



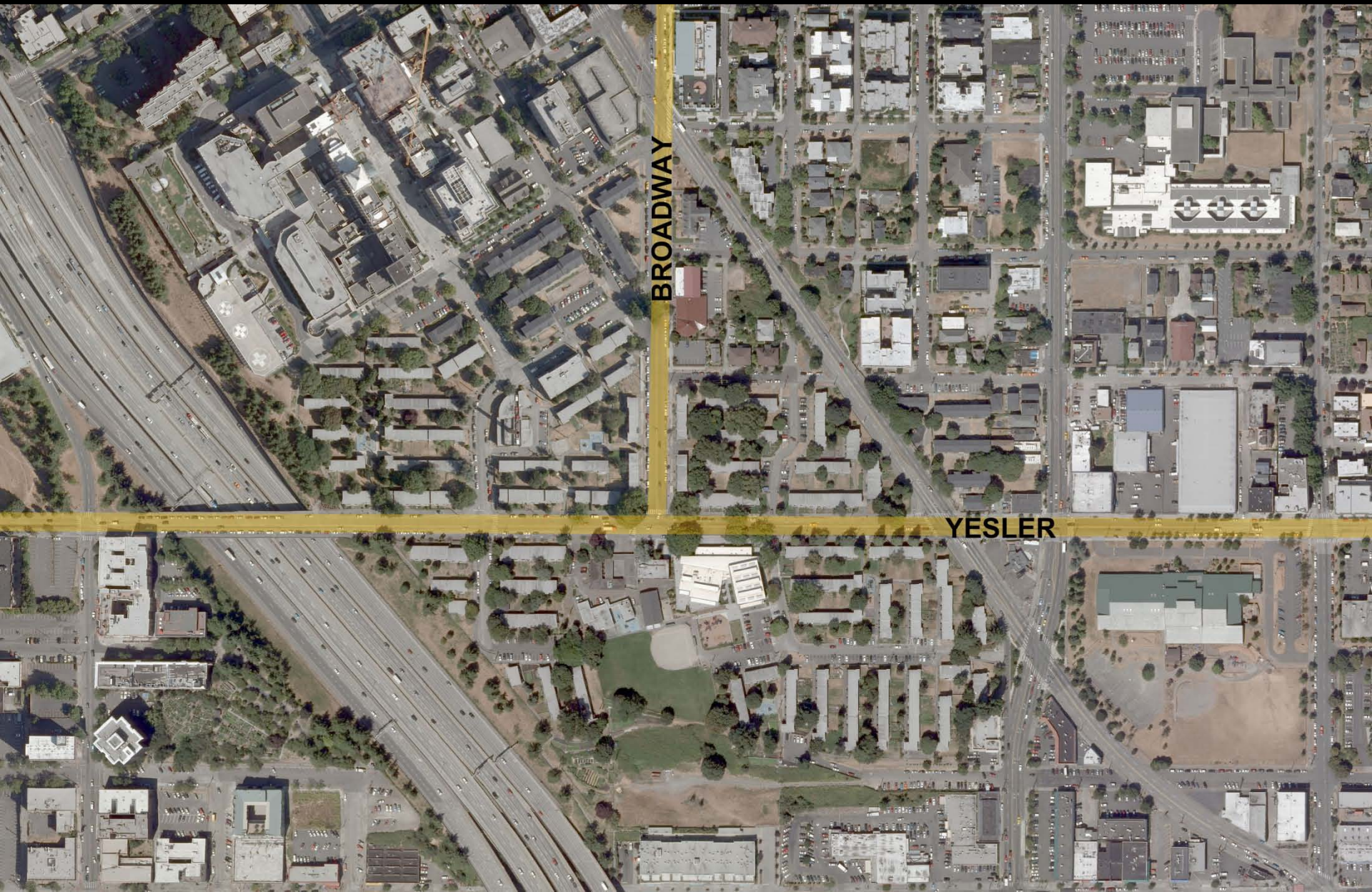
# Yesler Terrace



Bringing home a better future

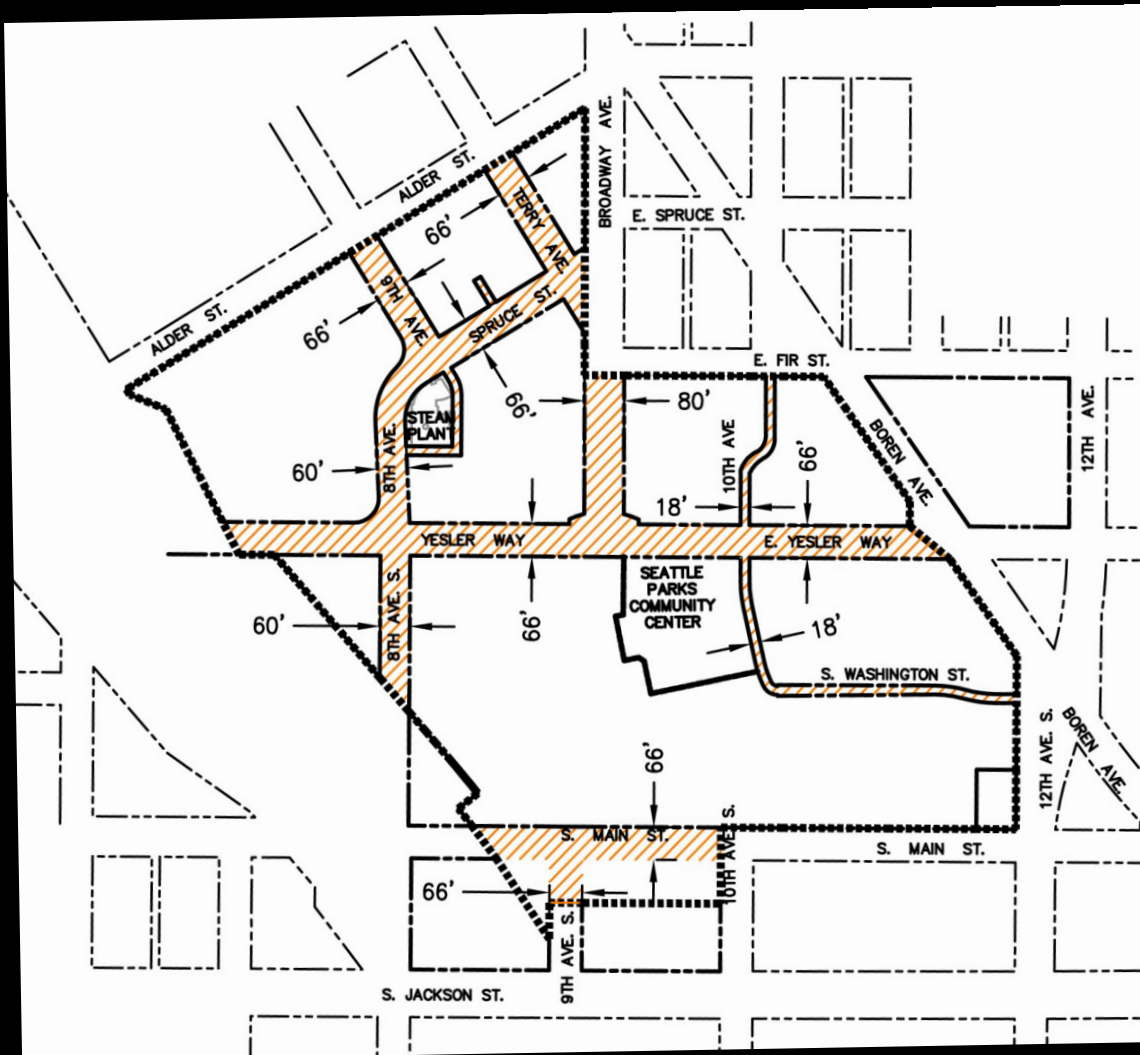
Design Commission – April 7, 2011

# Yesler Terrace Redevelopment





# Yesler Existing ROW



## LEGEND



EXISTING ROW

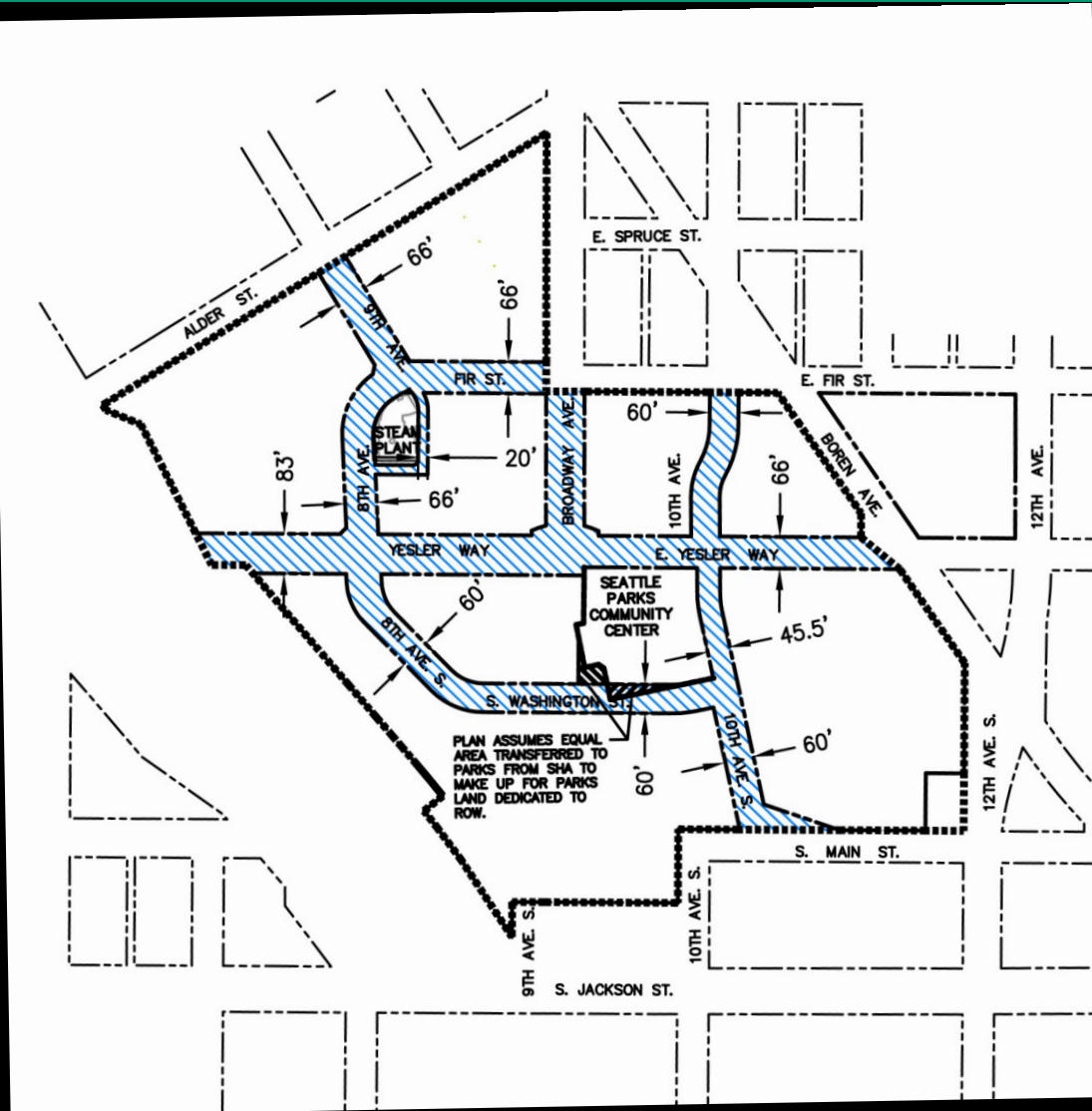


ROW AREA BOUNDARY


## 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

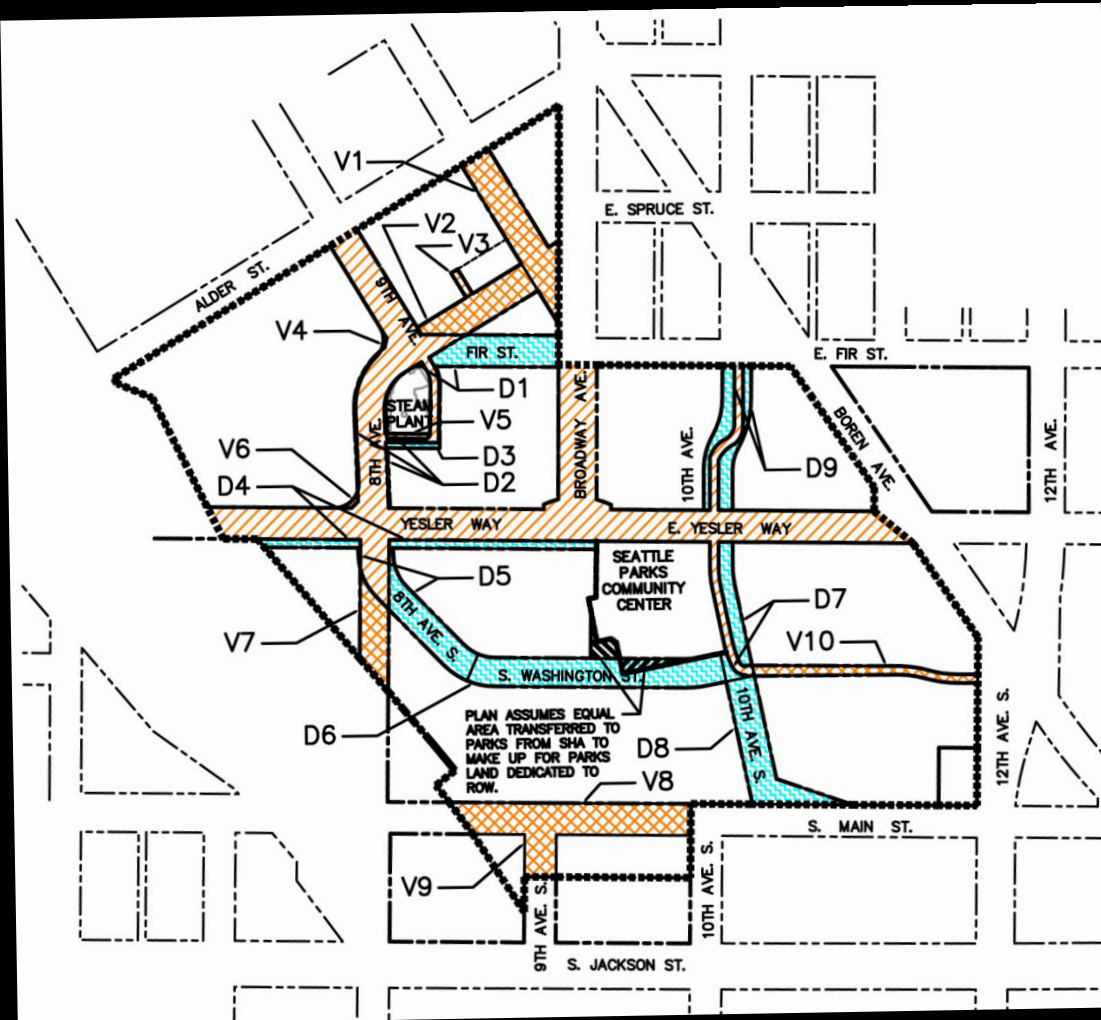
..... ROW AREA BOUNDARY

### 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
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# Developing the Preferred Alternative



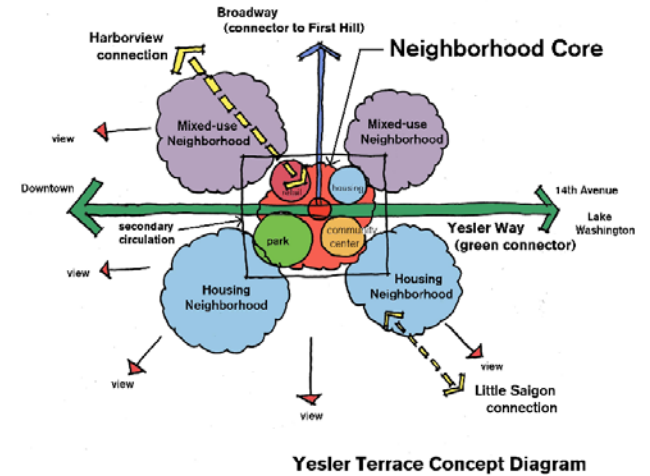
	<b>Preferred Alternative</b>	<b>Alt. 1 Lower Density</b>	<b>Alt. 2 Med Density</b>	<b>Alt. 3 High Density</b>
<b>Number of Residential Units</b>	5,000	3,000	4,000	5,000
<b>Square Feet of Residential</b>	4,311,838	2,757,854	3,624,213	4,469,700
<b>Square Feet of Office</b>	900,000	400,000	1,000,000	1,200,000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





# Developing the Preferred Alternative: Concept Plan

November 2009



**Yesler and Broadway as main streets**

**Community Core—at Yesler Way/Broadway**

**Improved Neighborhood Connections**

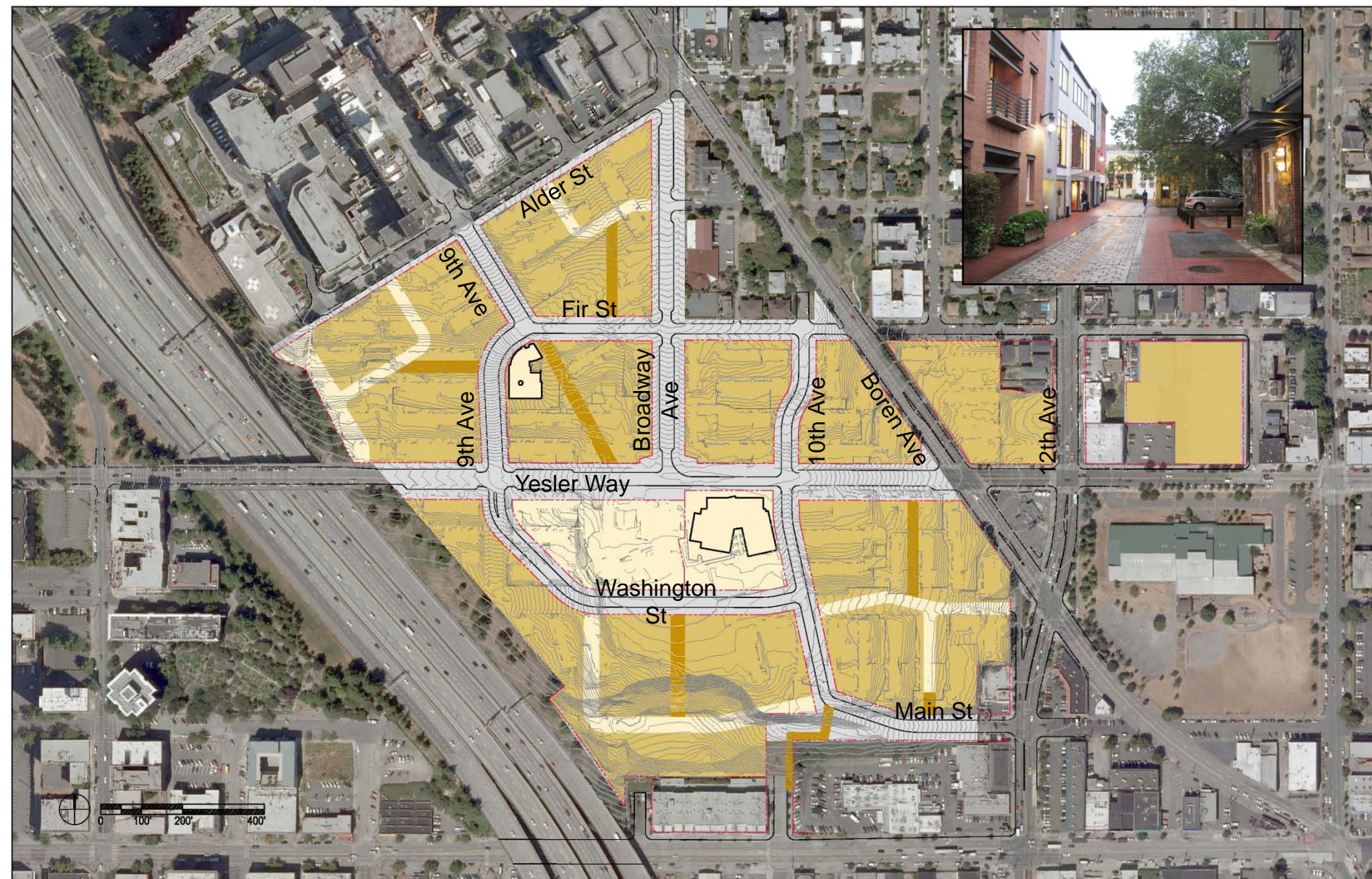


# Developing the Preferred Alternative: Public Streets



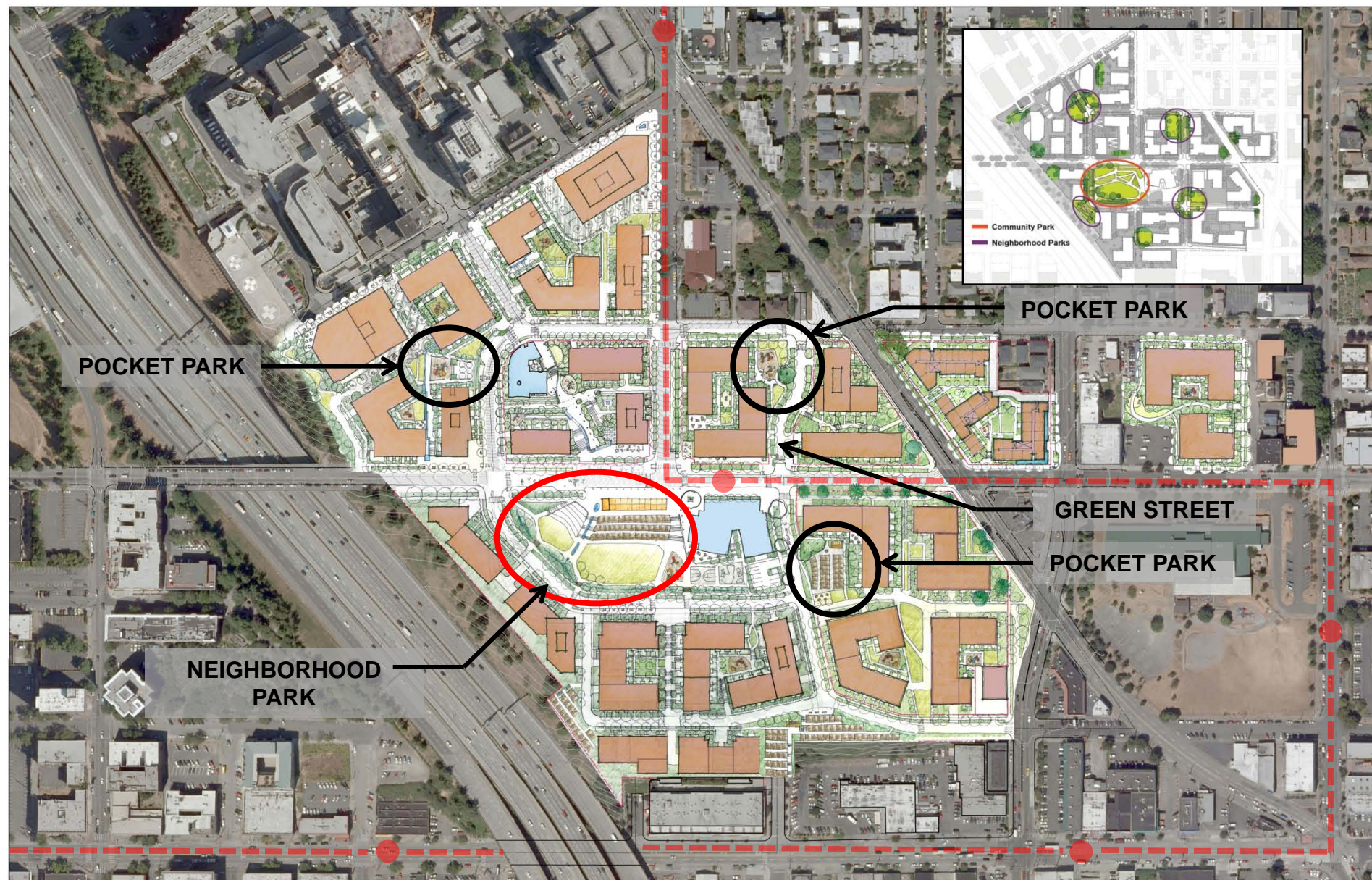


# Developing the Preferred Alternative: Woonerfs and Pedestrian Connections



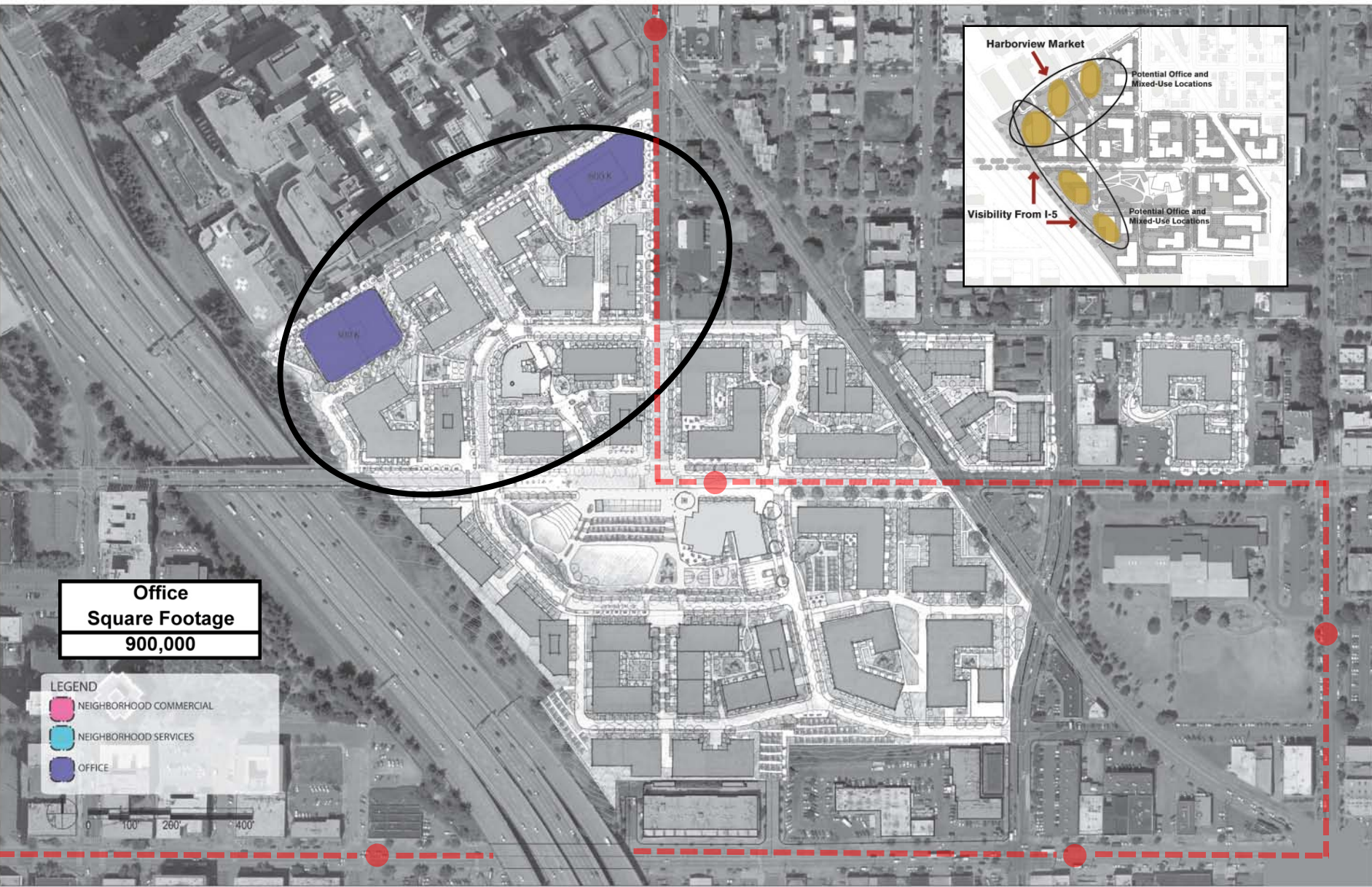


# Developing the Preferred Alternative: Open Space



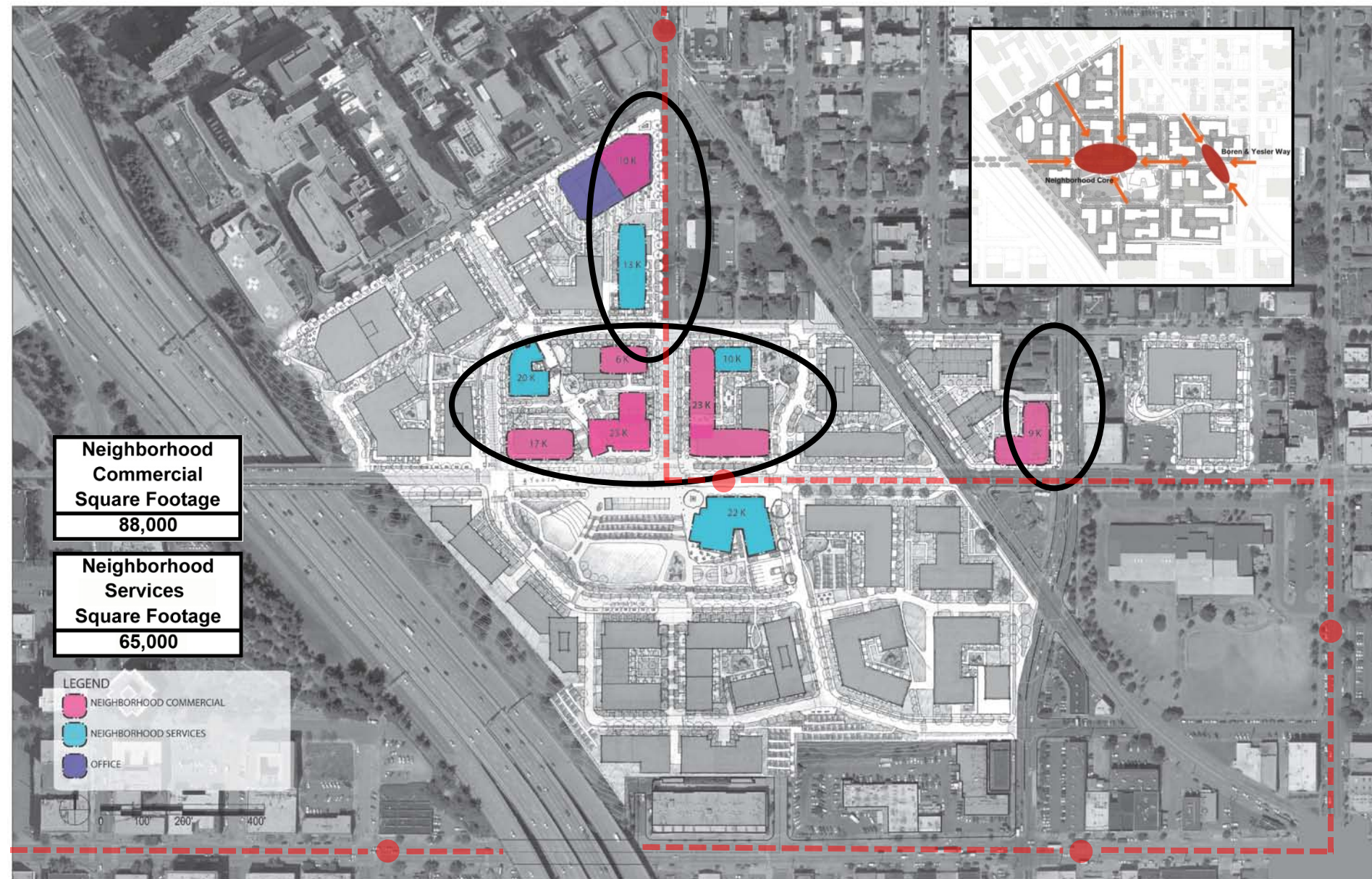


# Developing the Preferred Alternative: Office & Commercial



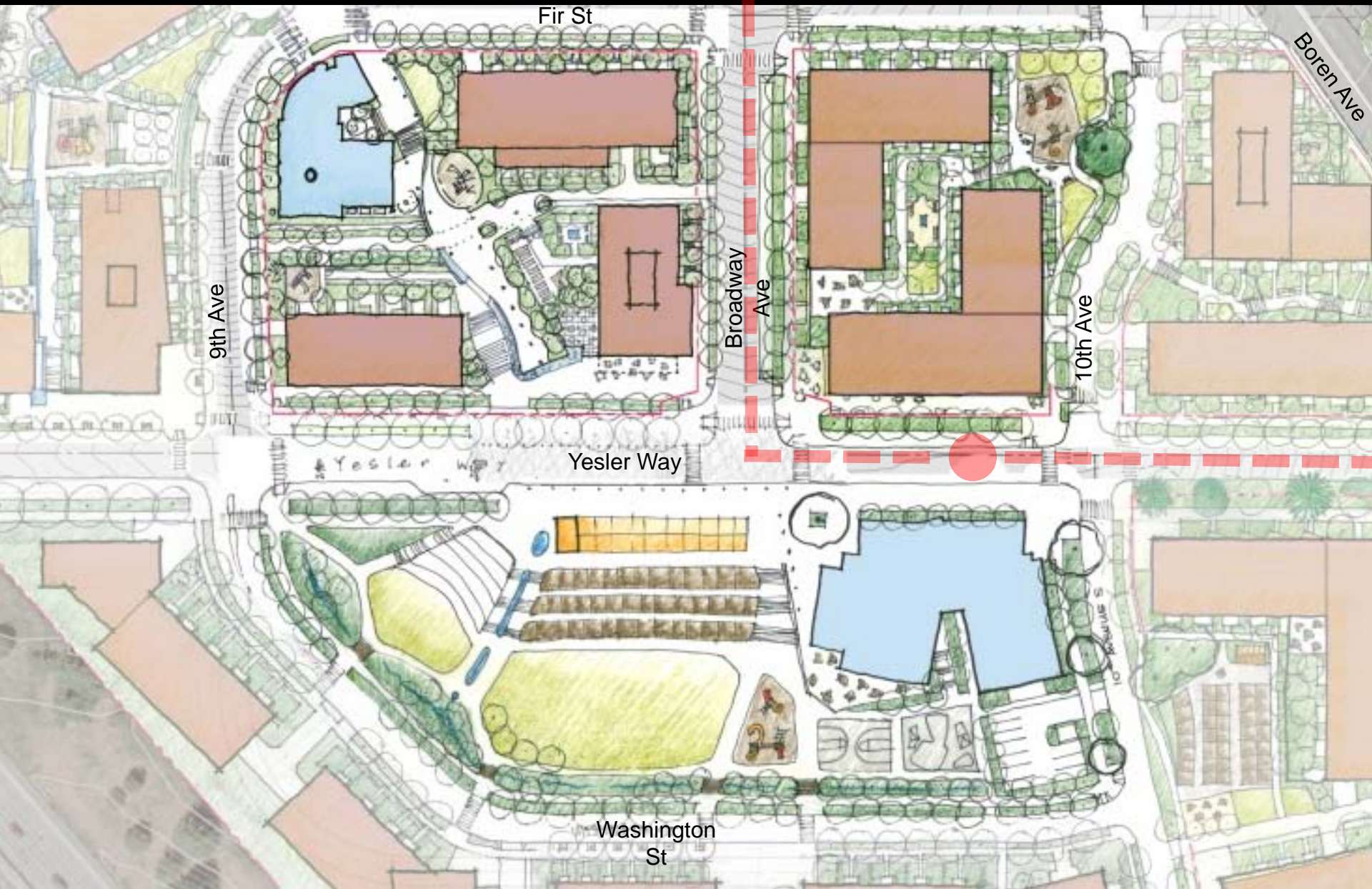


# Developing the Preferred Alternative: Community Space and Retail





# Developing the Preferred Alternative: Neighborhood Core





**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

**ADJACENT PROPERTY**

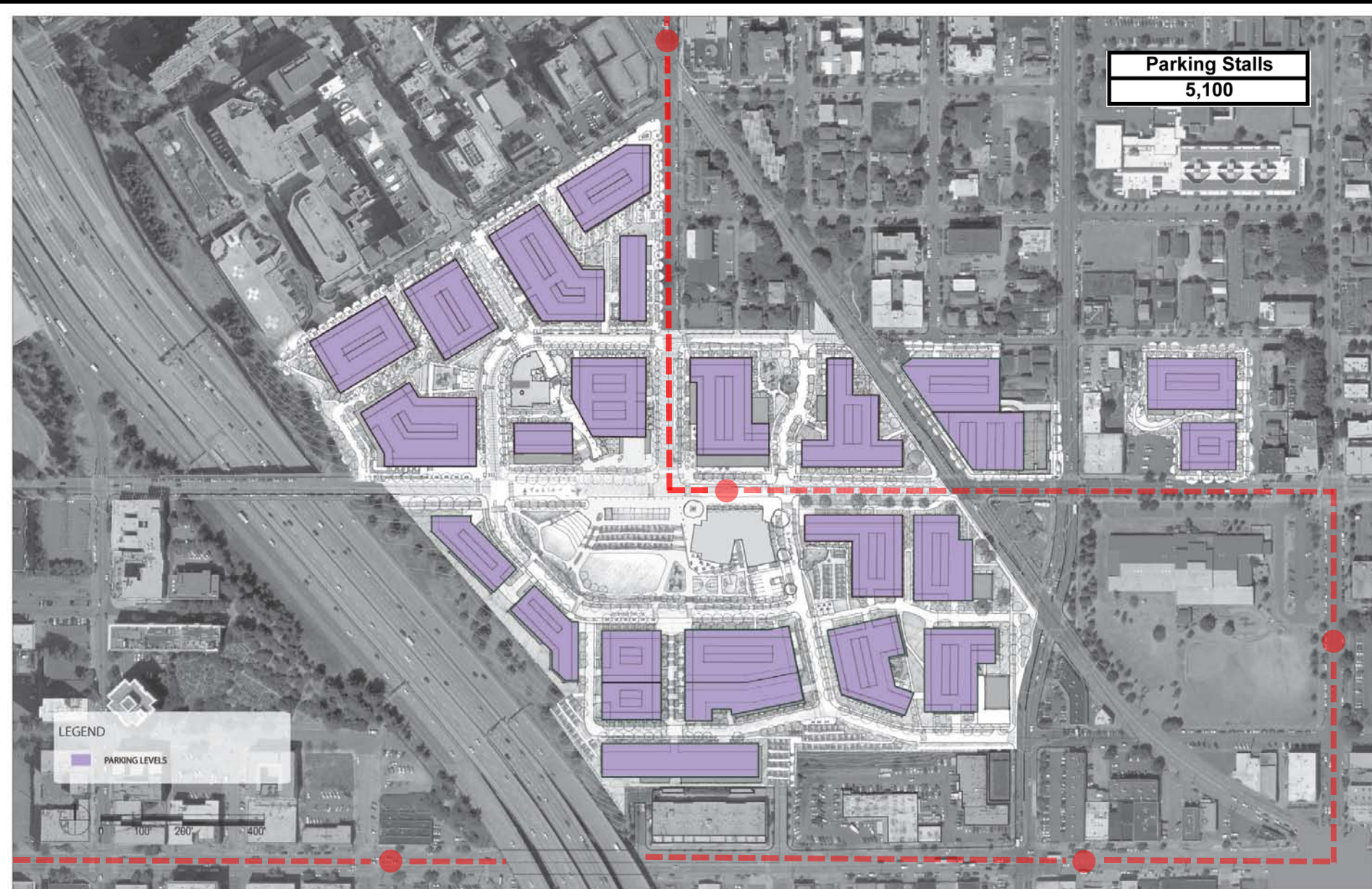
**LEGEND**  
 2 STORY BUILDING  
 5-7 STORY BUILDING  
 16 STORY TOWER  
 22 STORY TOWER  
 3 STORY OFFICE TOWER  
 19 STORY OFFICE TOWER

0 100' 200' 400'

<b>Number of Residential Units</b>
<b>5,000</b>
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

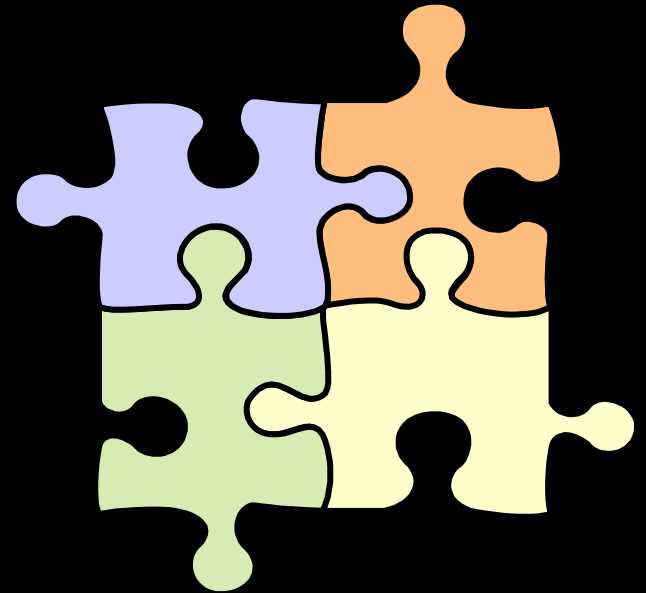




# Phasing considerations

Many factors will influence phasing:

- Existing units in each block
- Utility work necessary
- Parks costs
- Value/marketability of each block
- Value creation





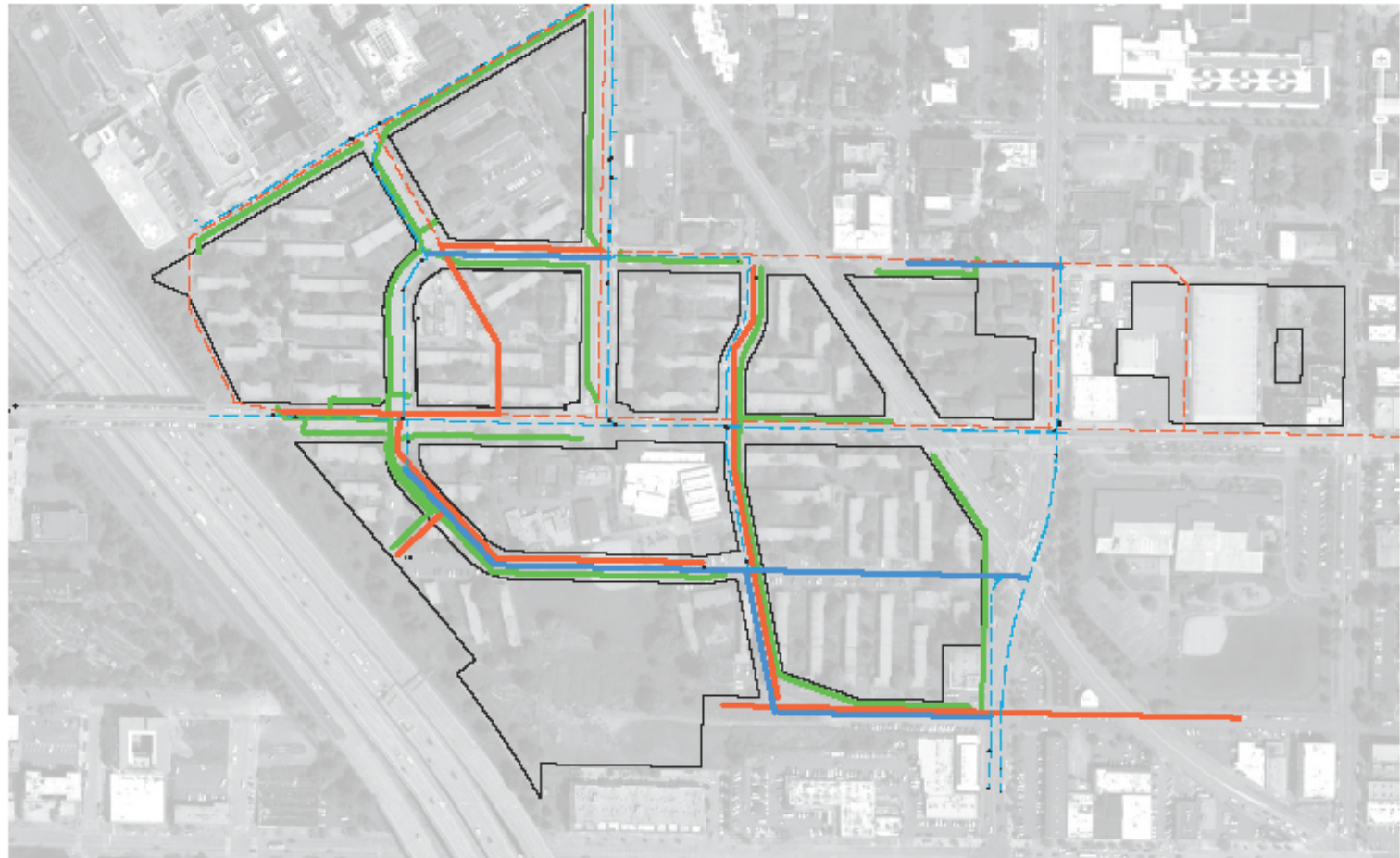
# Existing units within each block



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



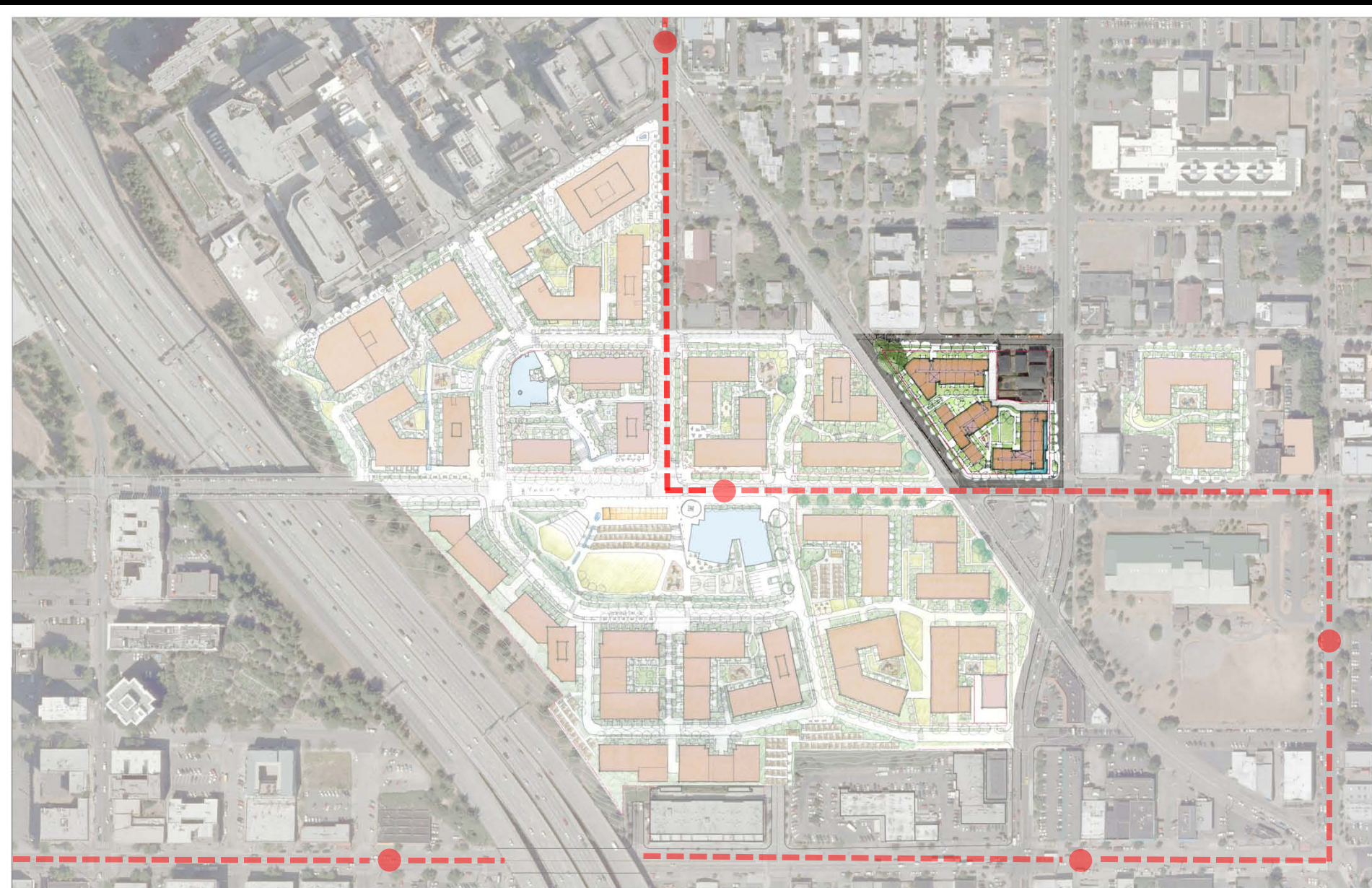
— NEW WATER MAIN  
- - - EXISTING WATER MAIN

— NEW COMBINED SEWER  
- - - EXISTING COMBINED  
SEWER TO REMAIN

— NEW STORMWATER FACILITY

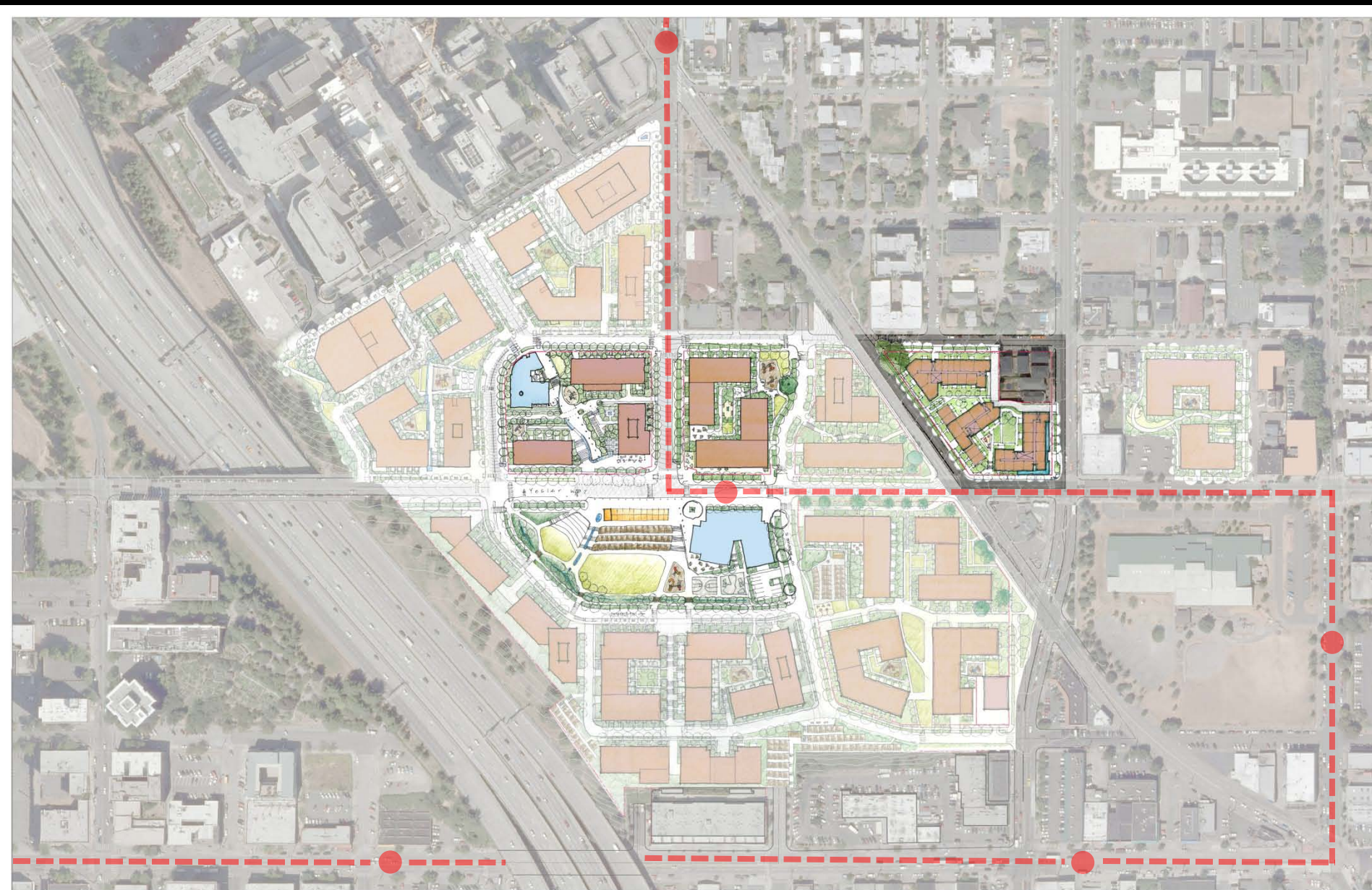


# Developing the Preferred Alternative: Potential Phasing Concept



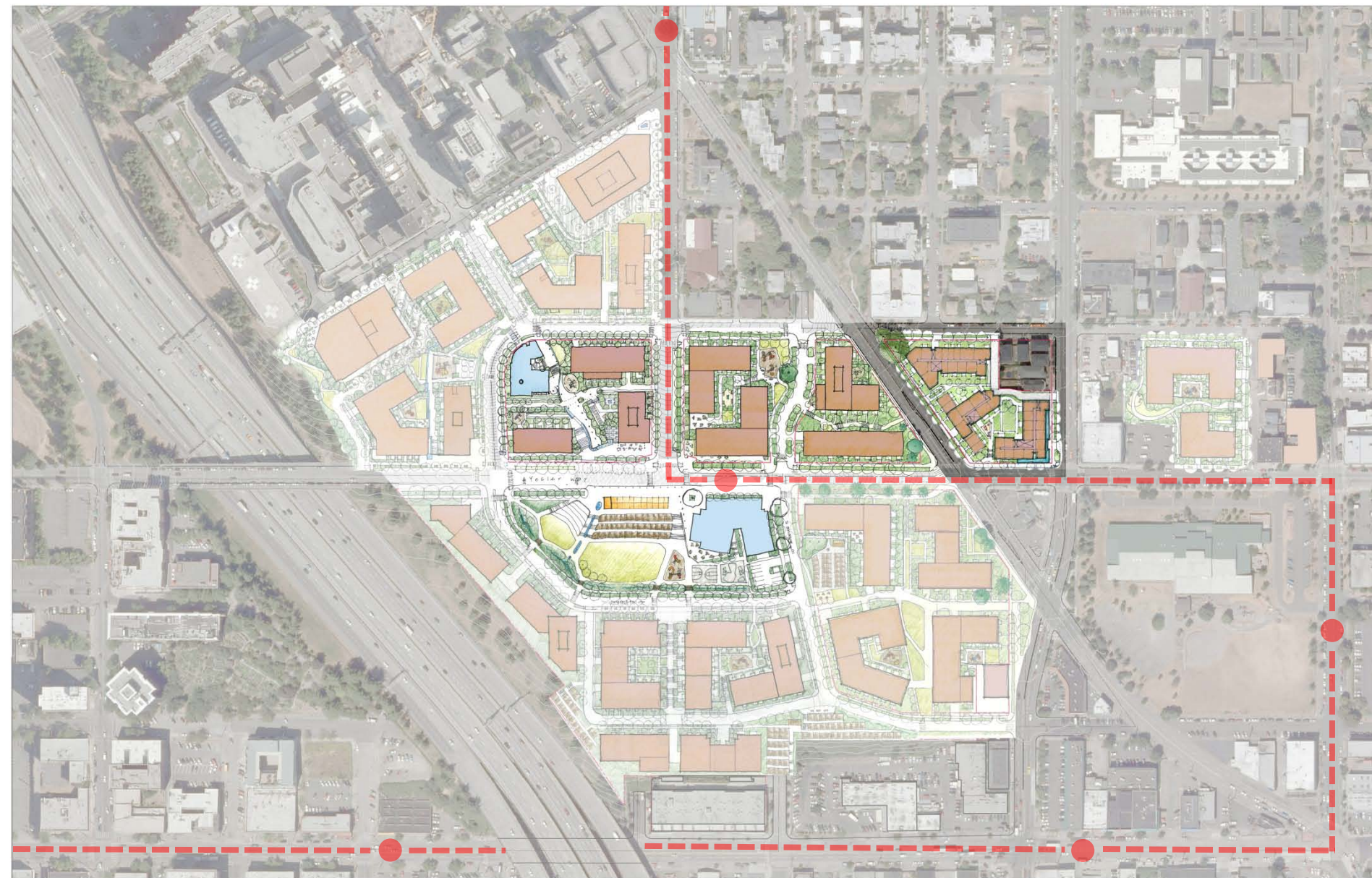


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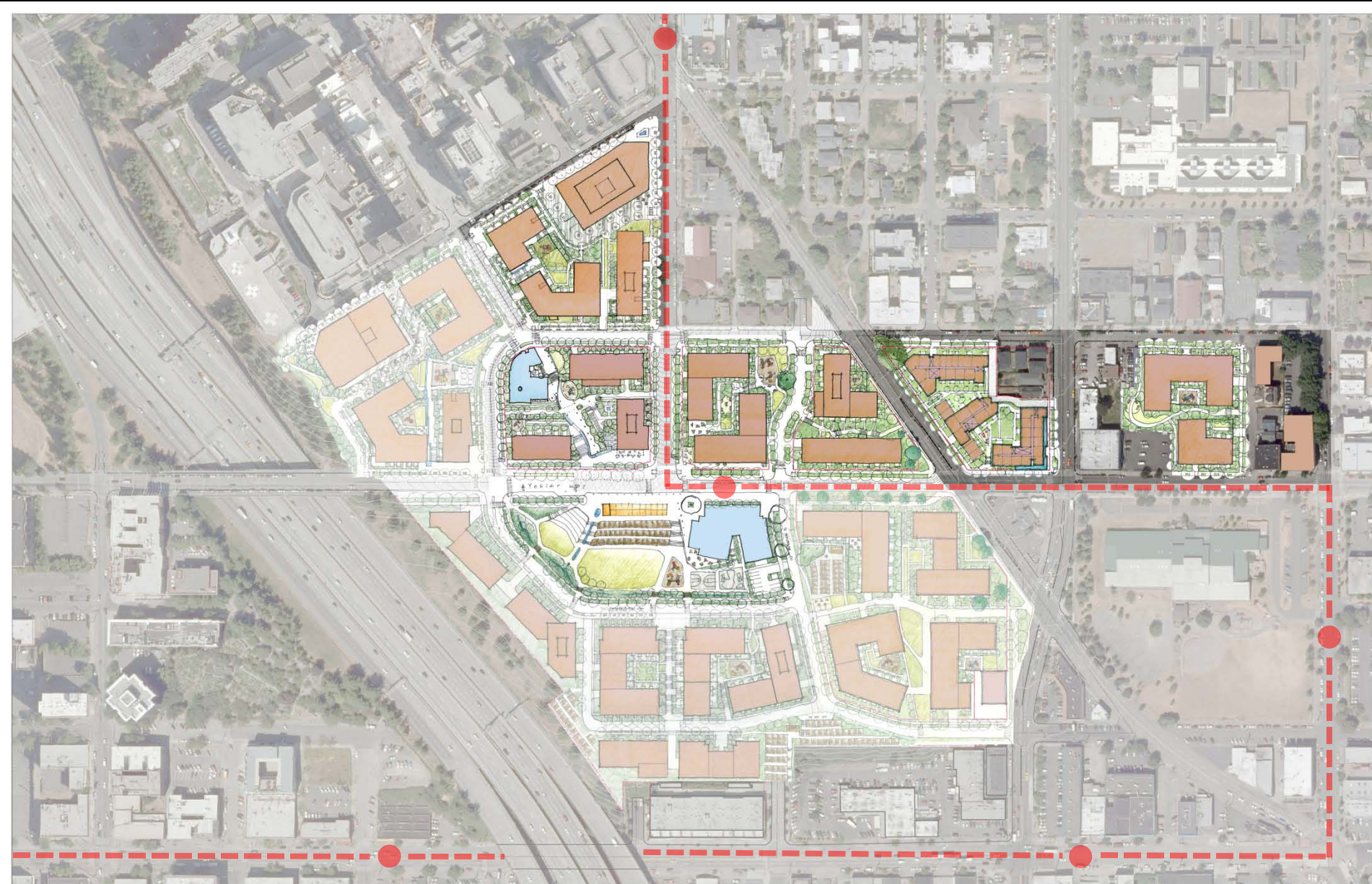


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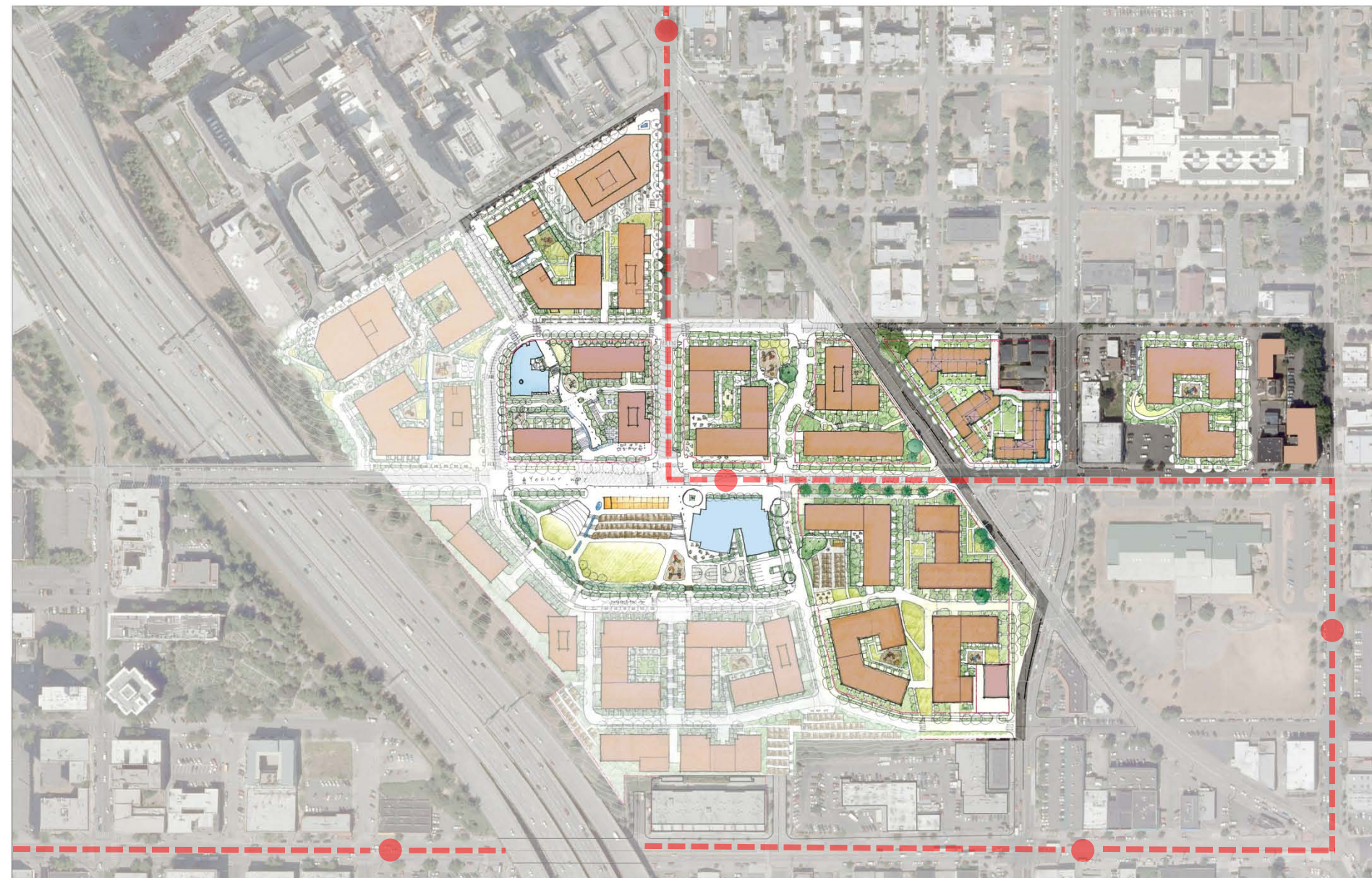


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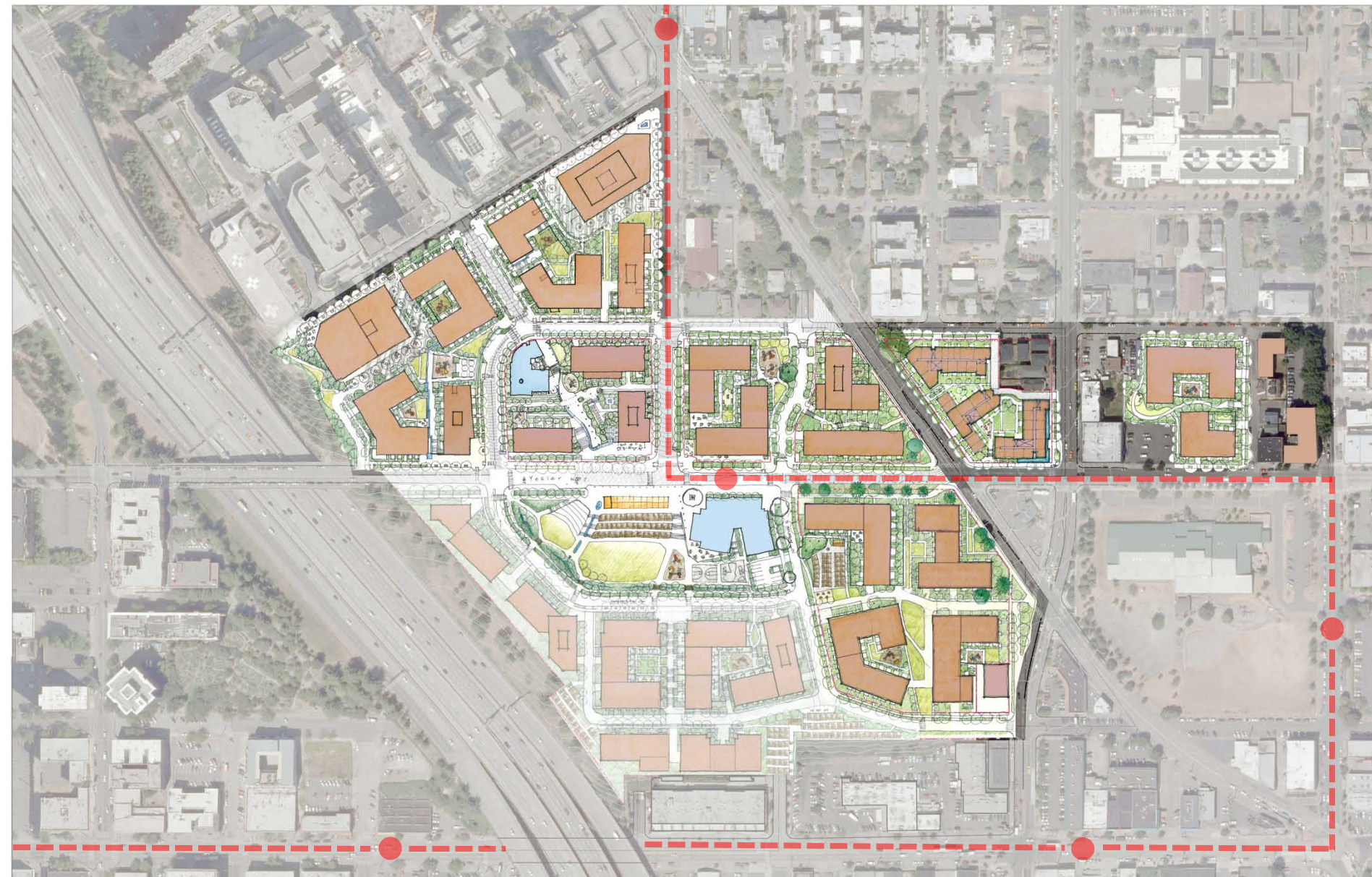


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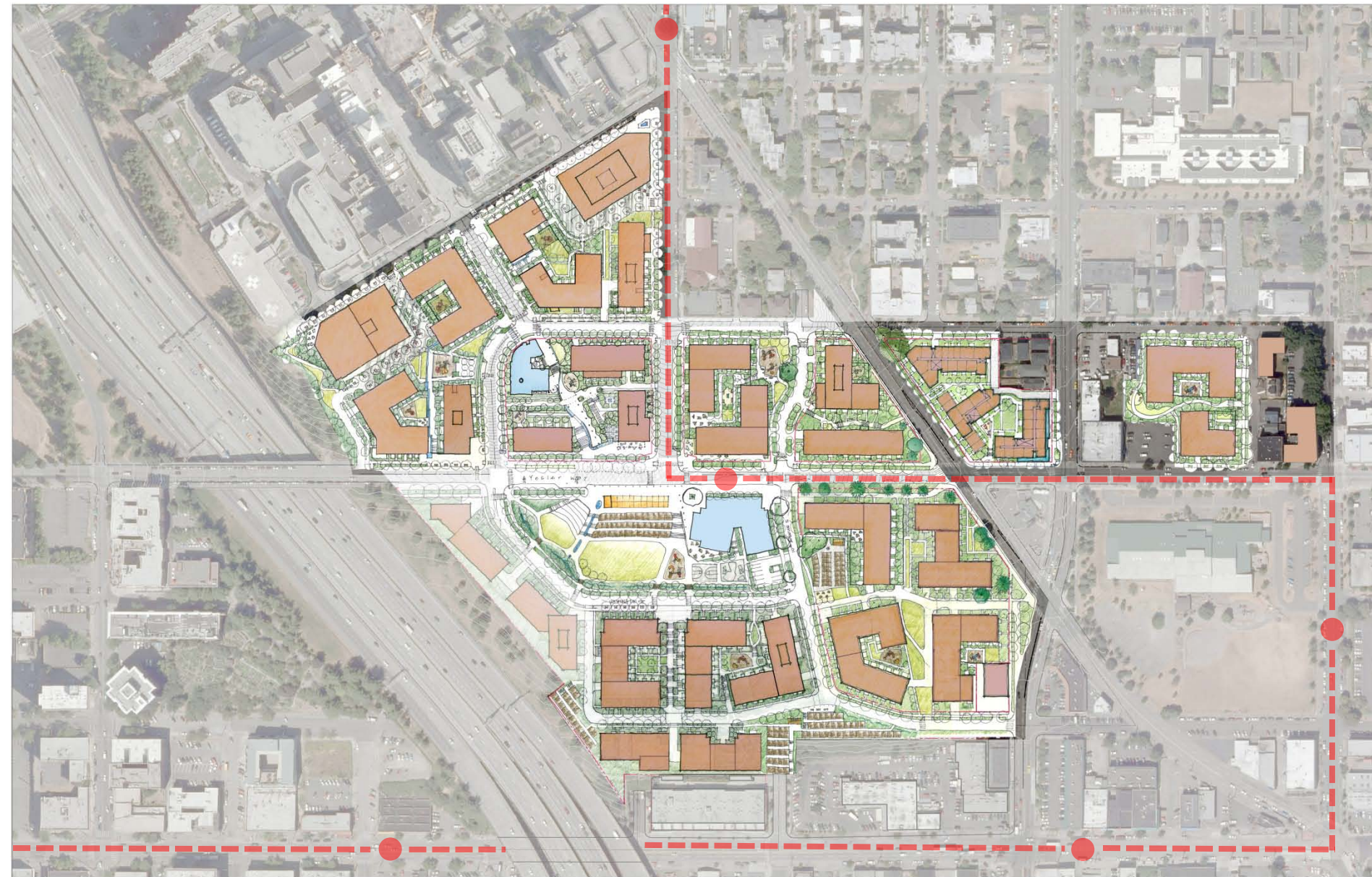


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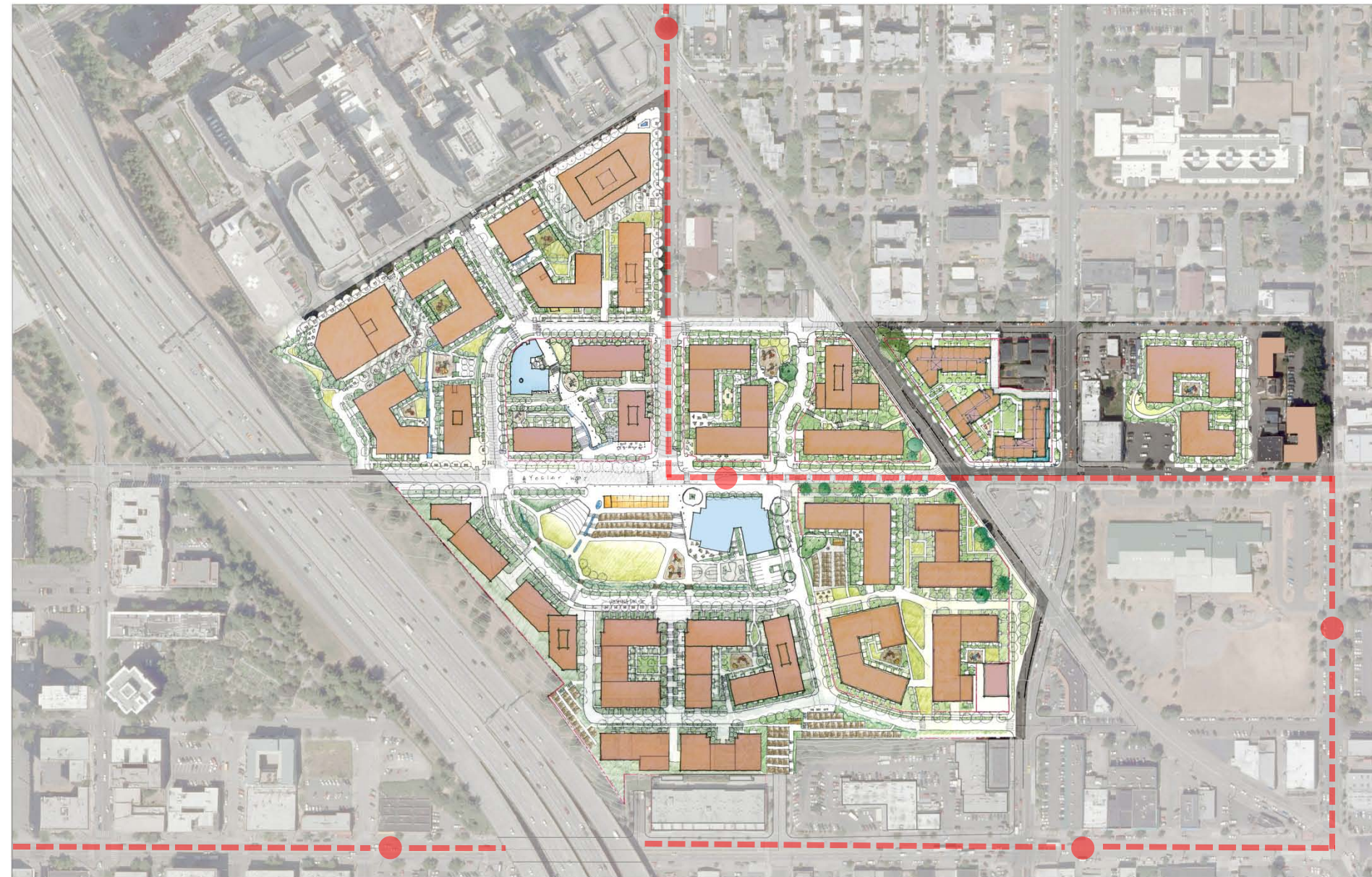


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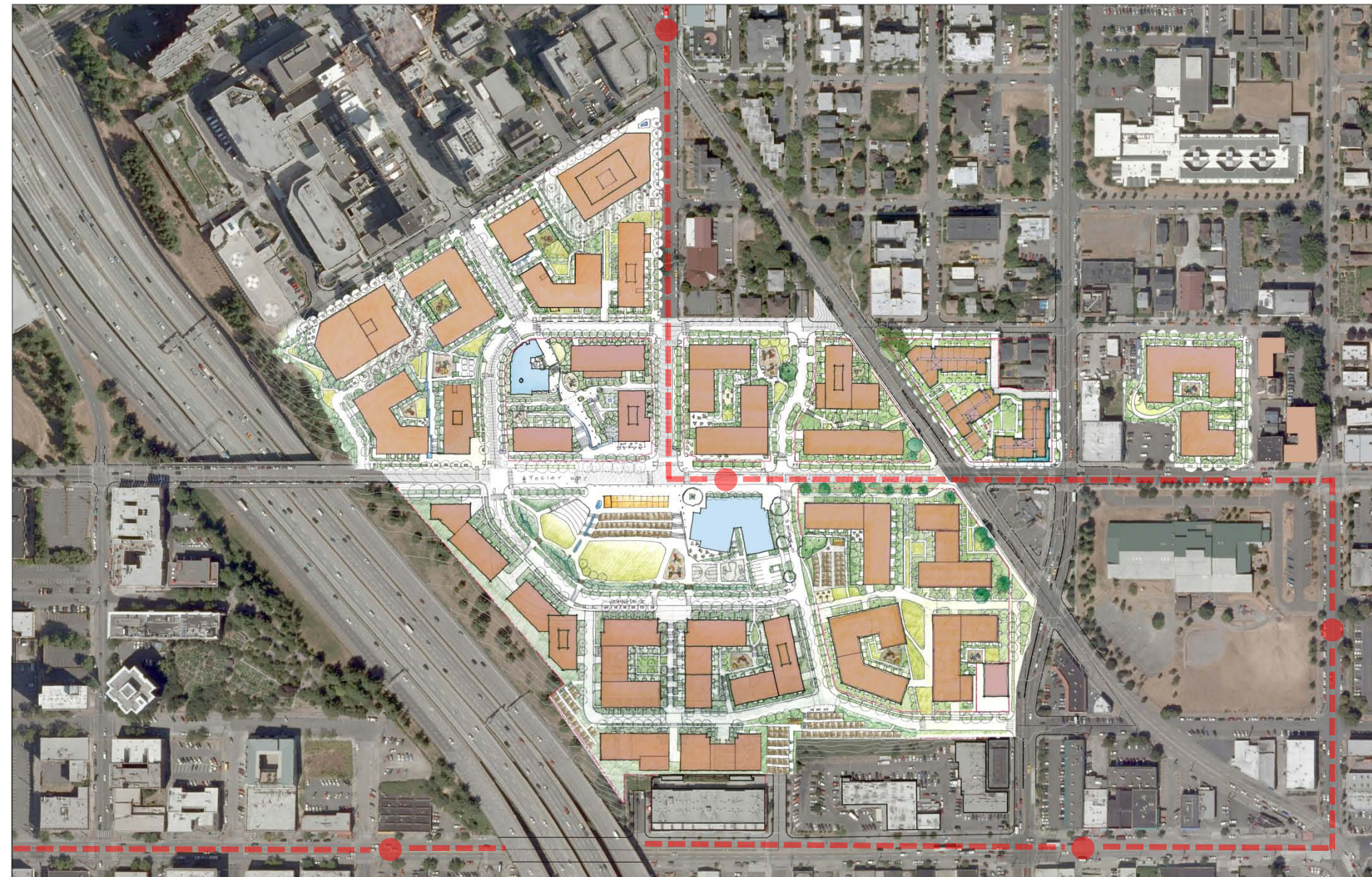


# Developing the Preferred Alternative: Potential Phasing Concept





# Developing the Preferred Alternative: Potential Phasing Concept





# Key dates & Next Steps



- 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

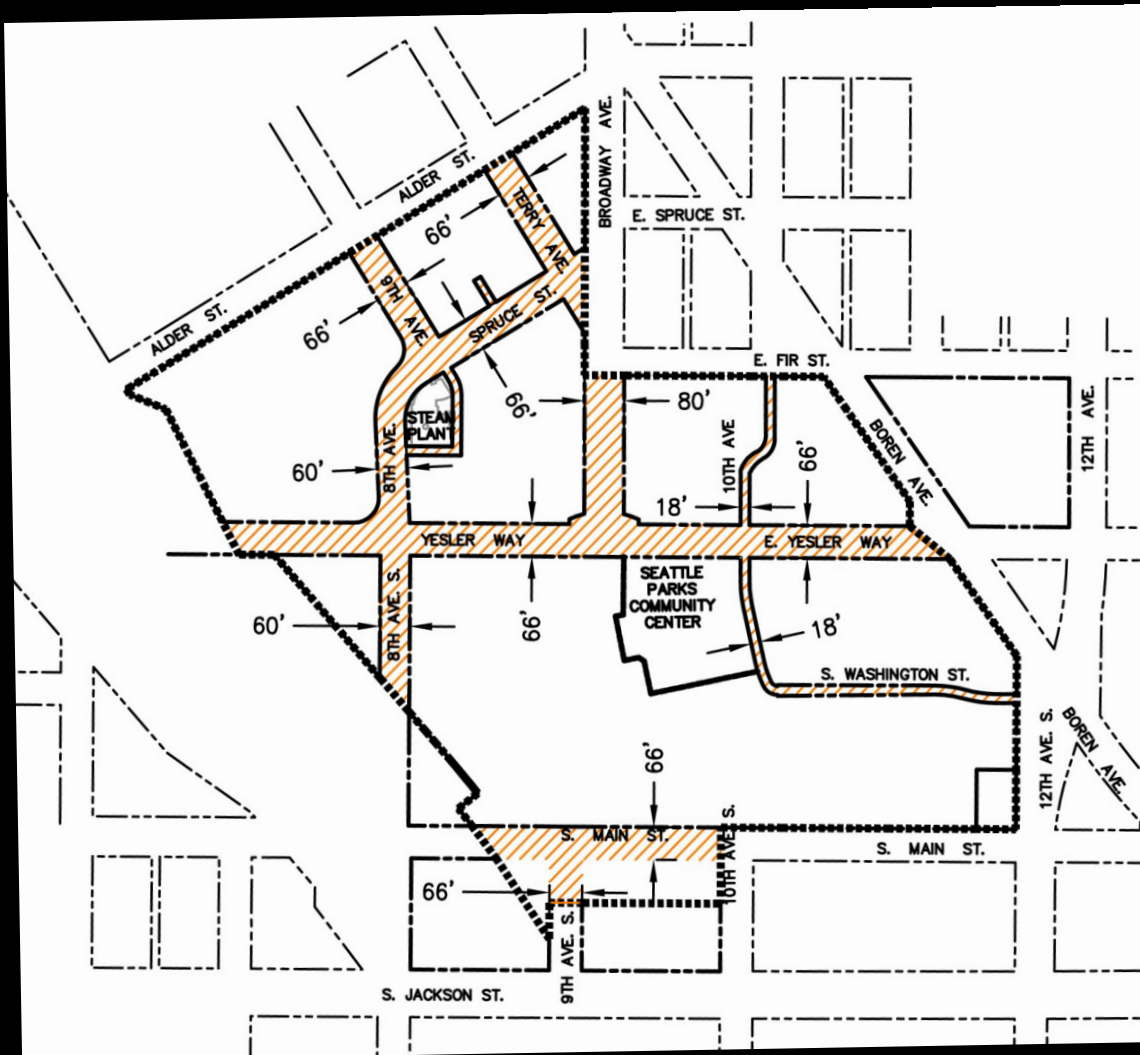


# Legislative Package



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



# Yesler Existing ROW



## LEGEND

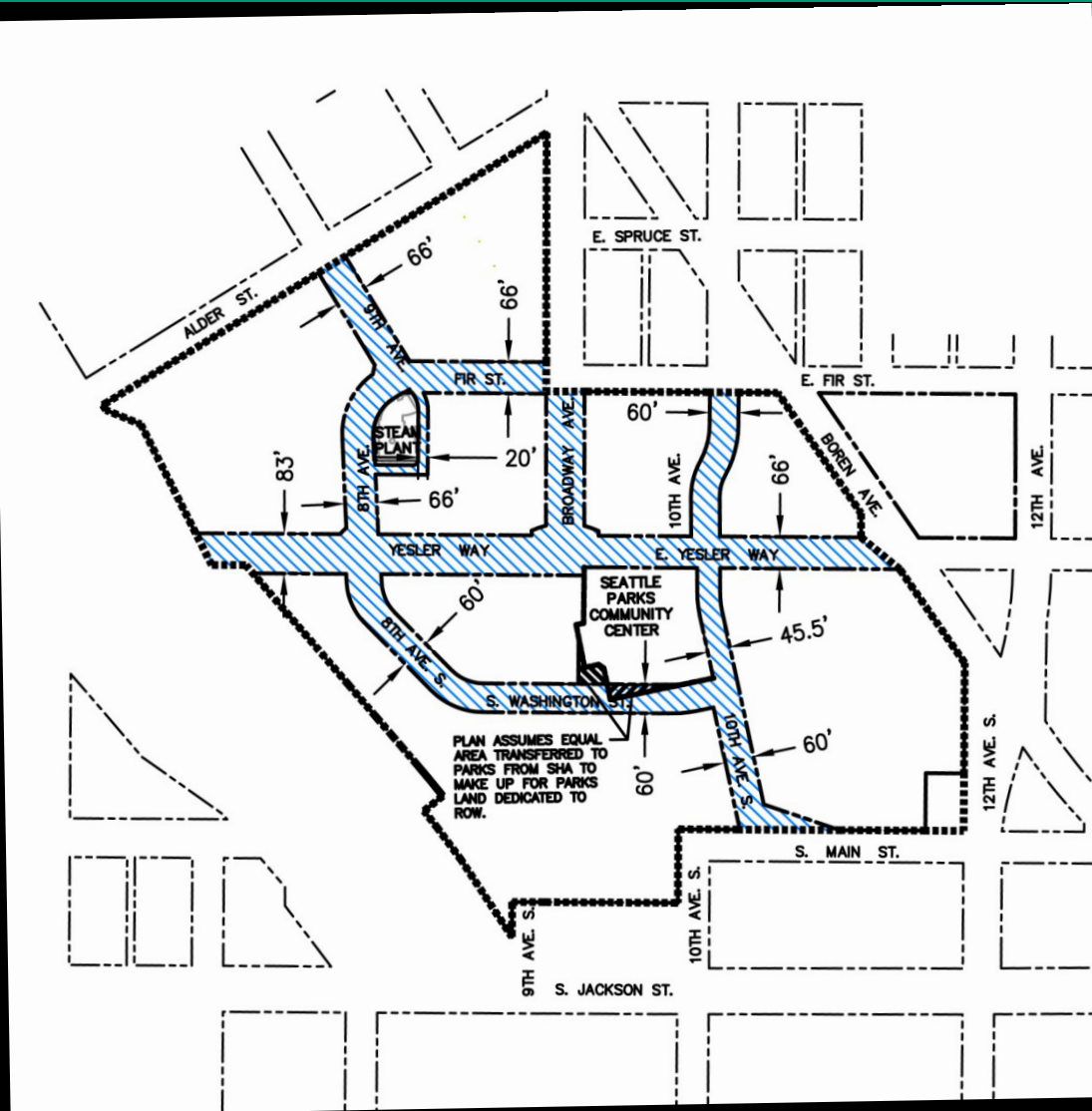
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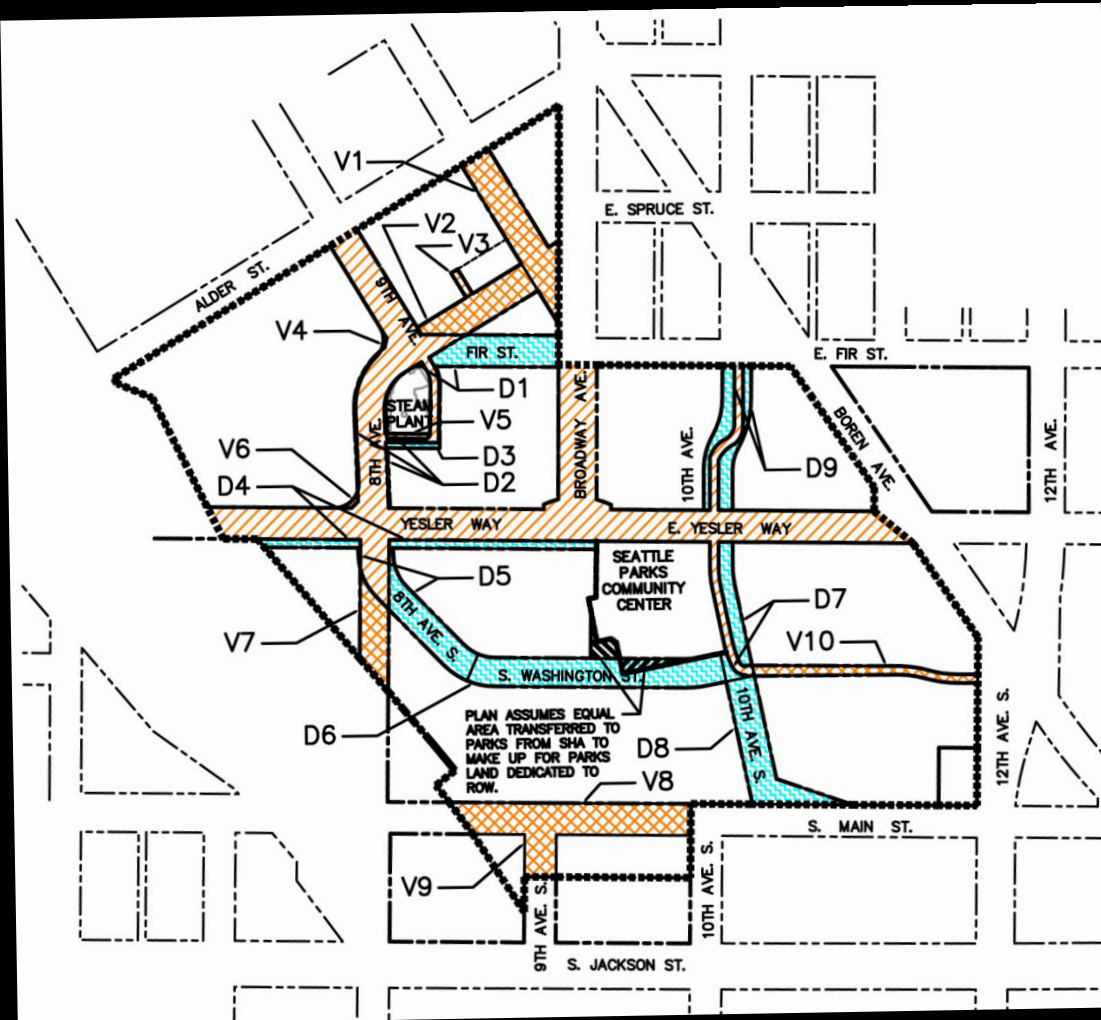
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