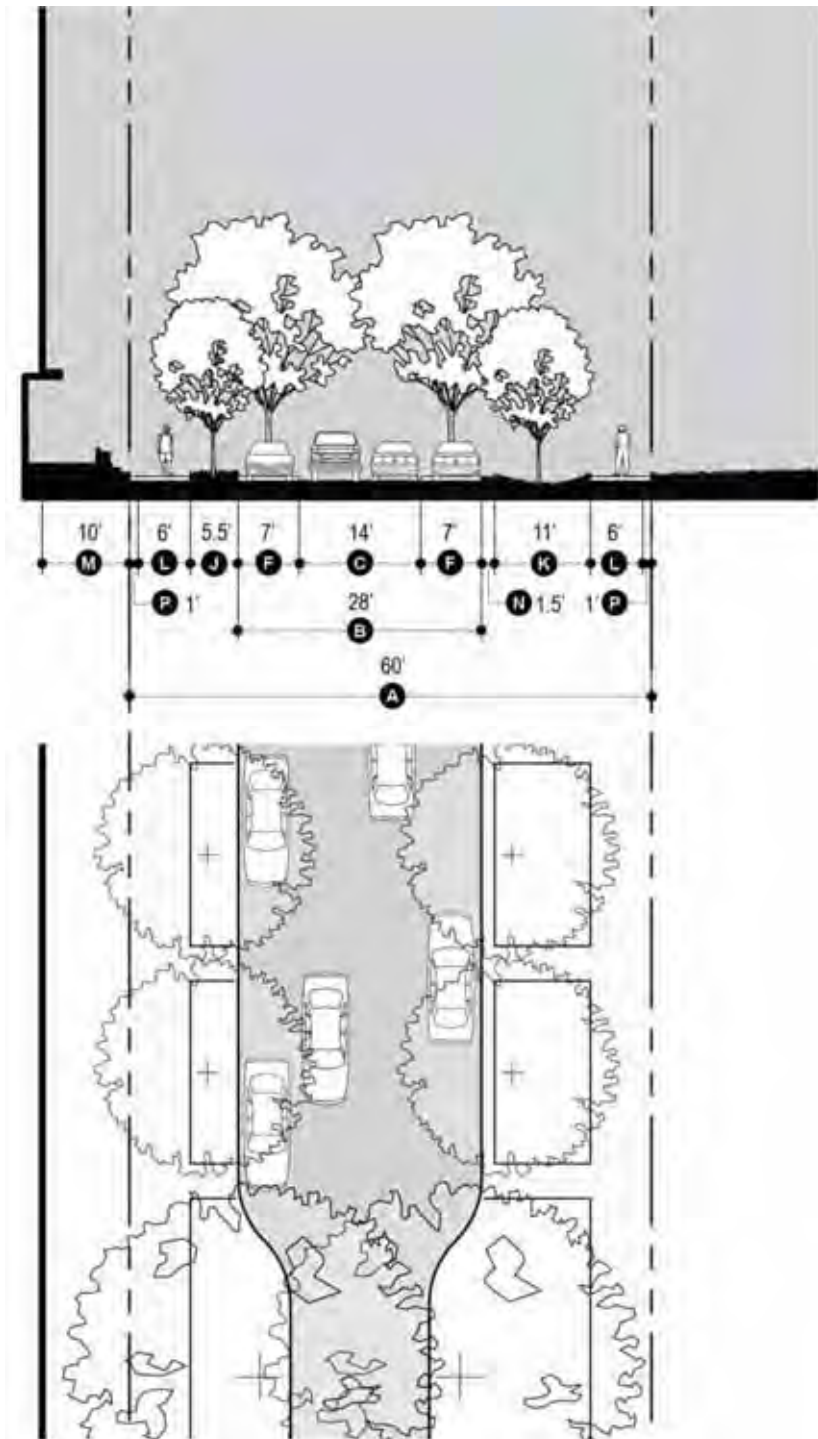
Broadway, South of Fir St





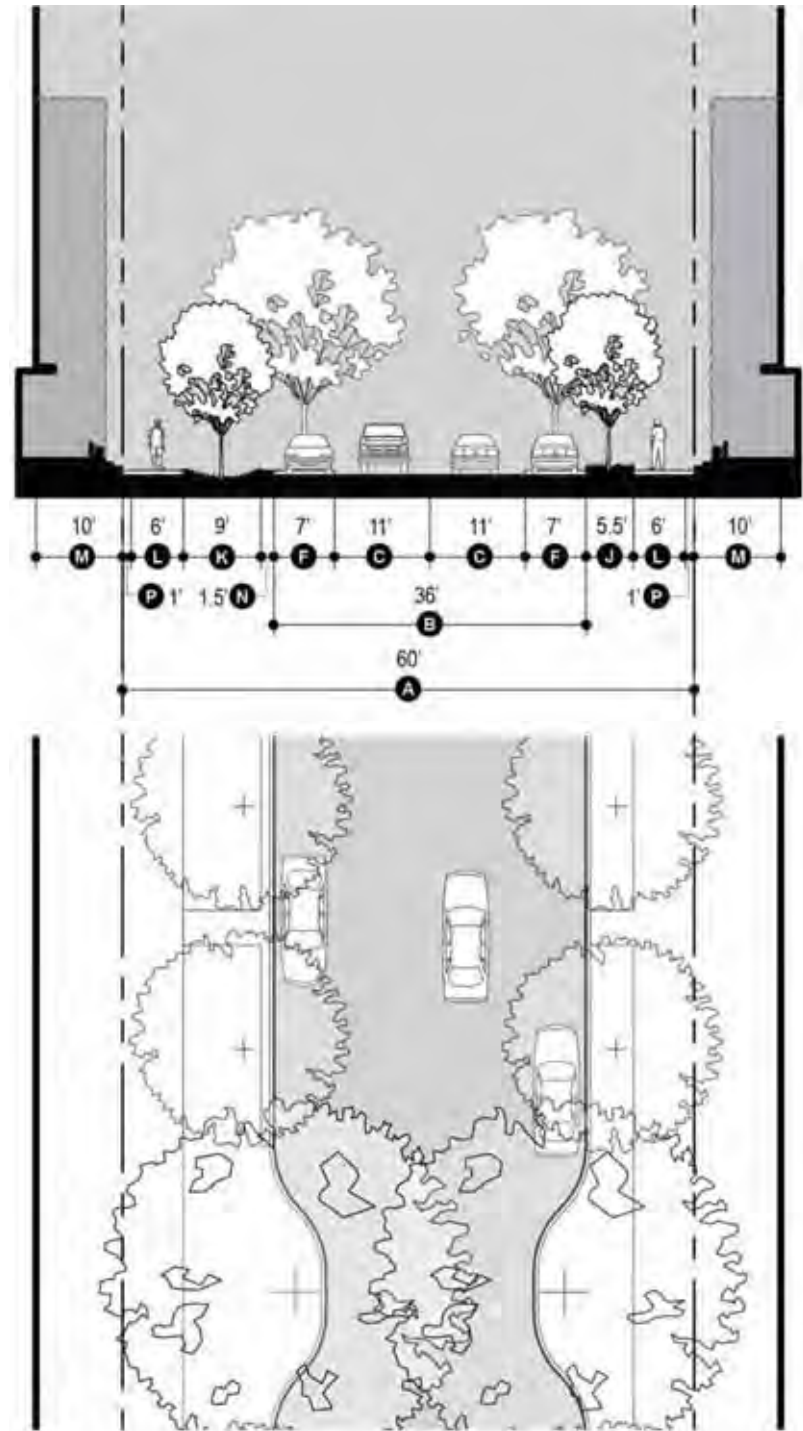
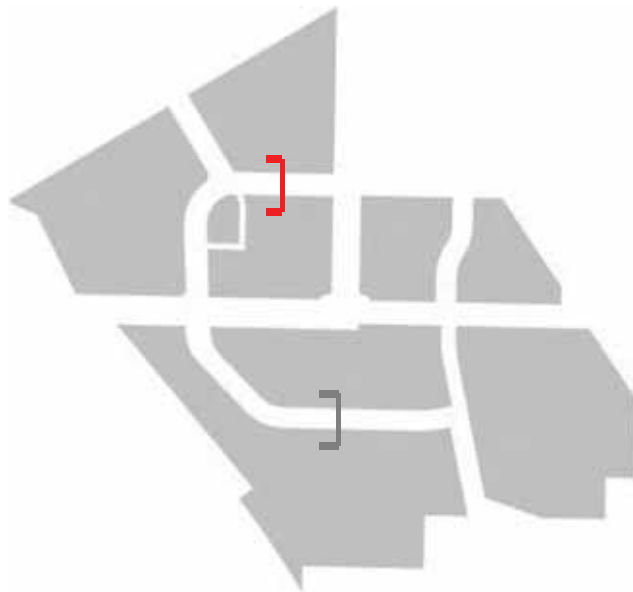
Neighborhood Loop

Washington St



Neighborhood Loop

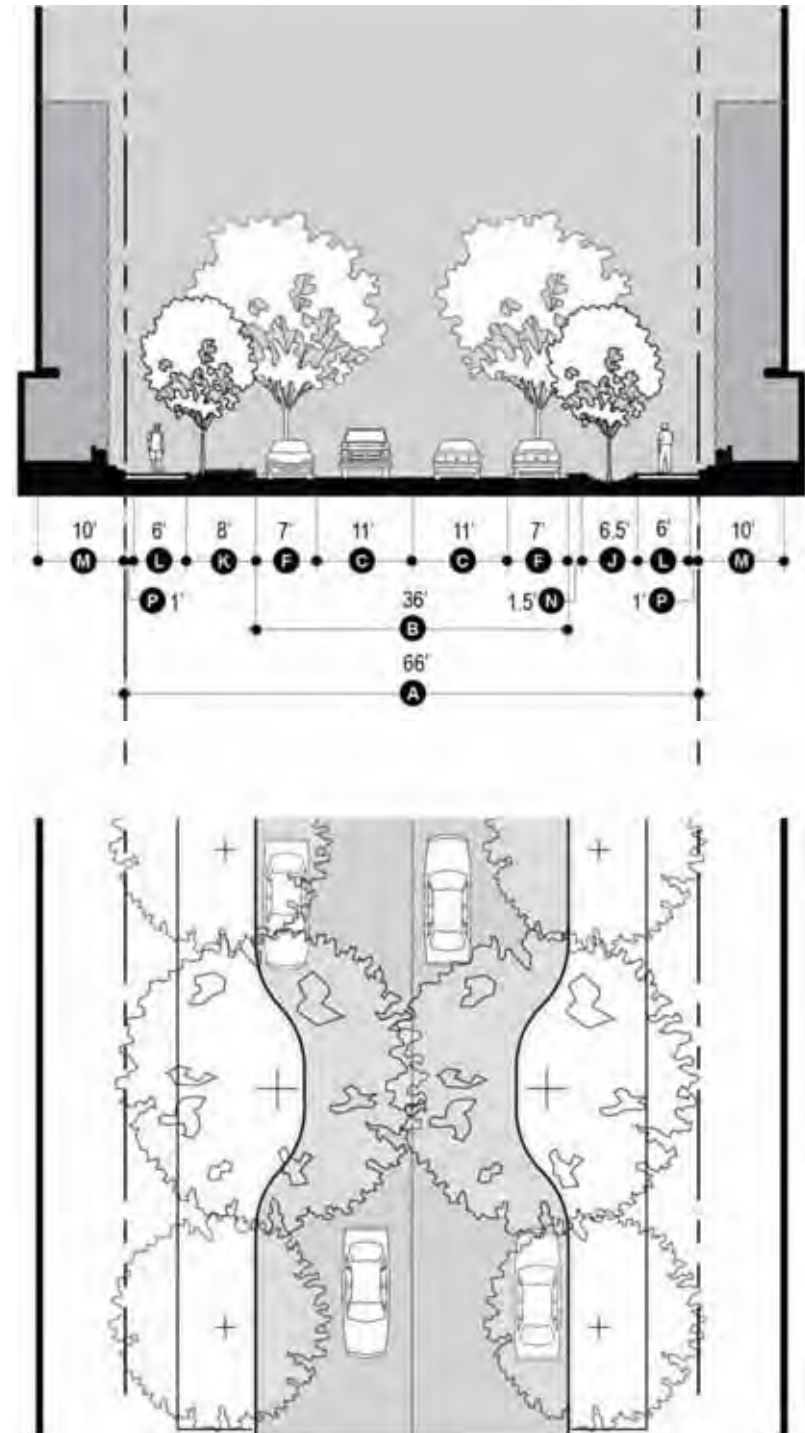
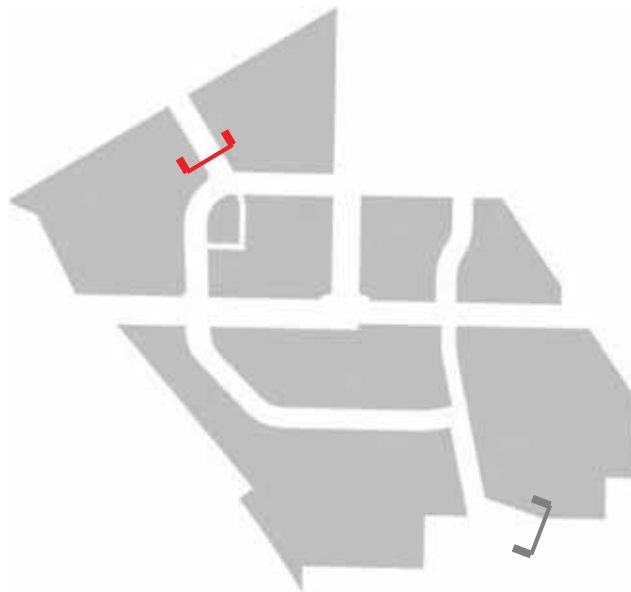
Fir St





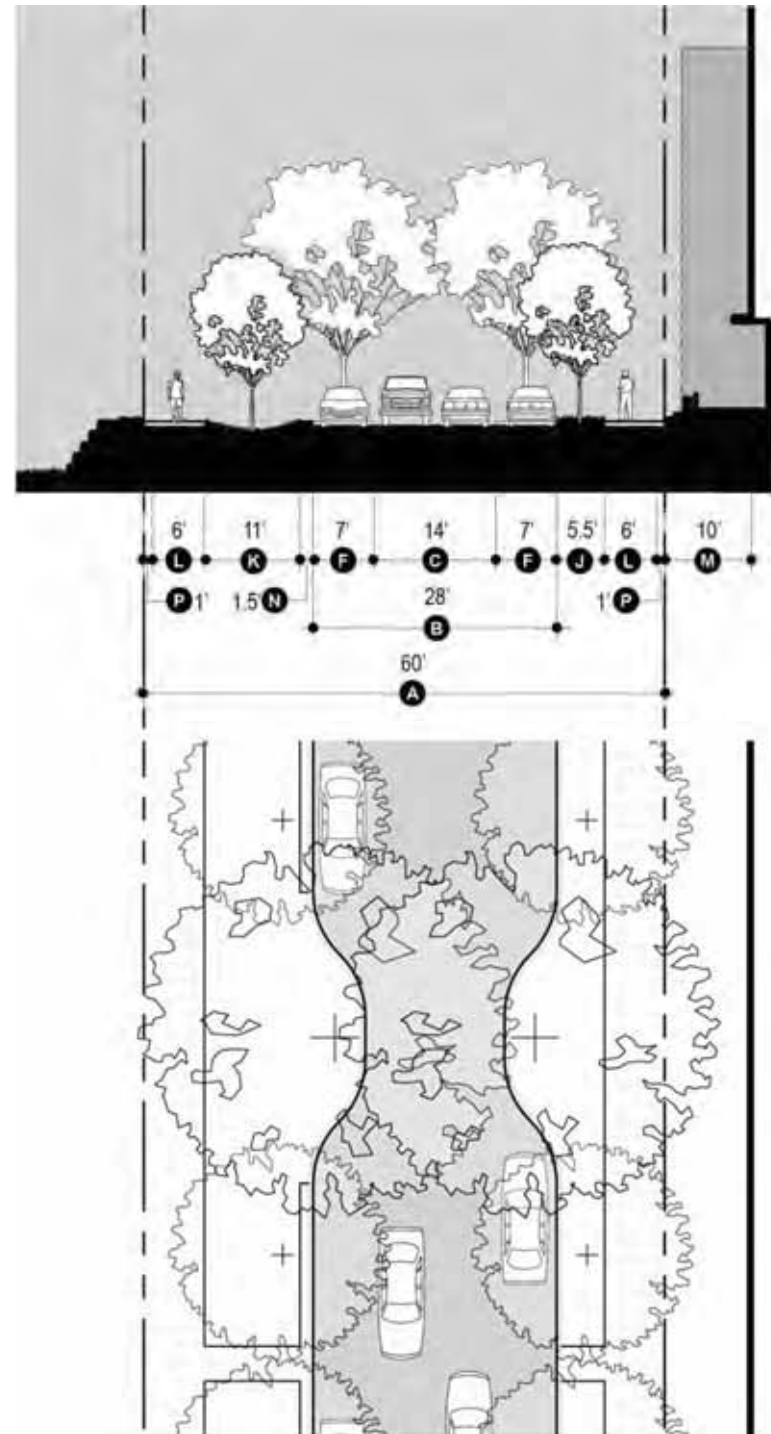
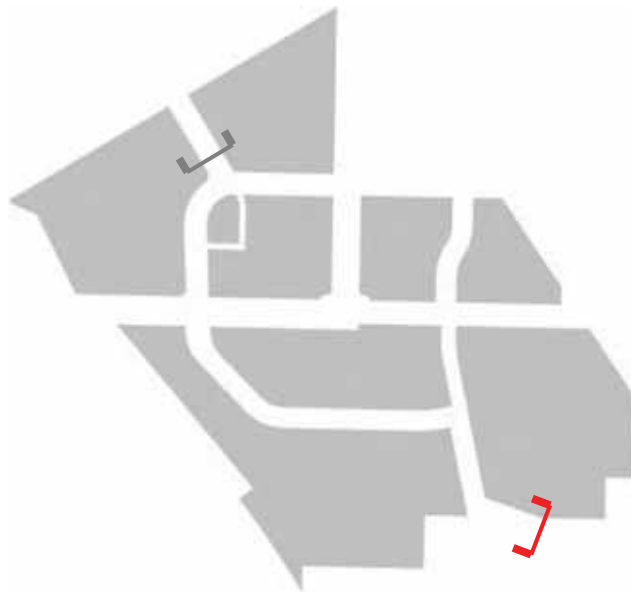
Neighborhood Street

9th Ave

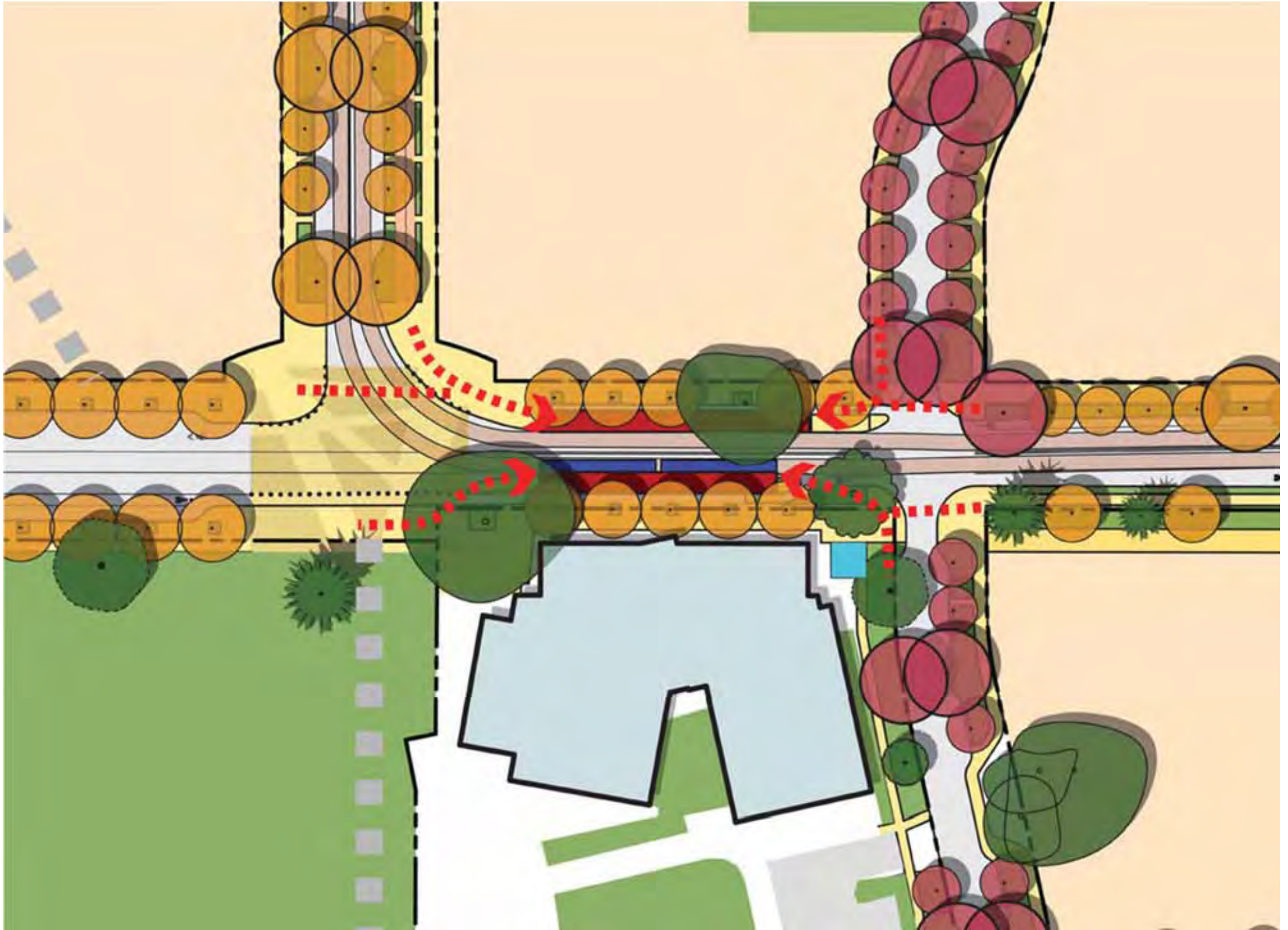


Neighborhood Street

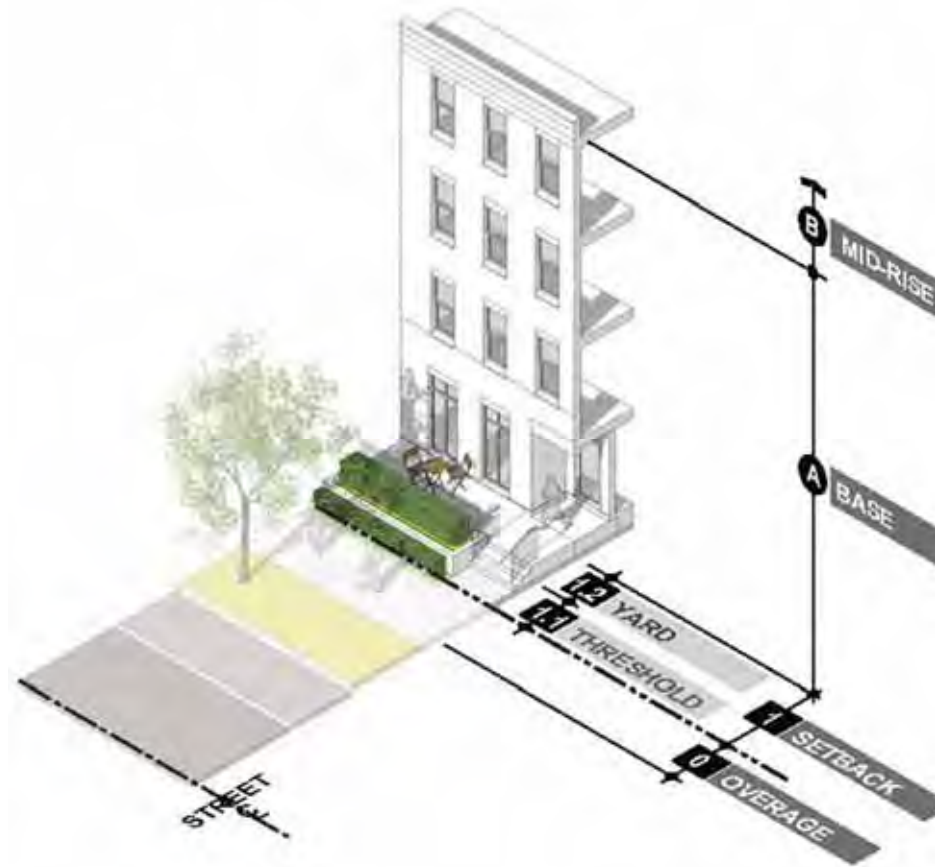
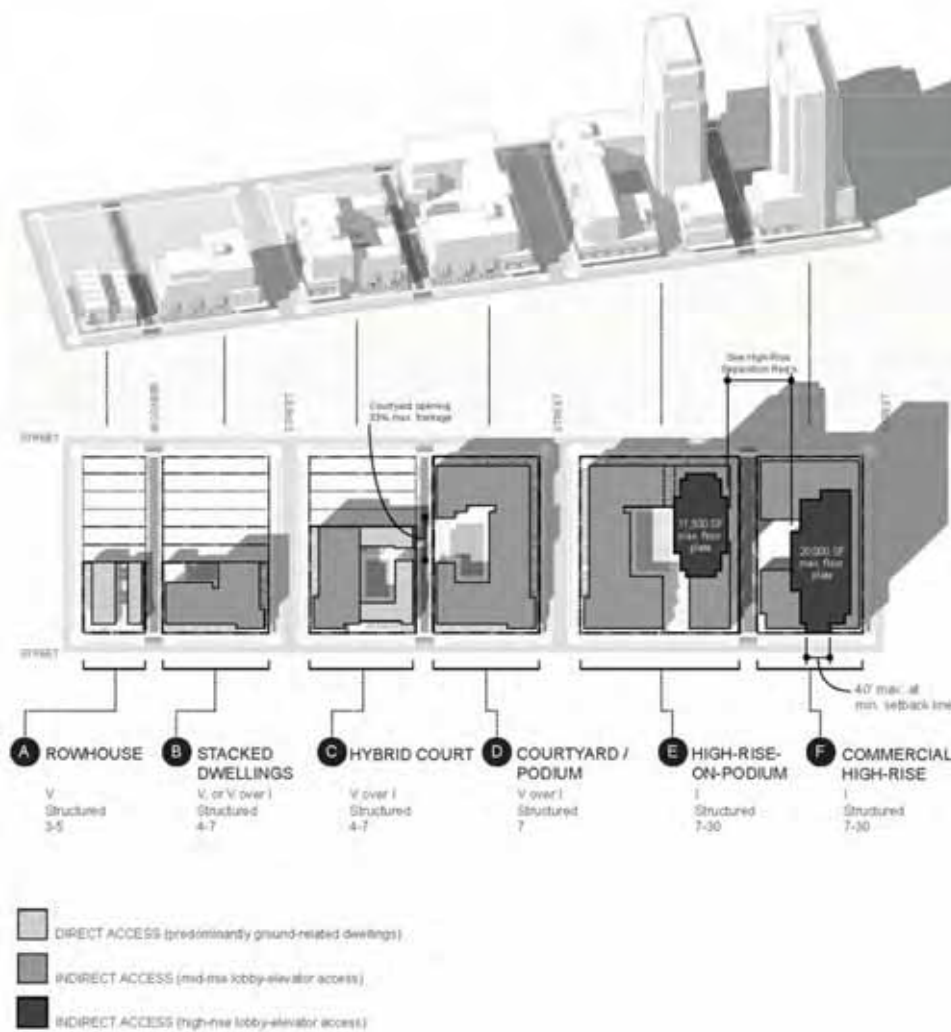
S Main St







Design Standards & Guidelines



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