Yesler Terrace

Seattle HOUSING AUTHORITY

Bringing Home a Better Future

Design Commission – April 21, 2011

Existing Condition

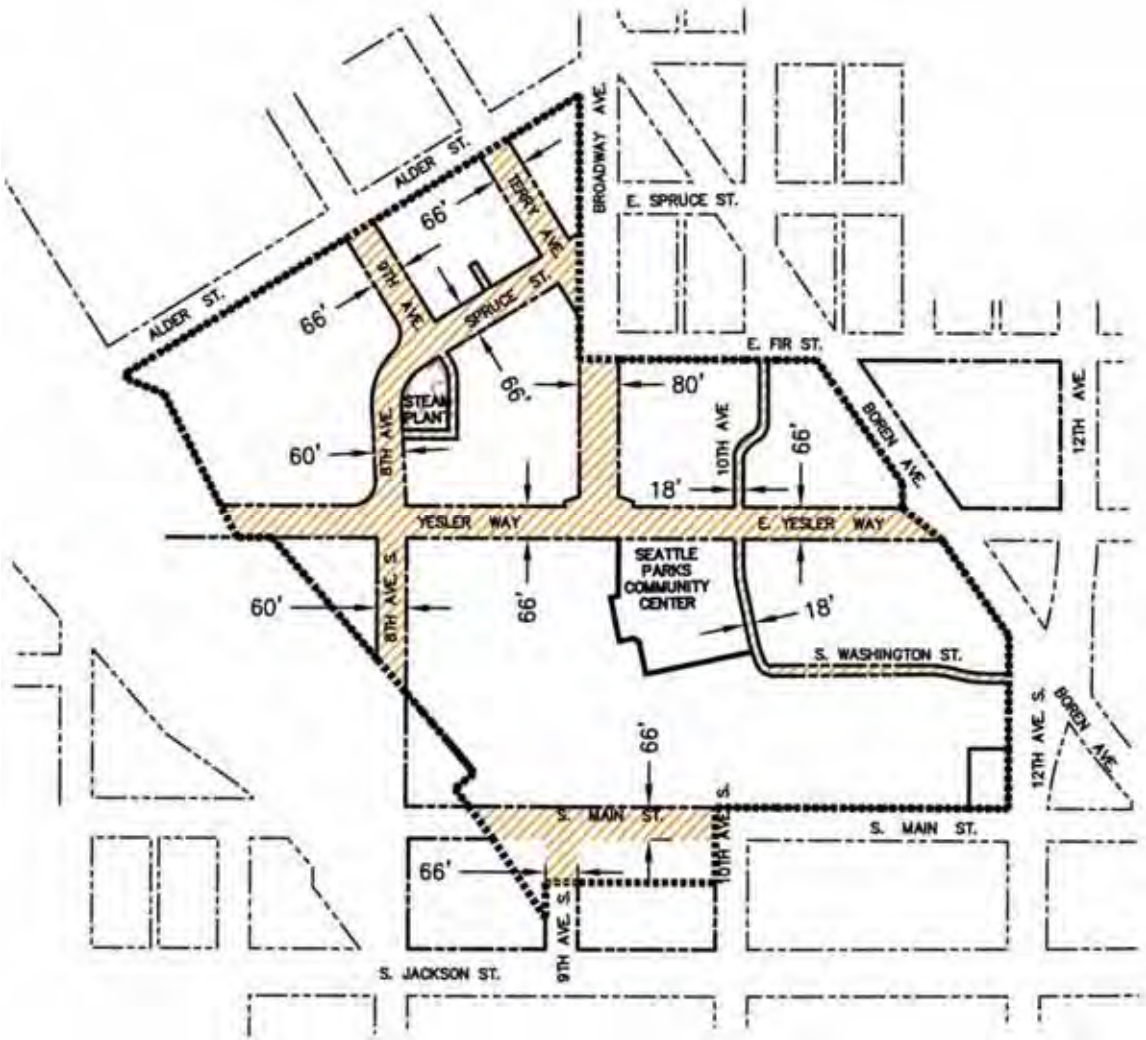
EIS Preferred Alternative

	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

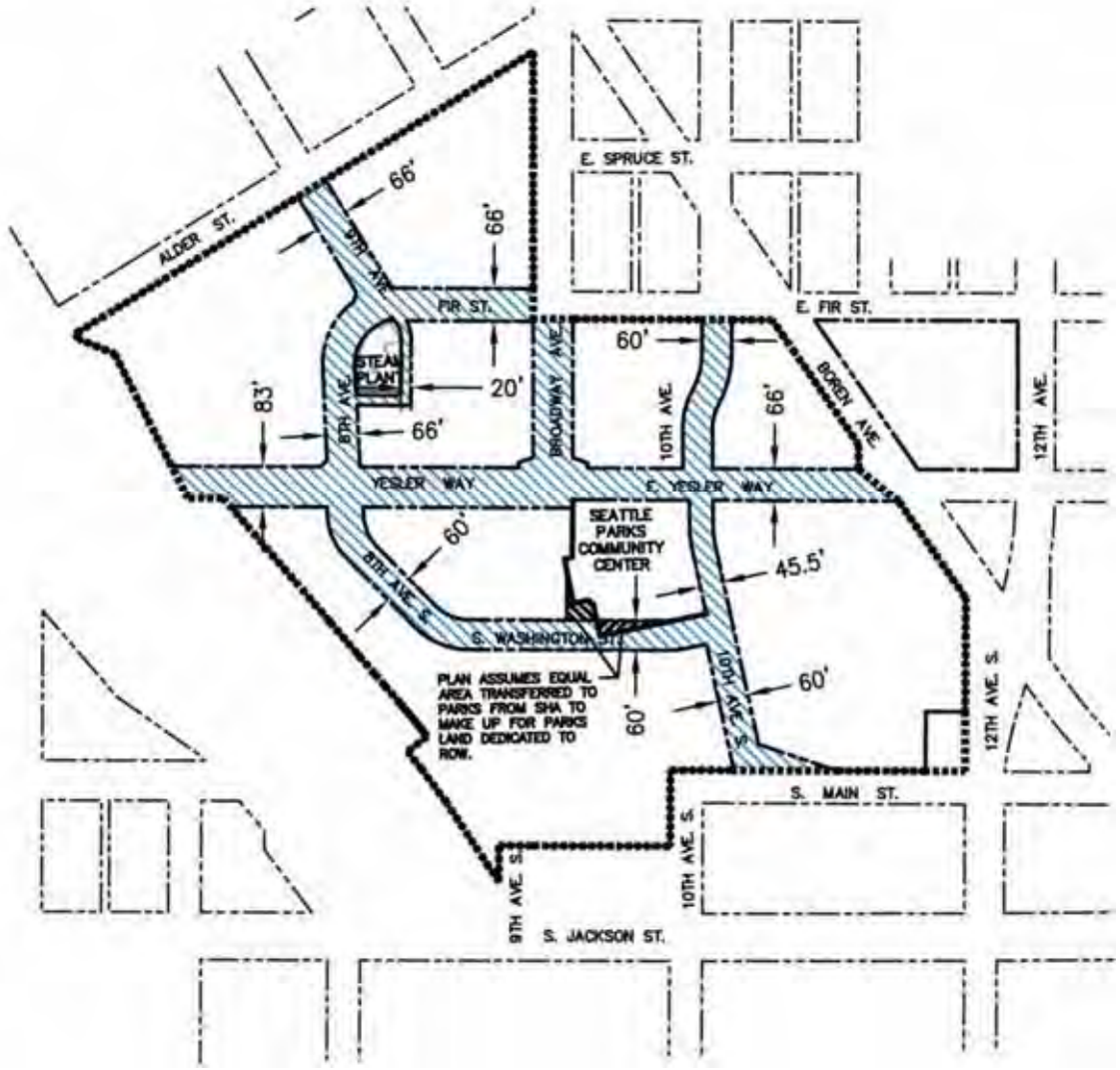
EXISTING ROW

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)
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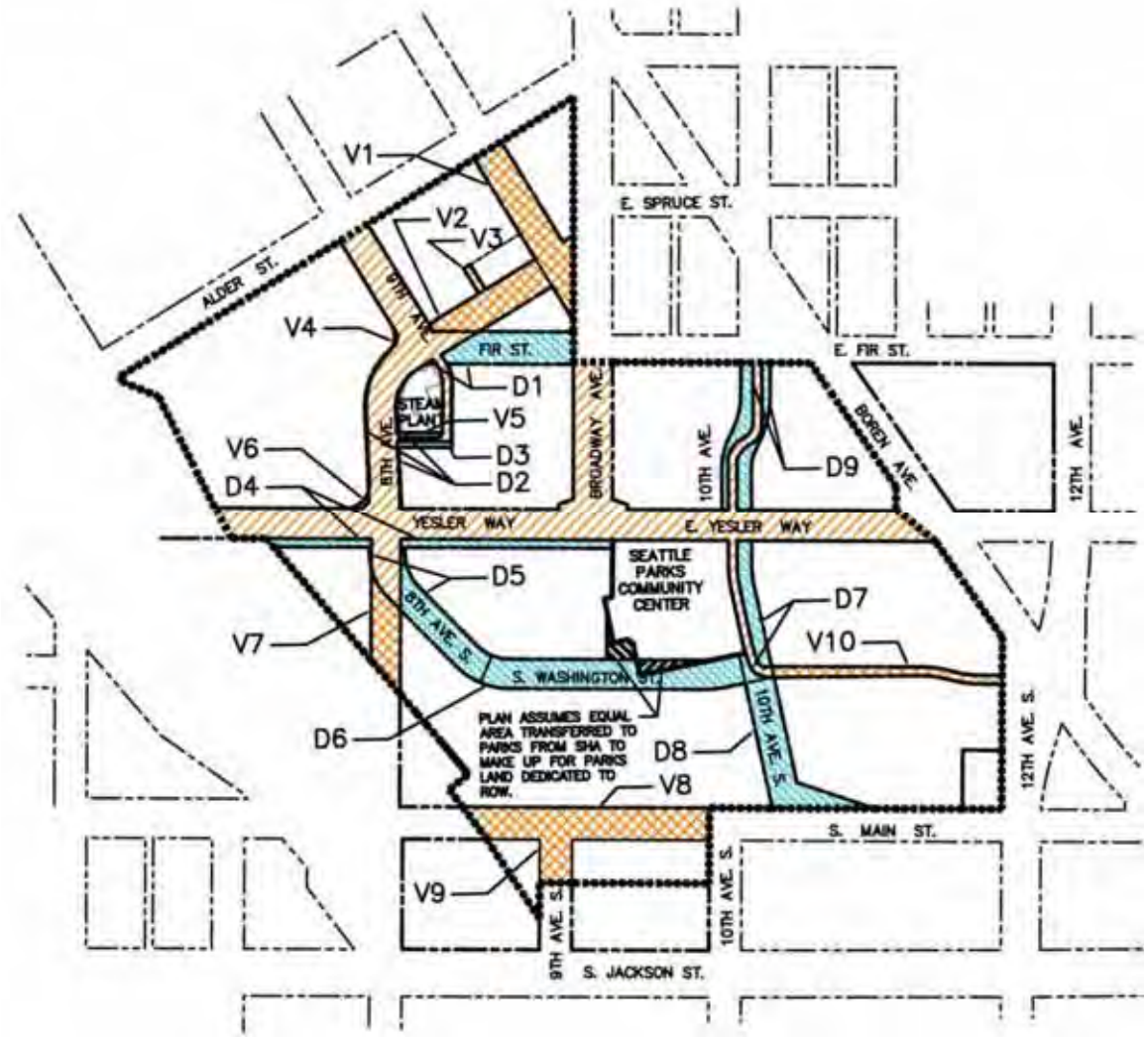
Yesler ROW Comparison



LEGEND

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

CITY RIGHT-OF-WAY

	RIGHT-OF-WAY (SF)
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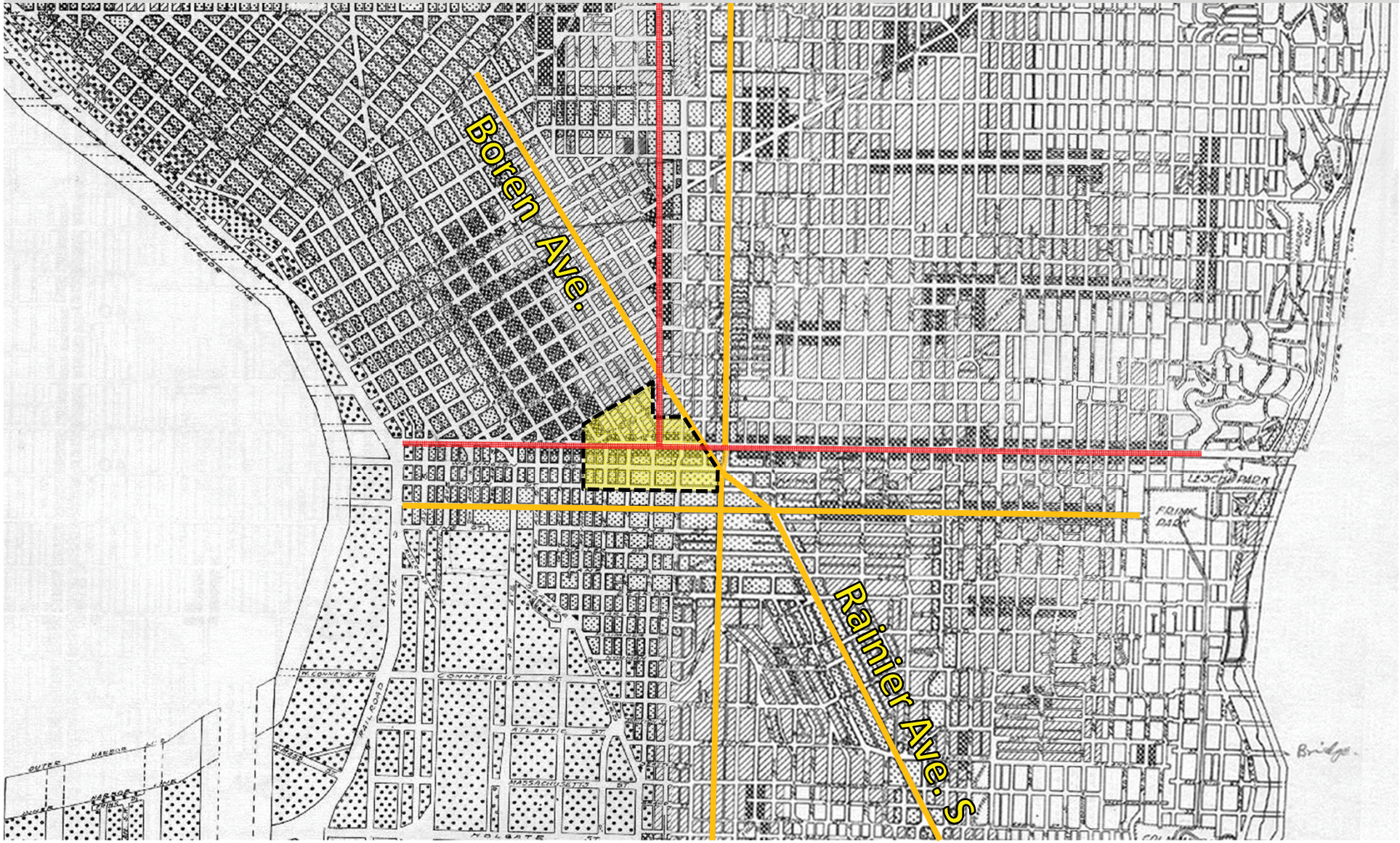
Historic grid pattern



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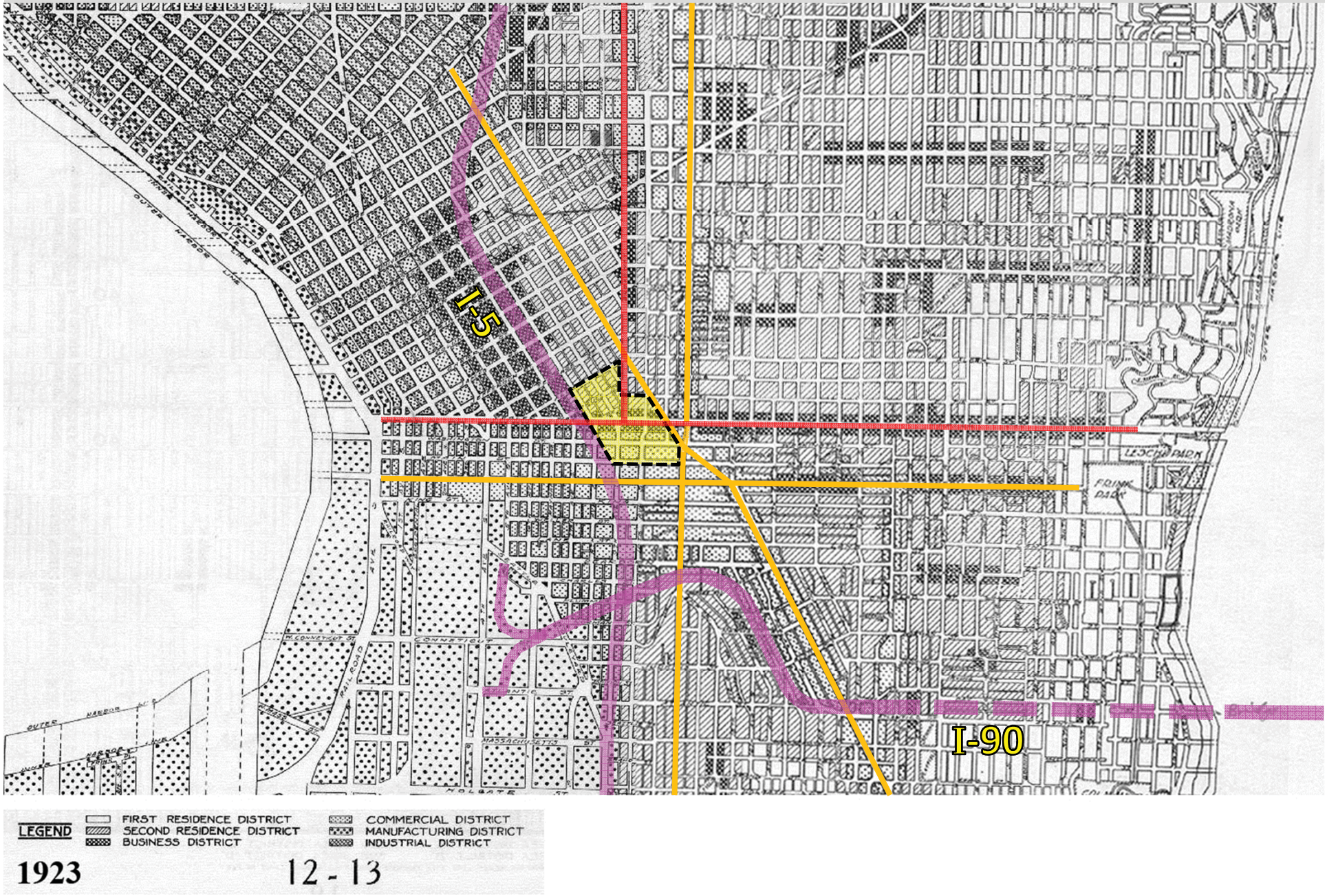
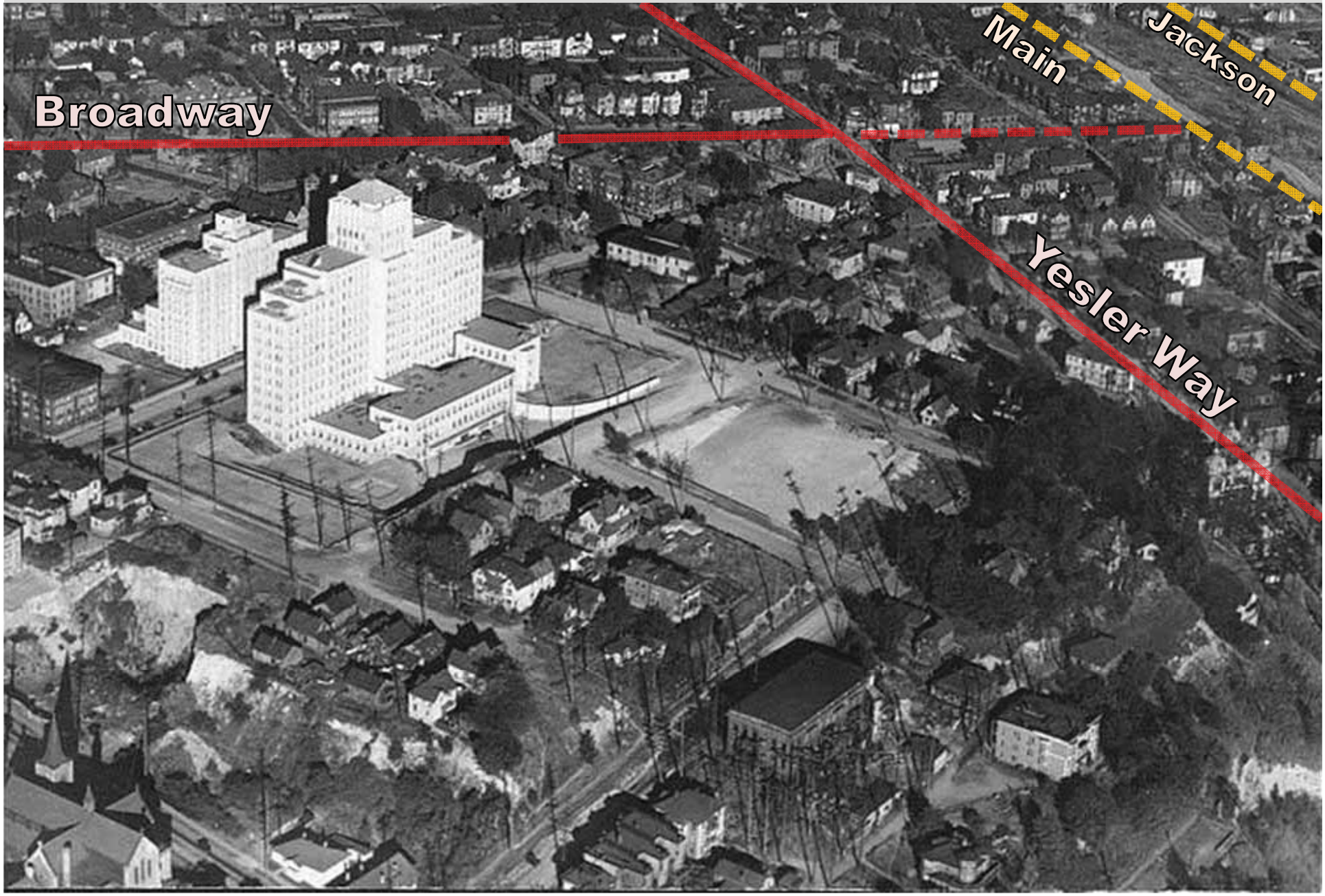
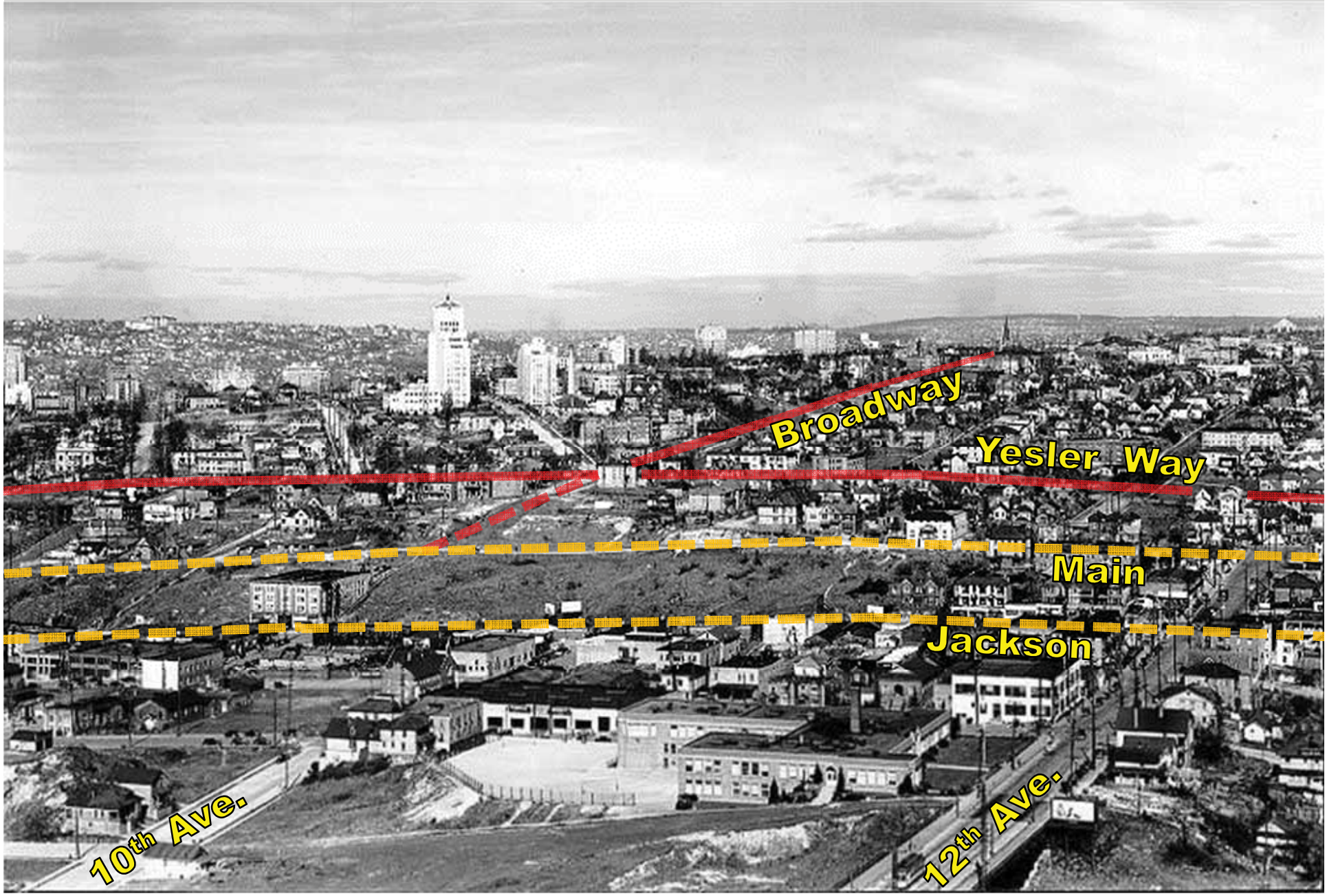


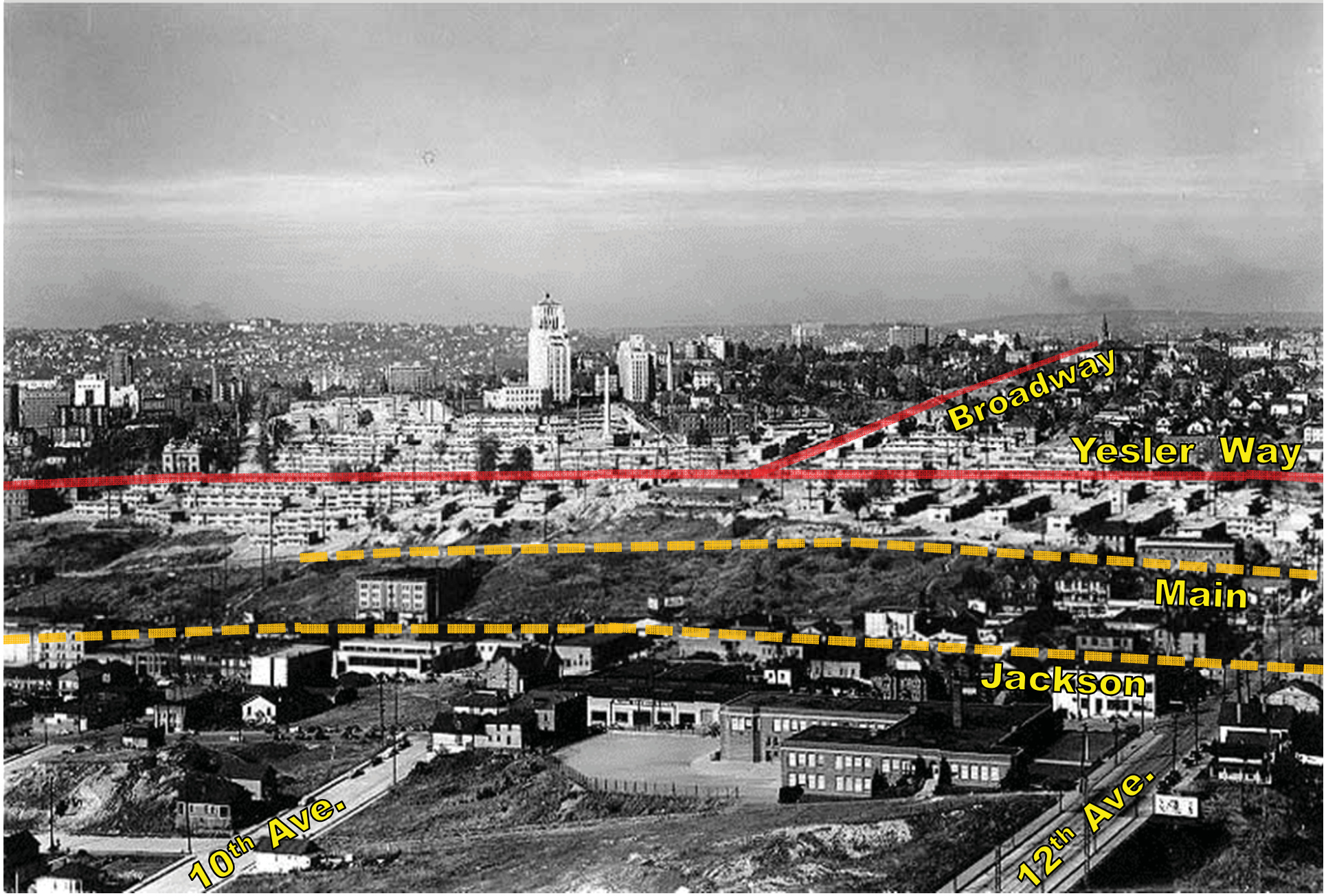
South First Hill - 1930's



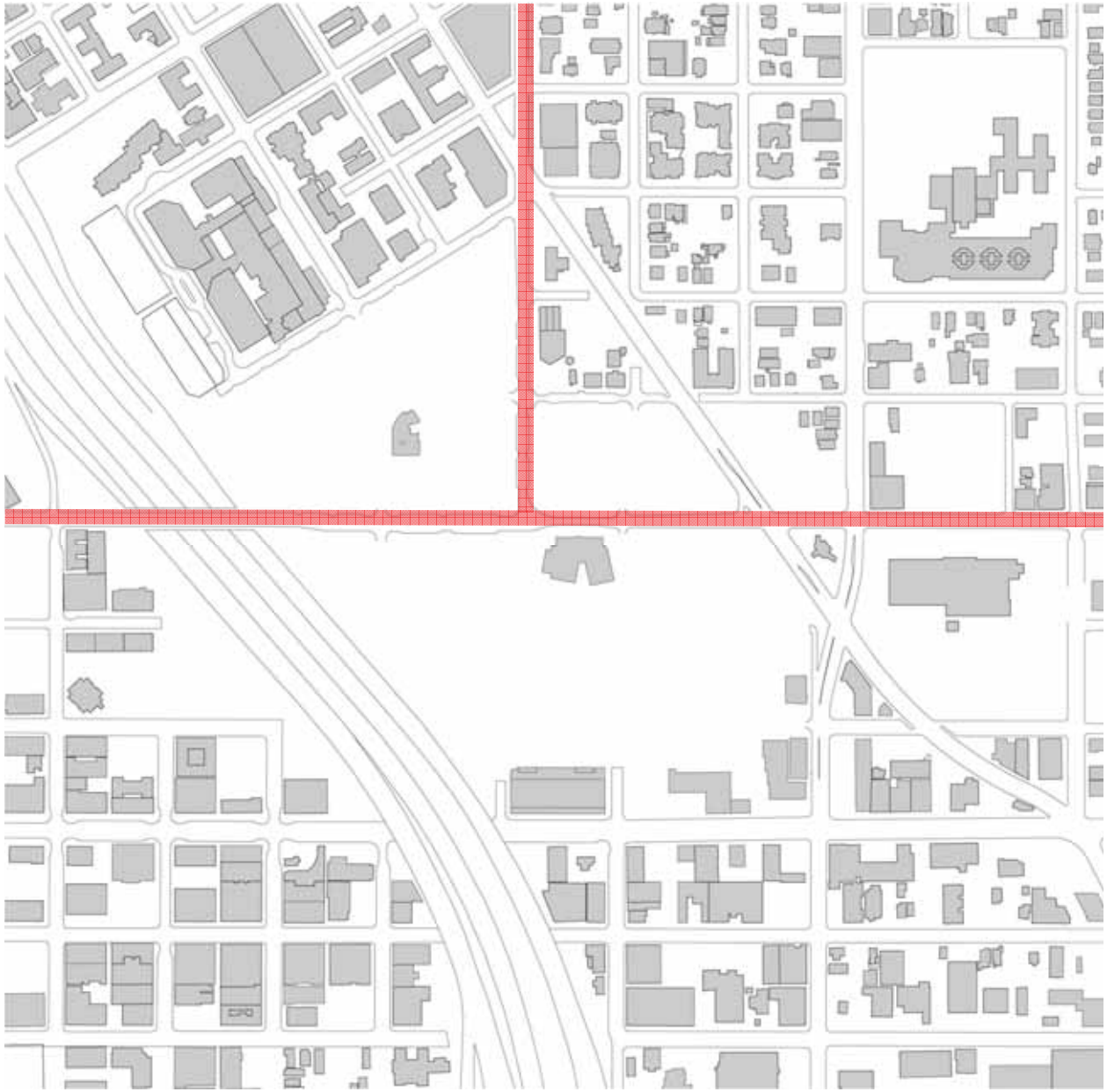
South First Hill - 1940



Yesler Terrace - 1942



Urban Design Merit



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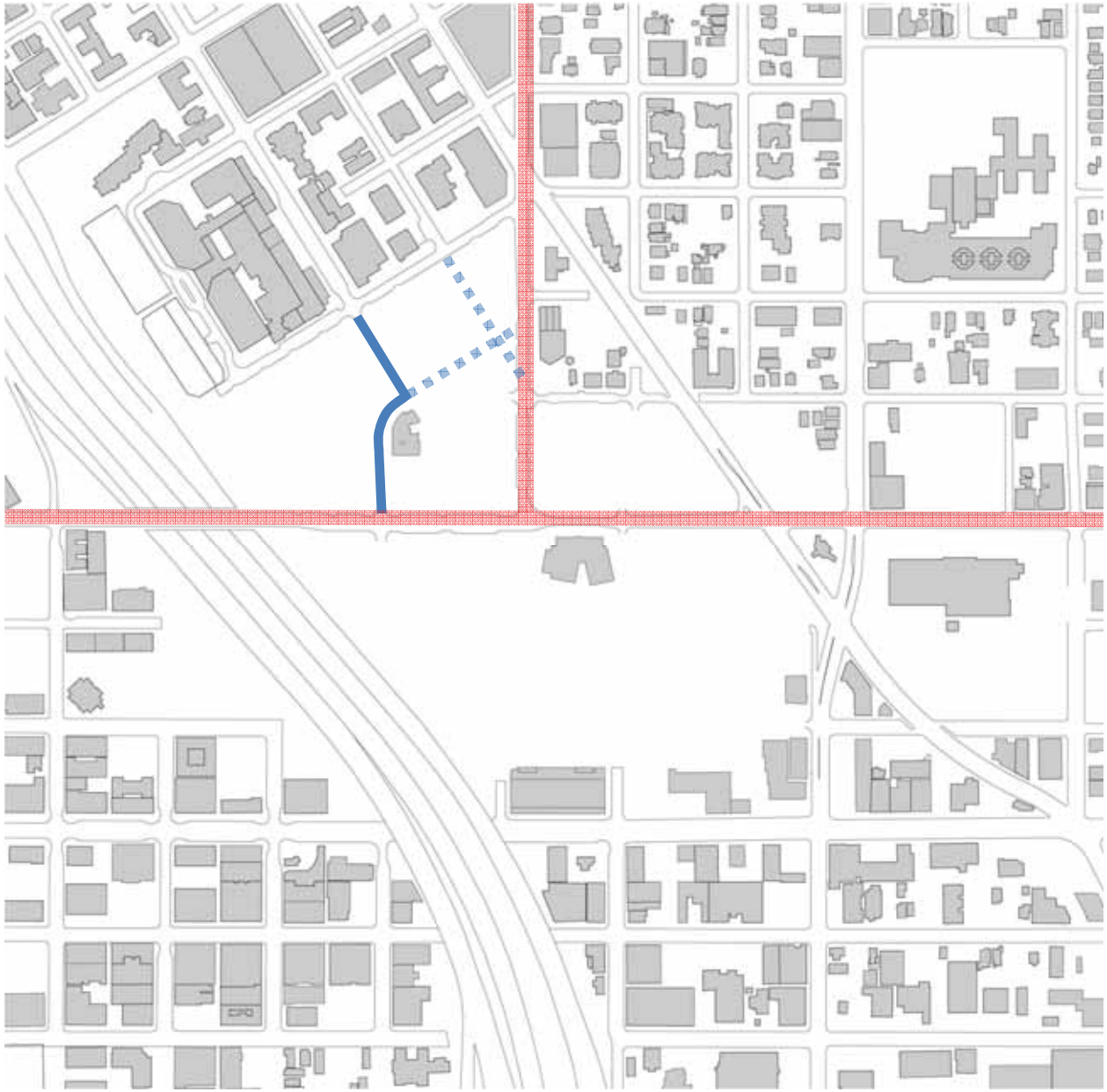

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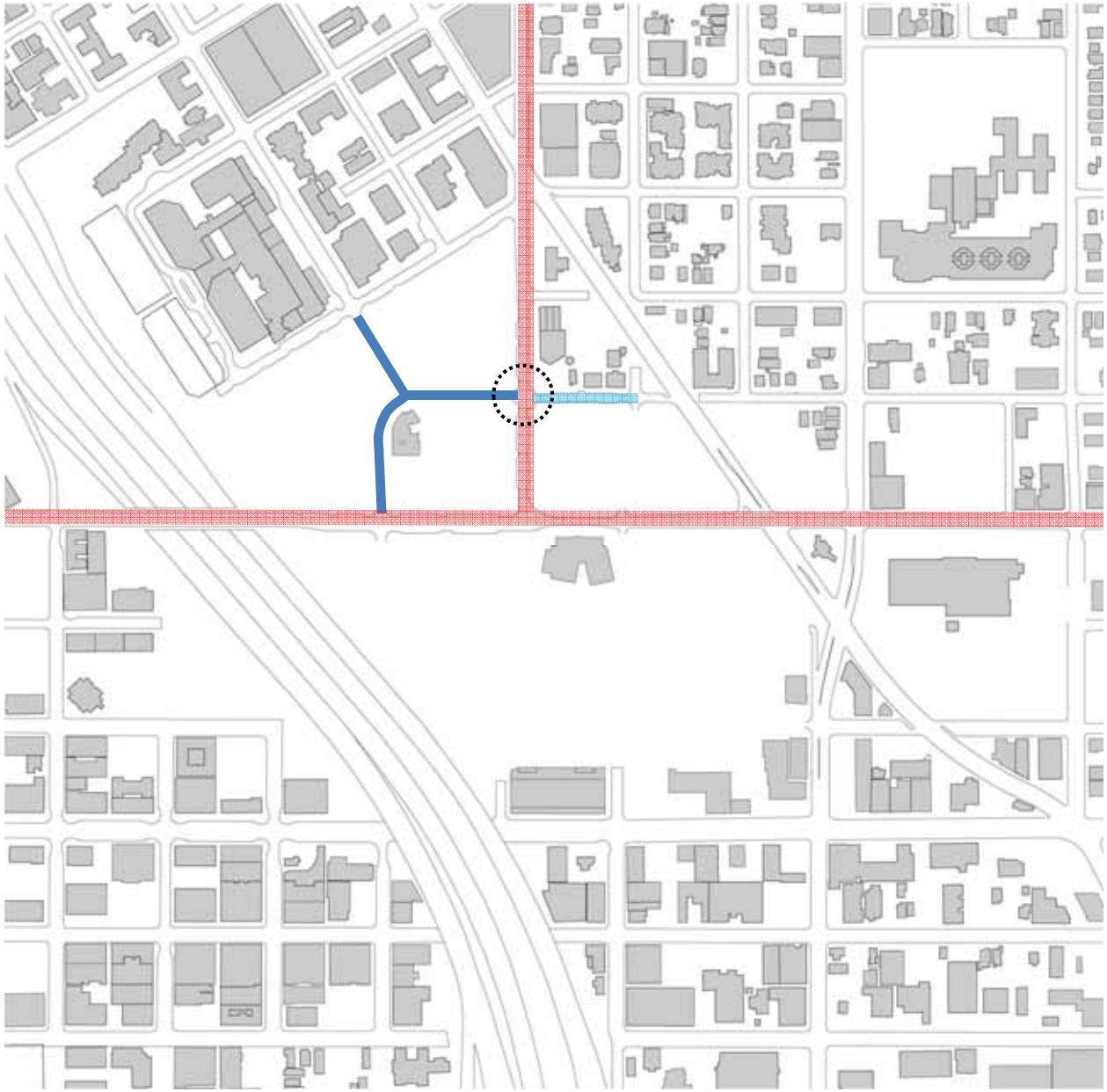

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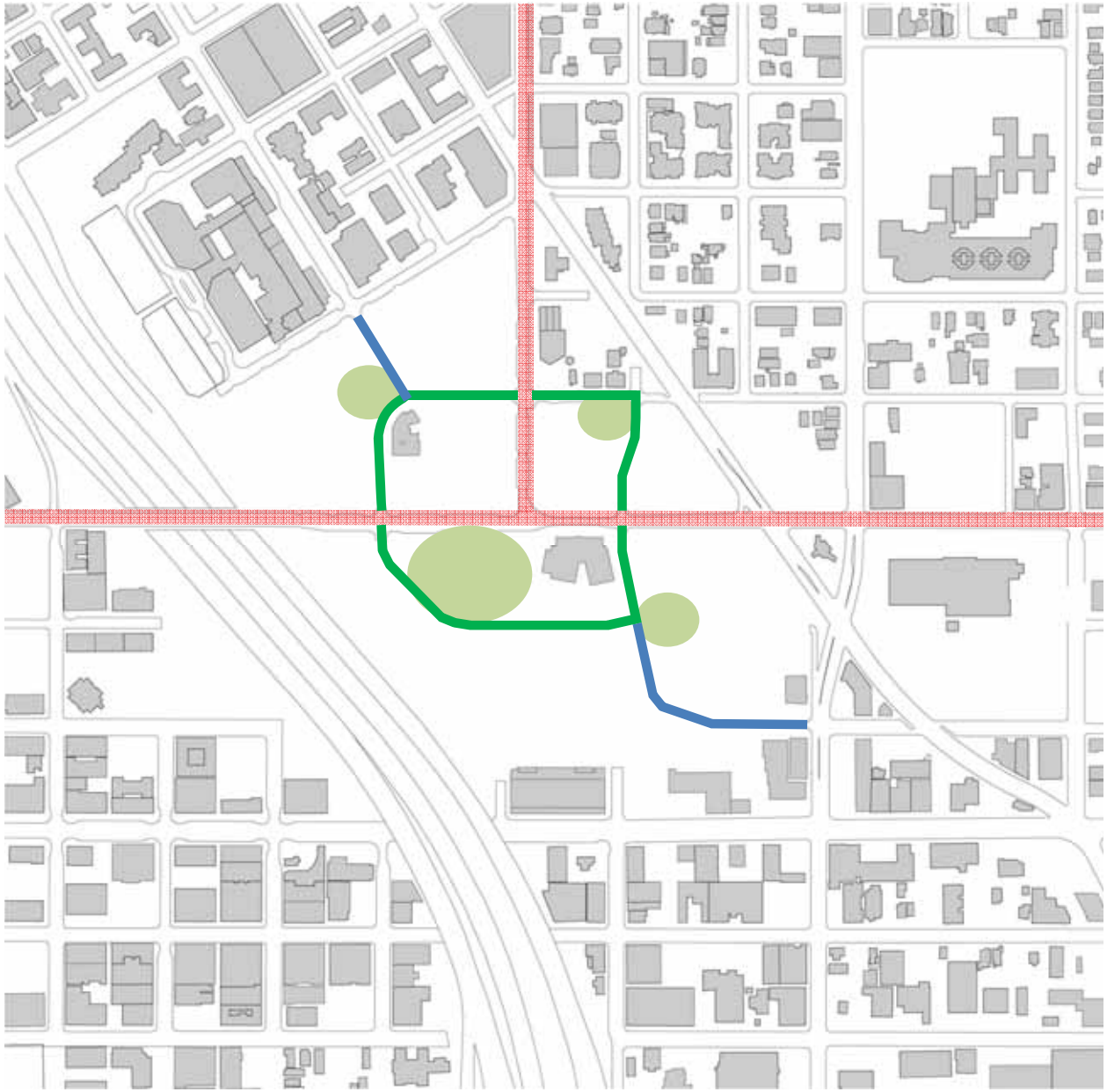

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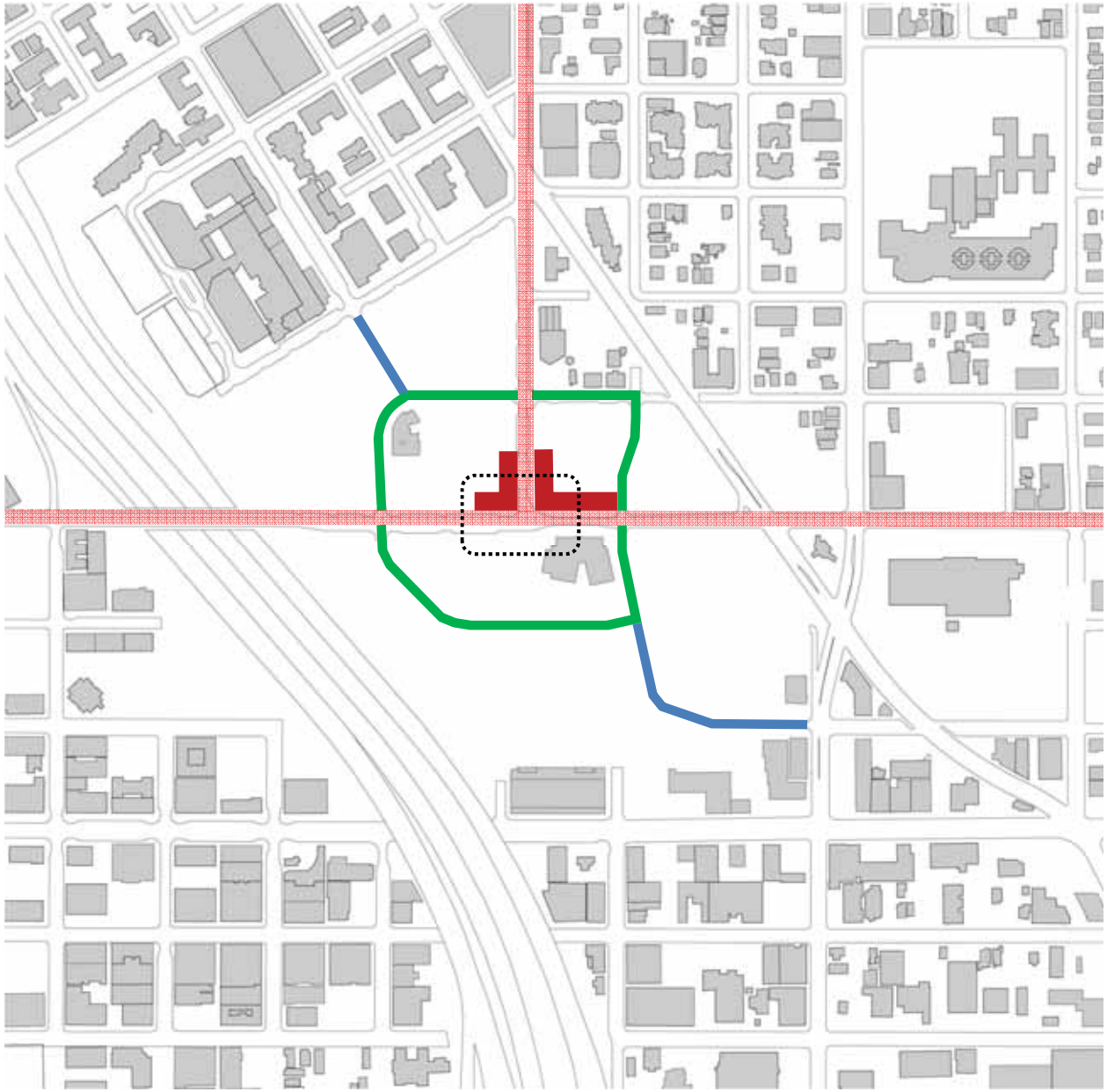

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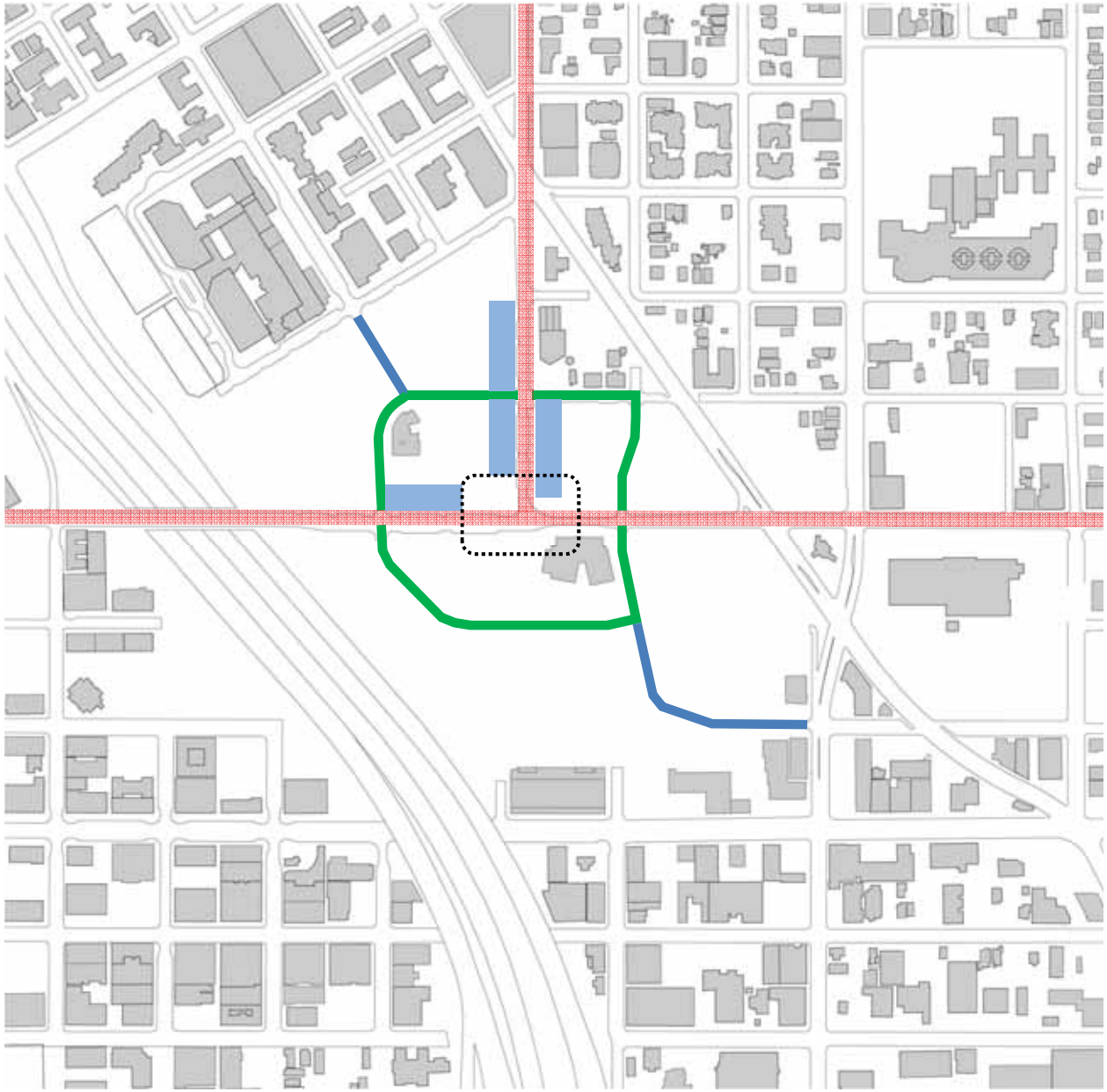

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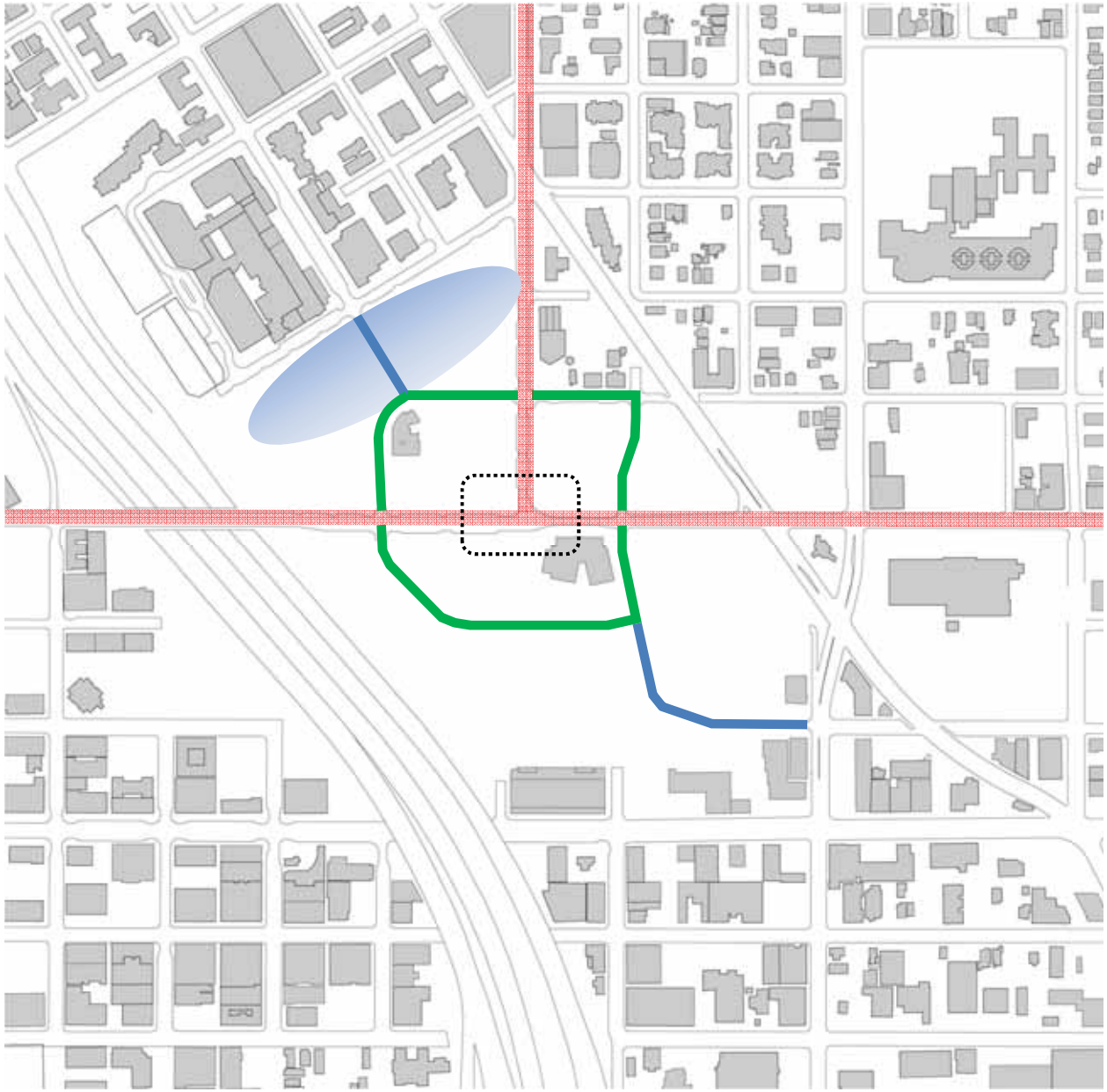
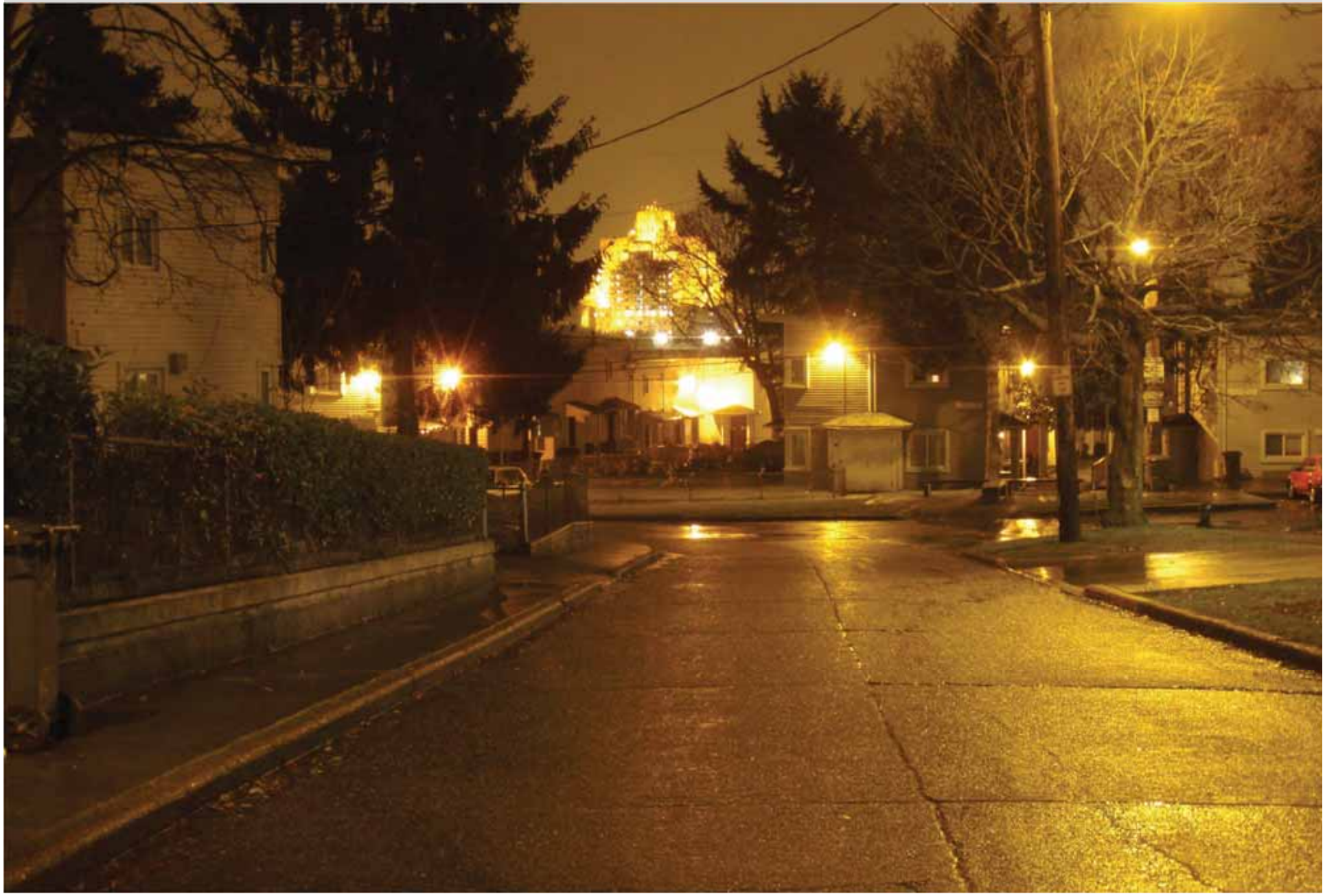


Preserve Views

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.

Broadway Ave
Tacoma Ave
9th Ave
Alder St
Spruce St
8th Ave
10th Ave S
11th Ave S
12th Ave S
E Spruce St
E Fir St
S Yesler Way
S Washington St
S Main St
S Jackson St

Broadway Ave
Tacoma Ave
9th Ave
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Spruce St
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11th Ave S
12th Ave S
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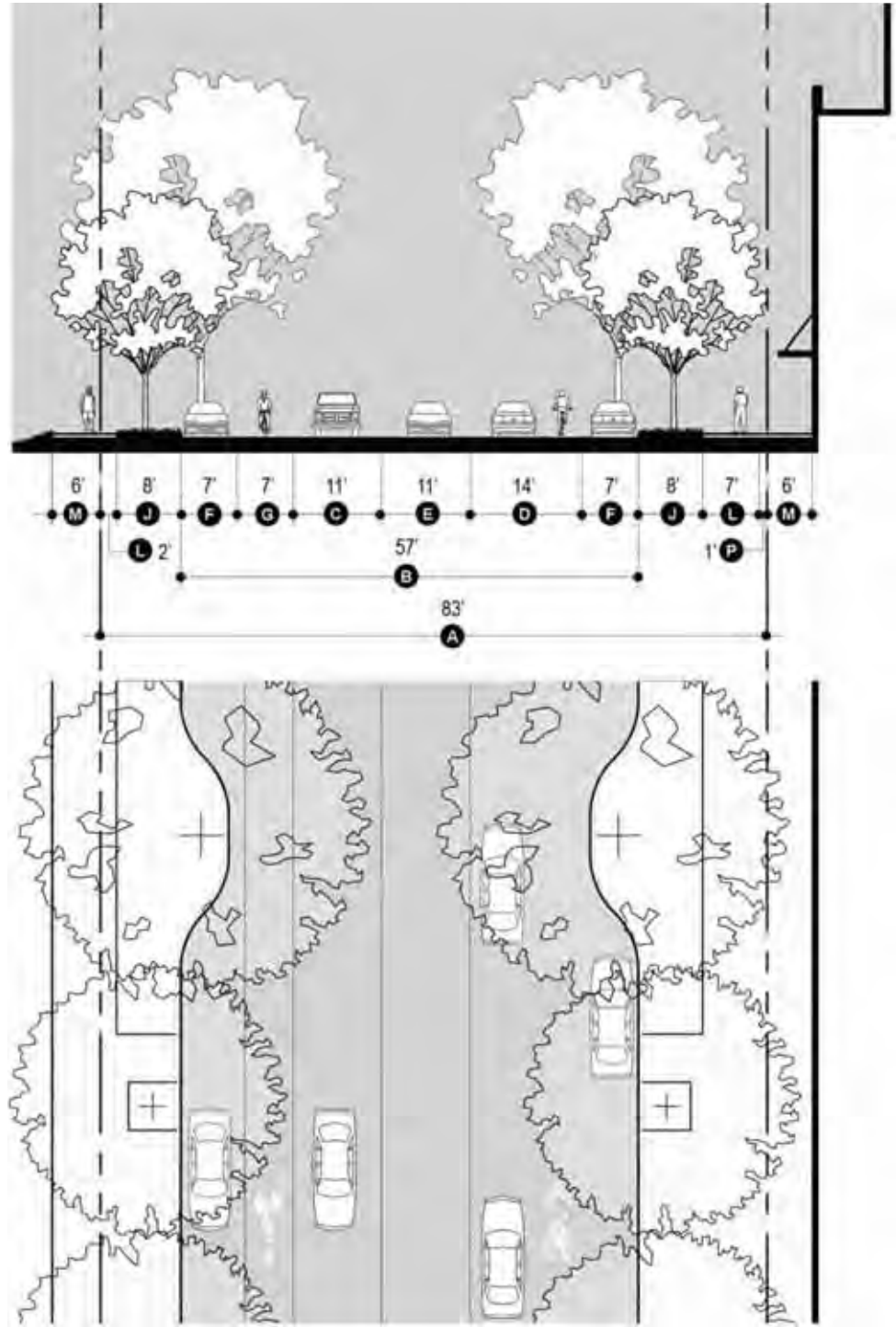
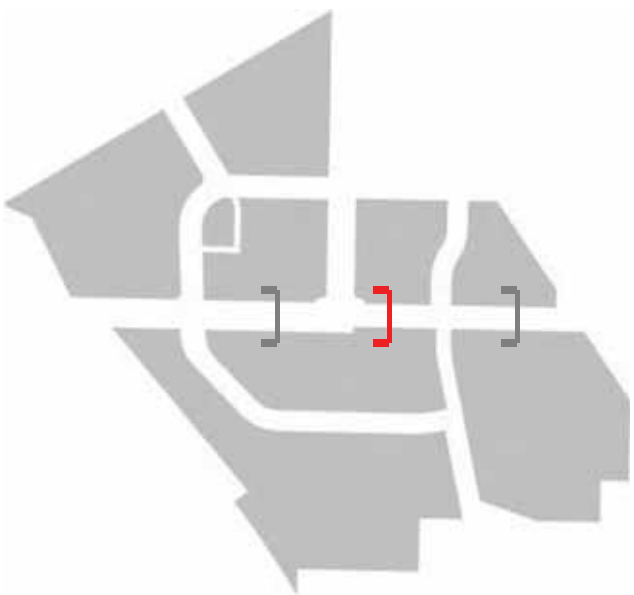
Arterial

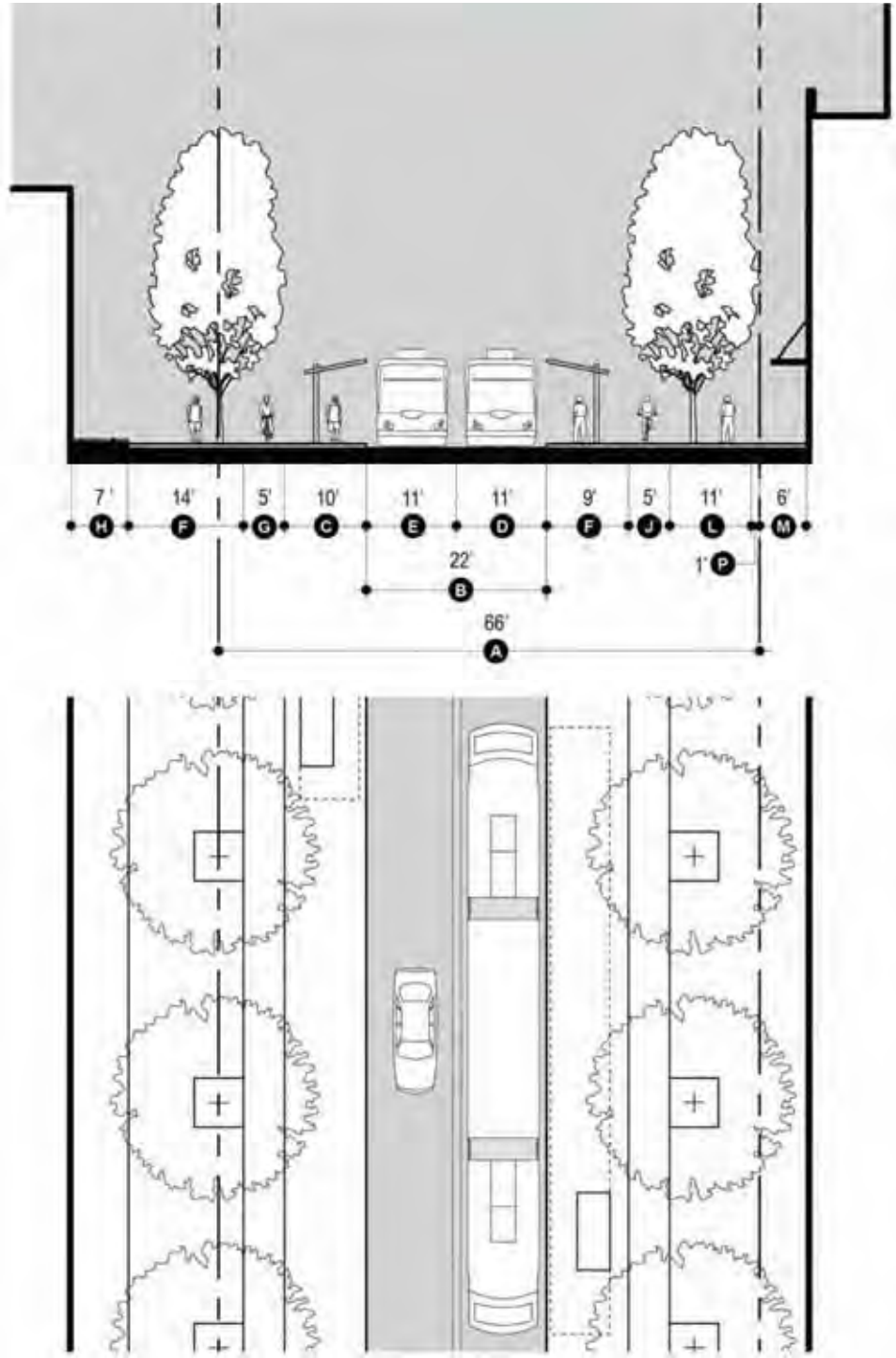
Yesler, West of Broadway



Arterial

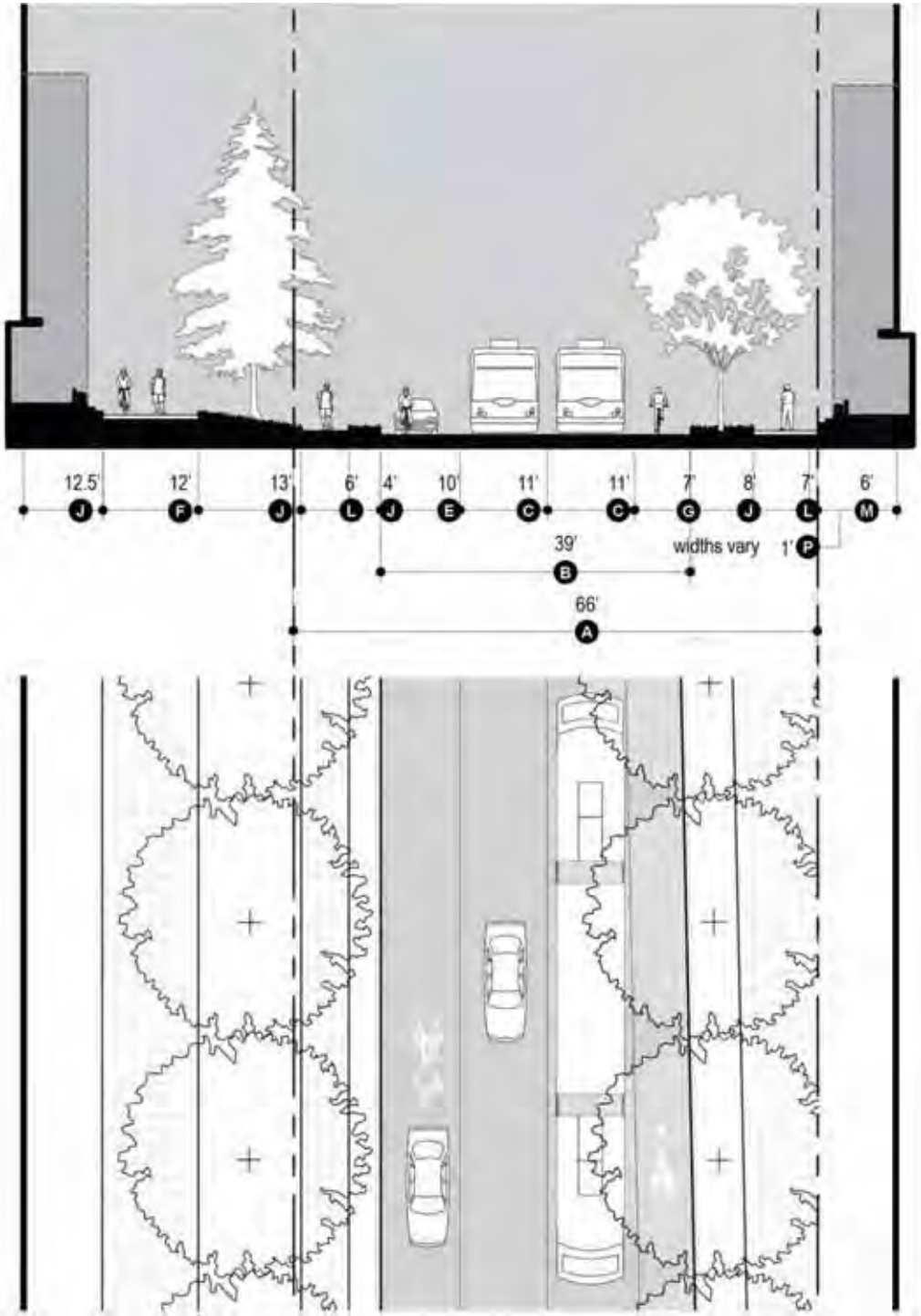
Yesler at Streetcar Stop

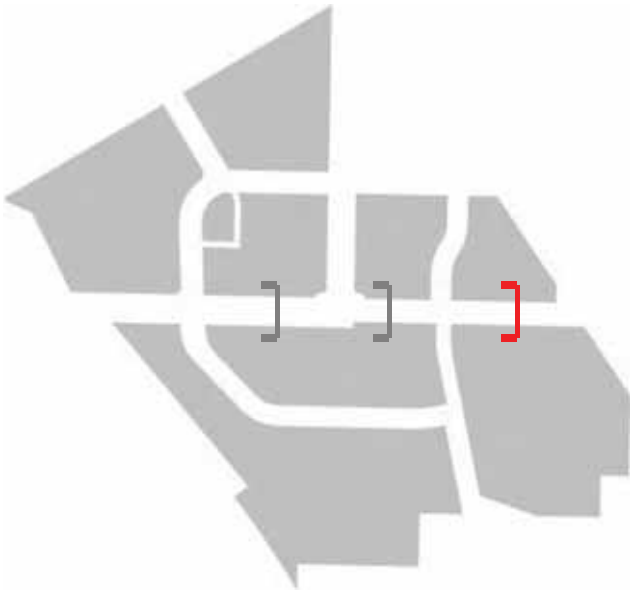




Arterial

Yesler, East of 10th





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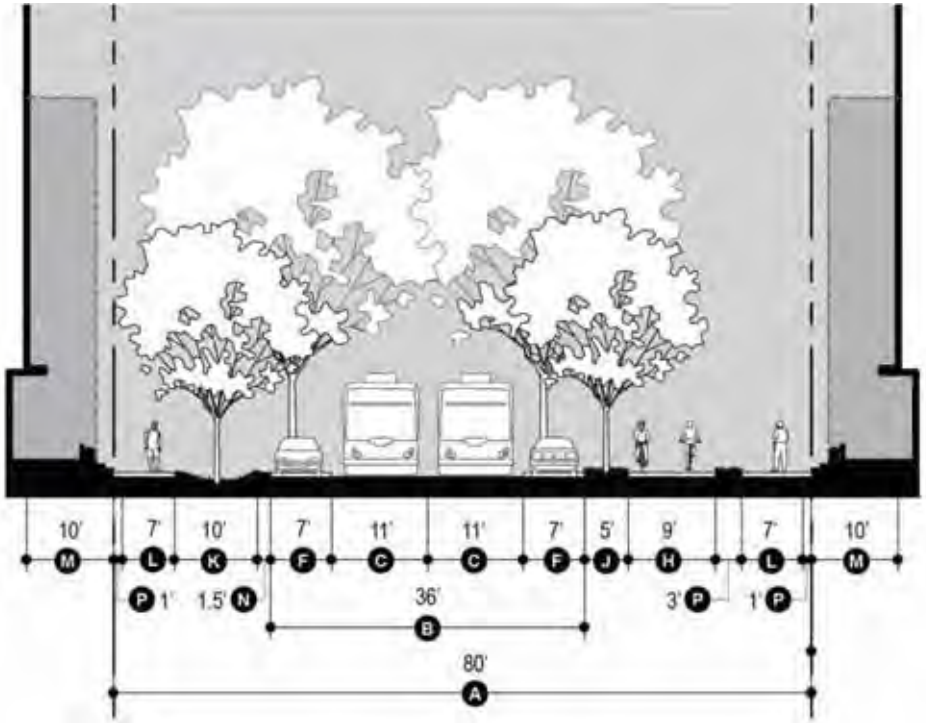
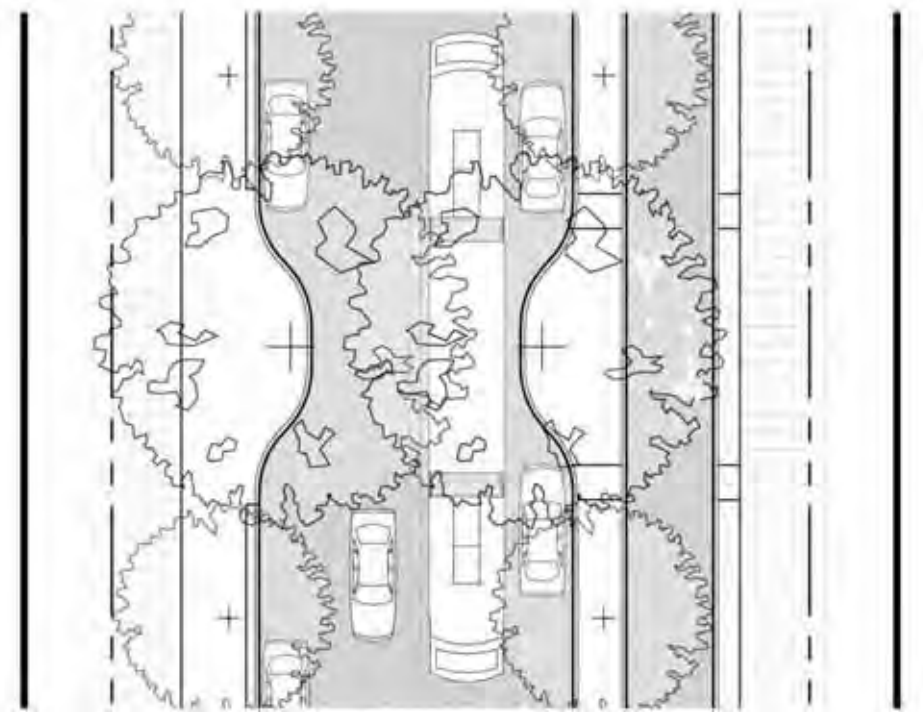
Arterial

Broadway, South of Fir St





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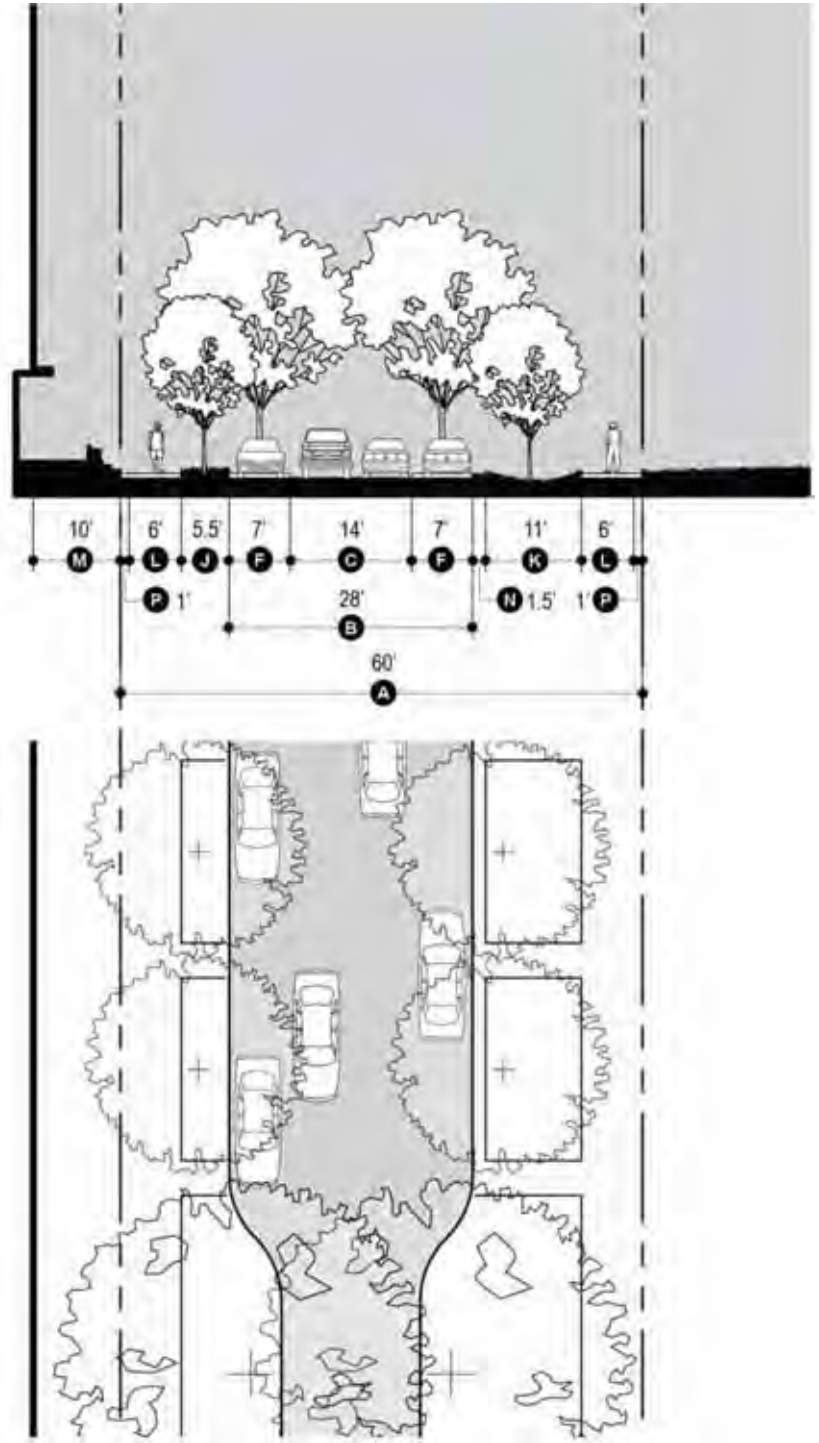
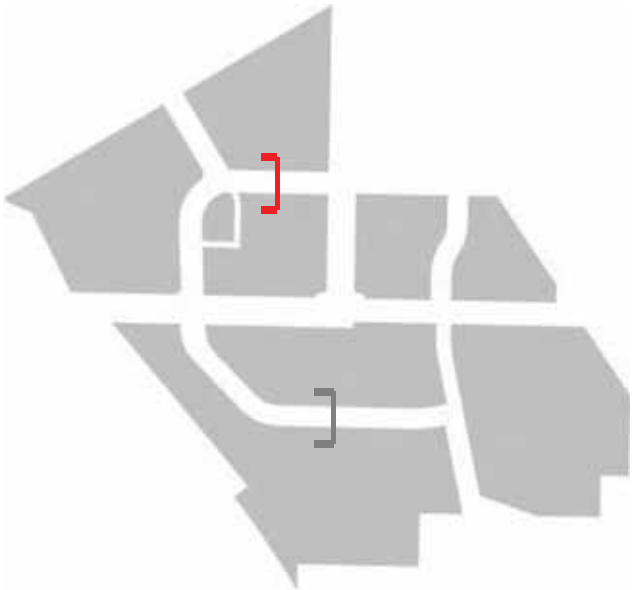
Neighborhood Loop

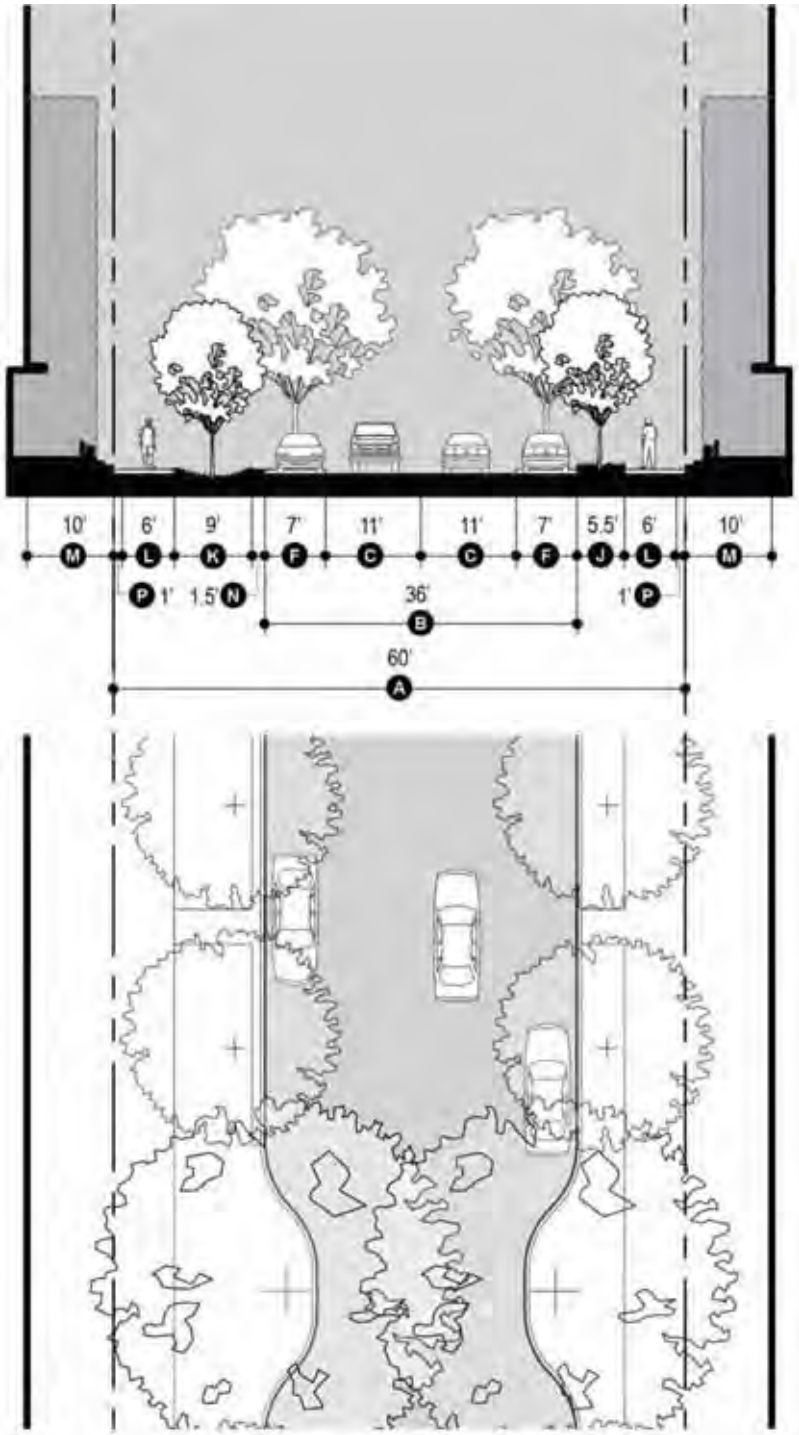
Washington St

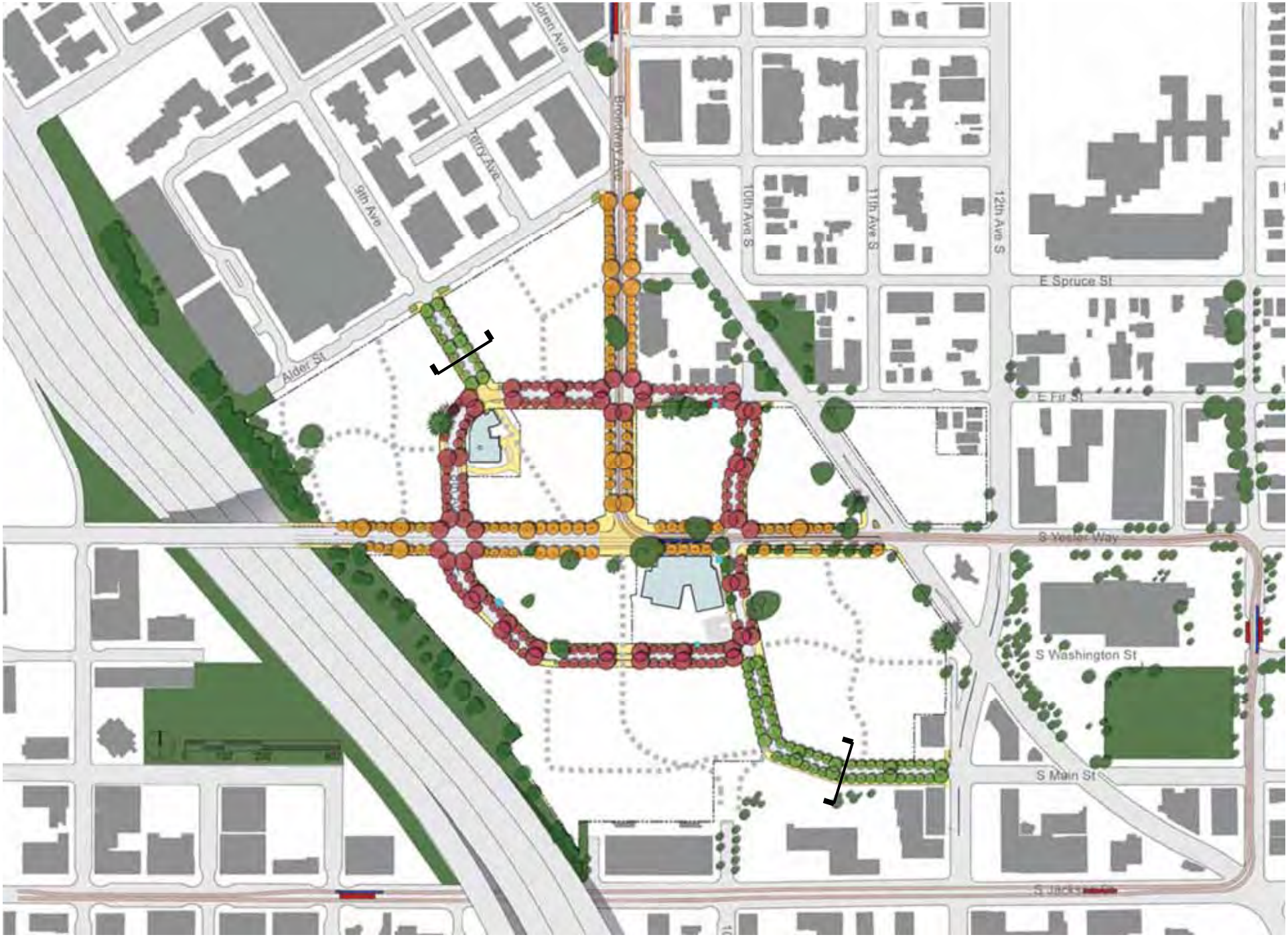


Neighborhood Loop

Fir St



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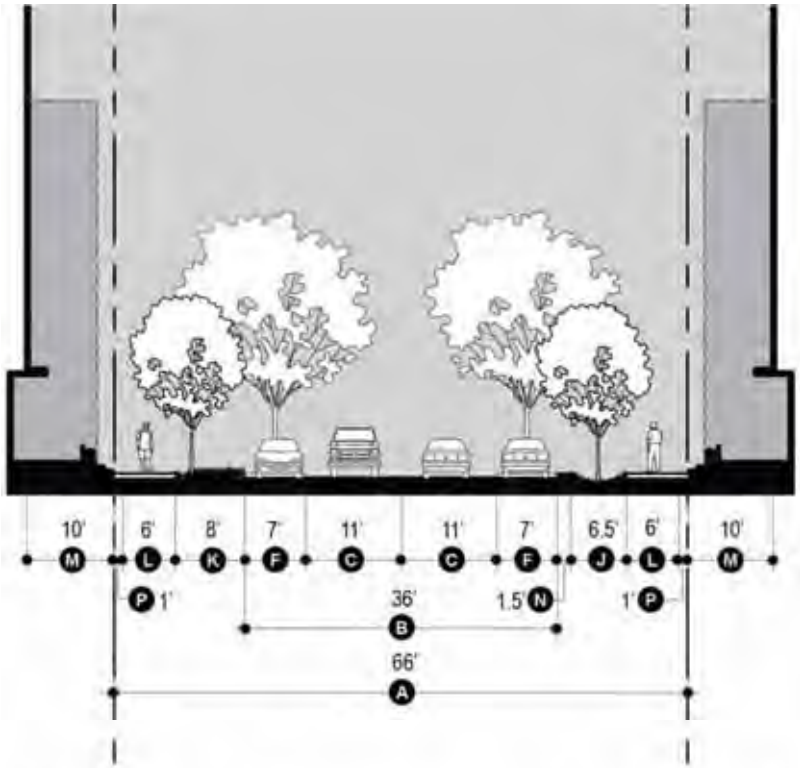
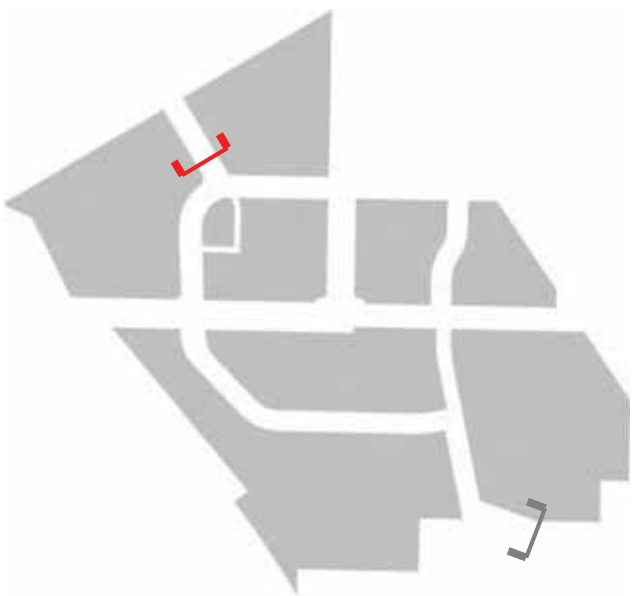
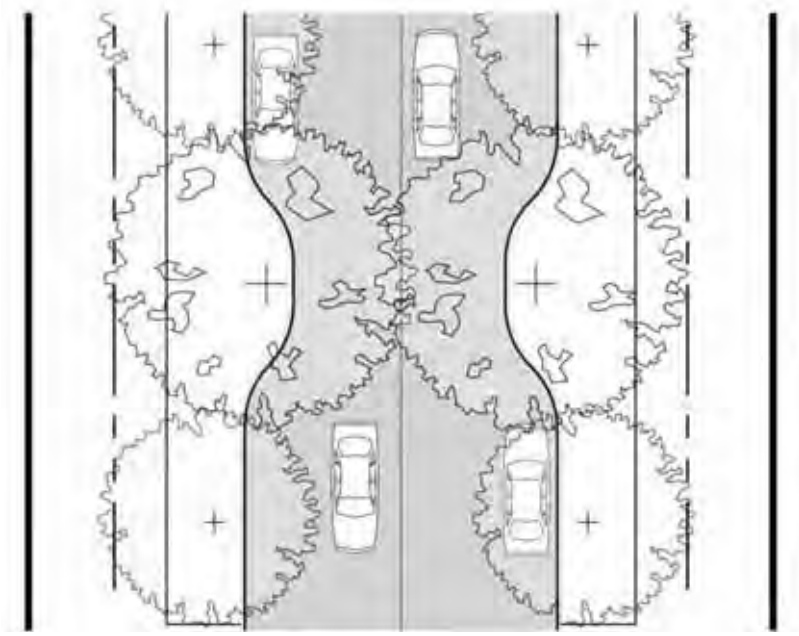
Neighborhood Street

9th Ave

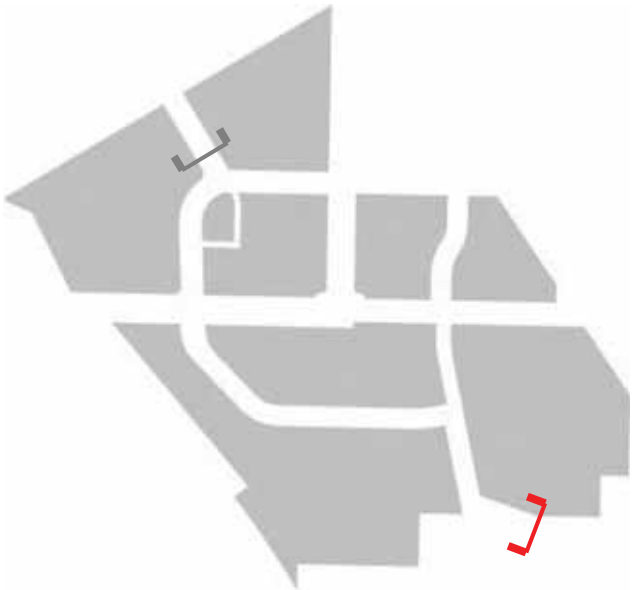


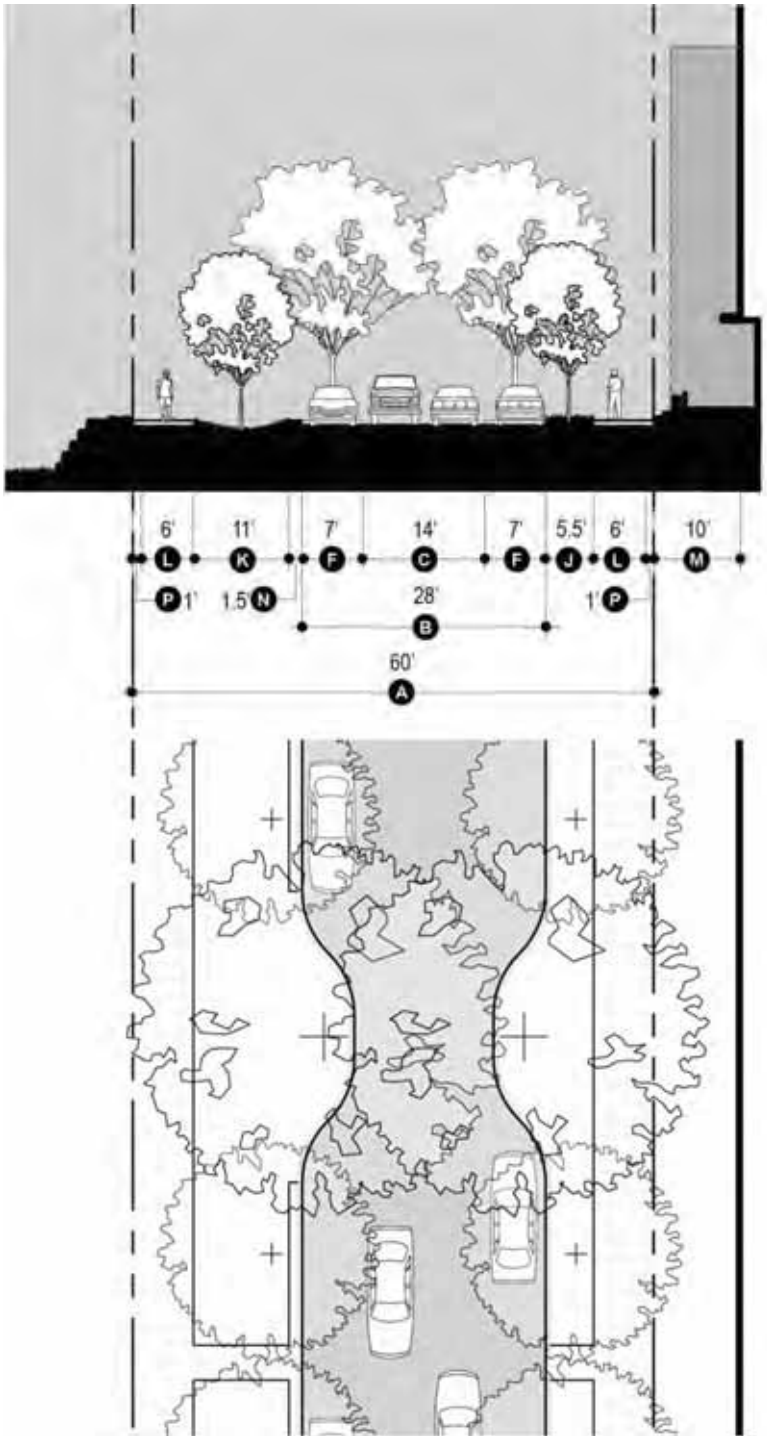




Neighborhood Street

S Main St





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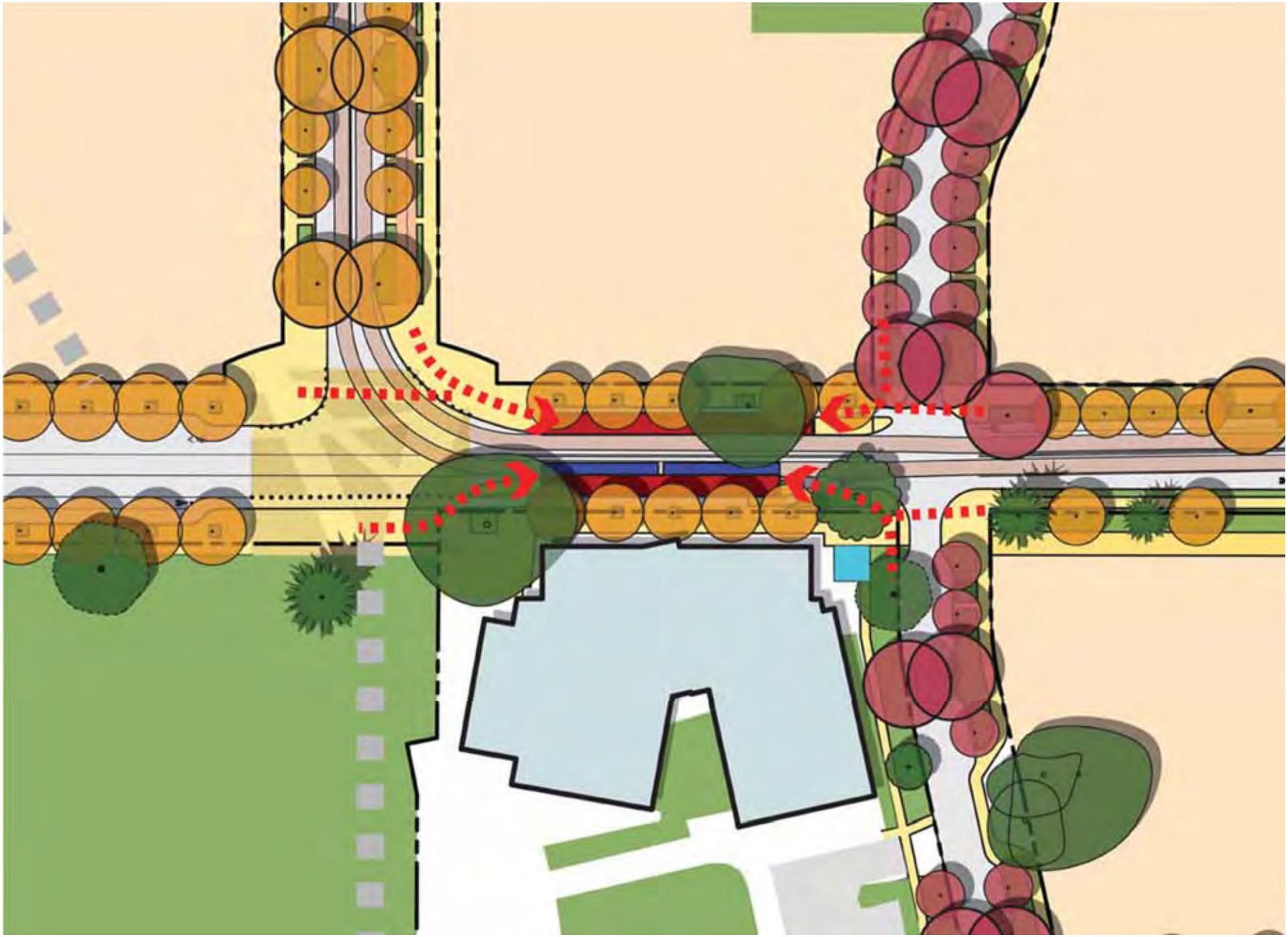
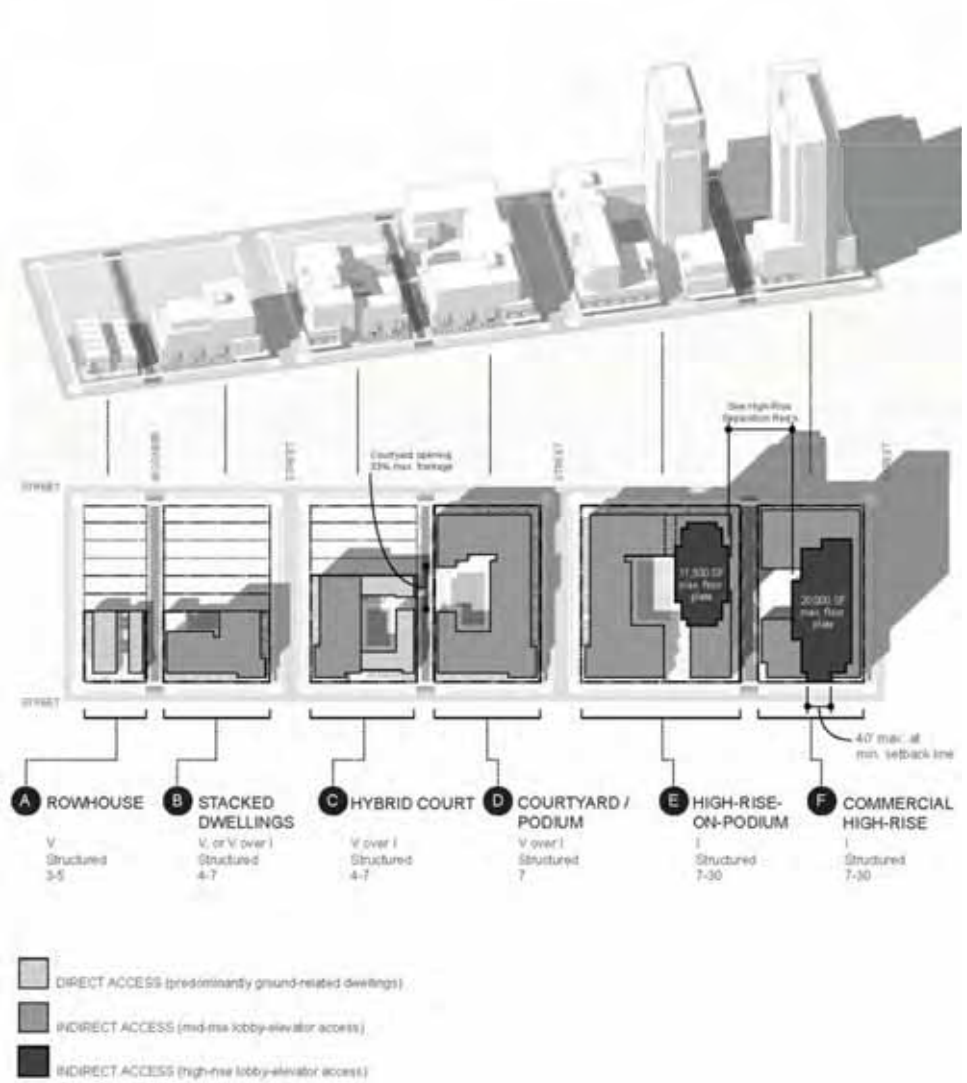
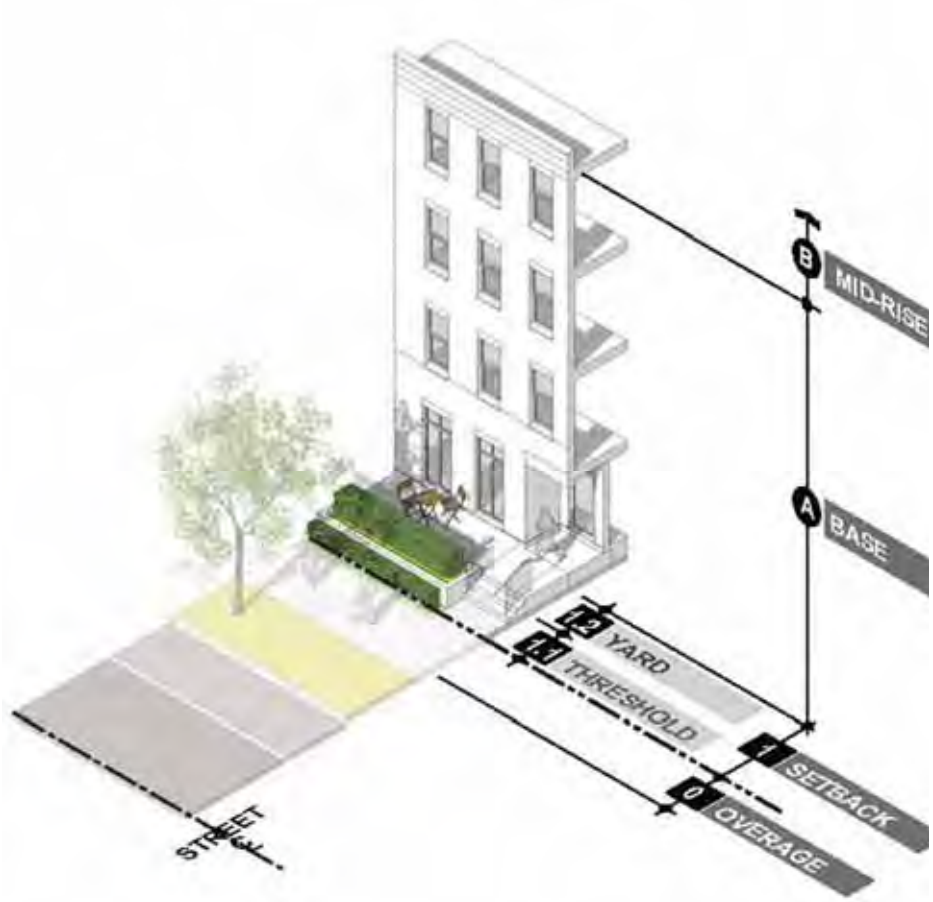


Design Standards & Guidelines





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