

# YESLER TERRACE POCKET PARK

## DESIGN COMMISSION PRESENTATION

May 7, 2015

# HEWITT





- Pocket parks are a fundamental concept embodied in the public realm planning for Yesler Terrace
- Three pocket parks are envisioned at various points along a Green Loop as part of a connected network of public spaces
- Precise configuration, programming, and design were intended to be derived from location-specific conditions
- Design elements to vary among the Pocket Parks in order to complement adjacent uses

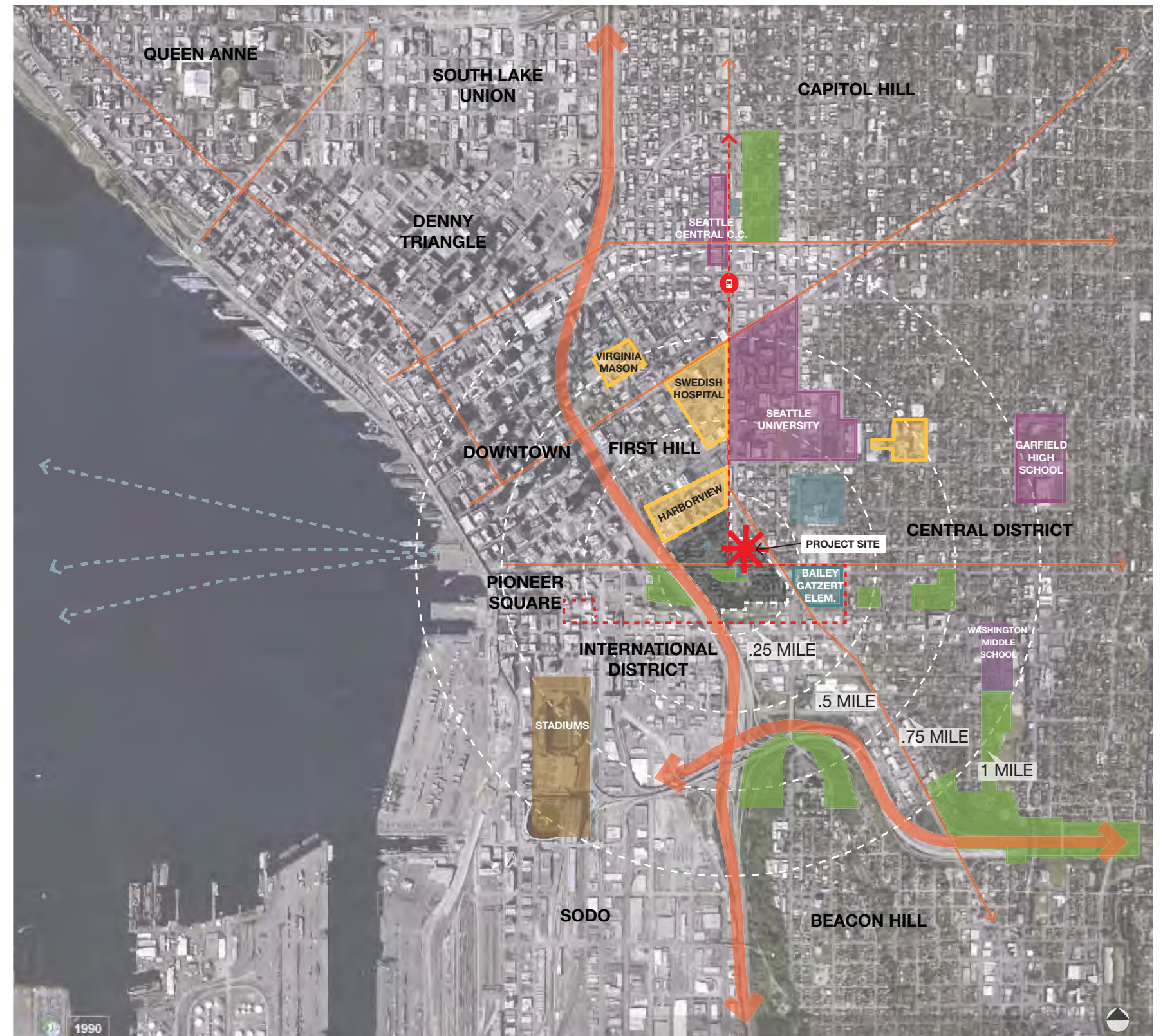


## Yesler Terrace Site

- Intersection point of First Hill, the Central District, the International District, Downtown, and Pioneer Square
- Close proximity to a number of educational, medical, and community services
- Improved transportation infrastructure provides access to the neighborhood and the rest of the city



- Yesler Terrace Master Planned Community
- Educational Services
- Medical Services
- Community Services
- Park
- Transit Route
- Streetcar



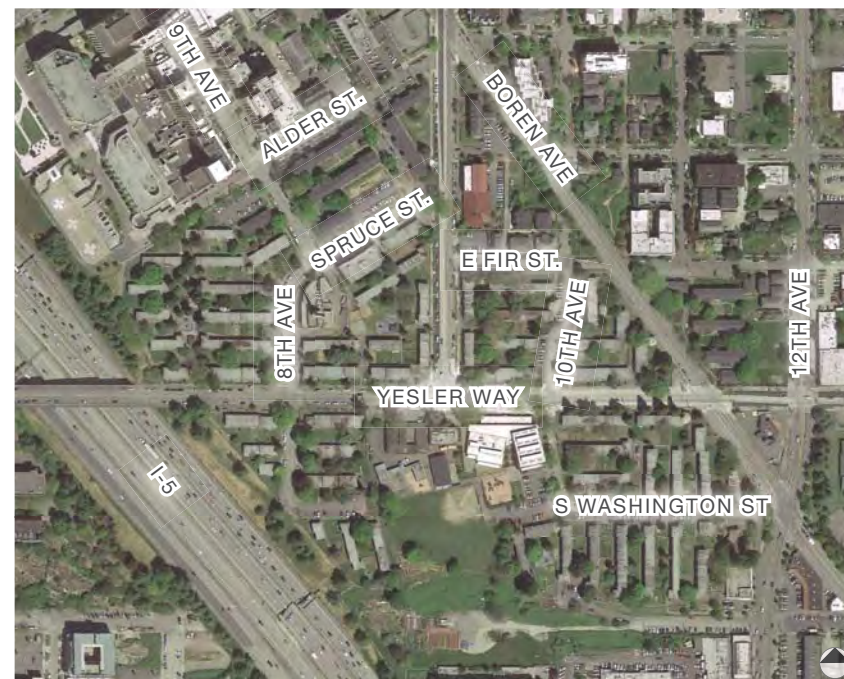


### Yesler Terrace Master Planned Community

- In 2006, the Seattle Housing Authority began redevelopment planning for Yesler Terrace
- The new master plan includes replacement low-income housing, market-rate housing and neighborhood improvements
- New streetscapes, bike and pedestrian paths, hillclimbs and parks are key features of the new plan
- Street adjustments include the removal of Spruce Street and the creation of Fir Street, west of Broadway

### Open Space and Density Characteristics

- Approximately 31 acres - SHA owned
- Roughly 1,200 people living in Yesler past 75 years
- When built out:
  - > 12,000 people
  - ~ 5,000 units at 160 du's/acre
  - 2 1/2 acres of open space
  - two community centers



Yesler Terrace Aerial Photograph - 2014

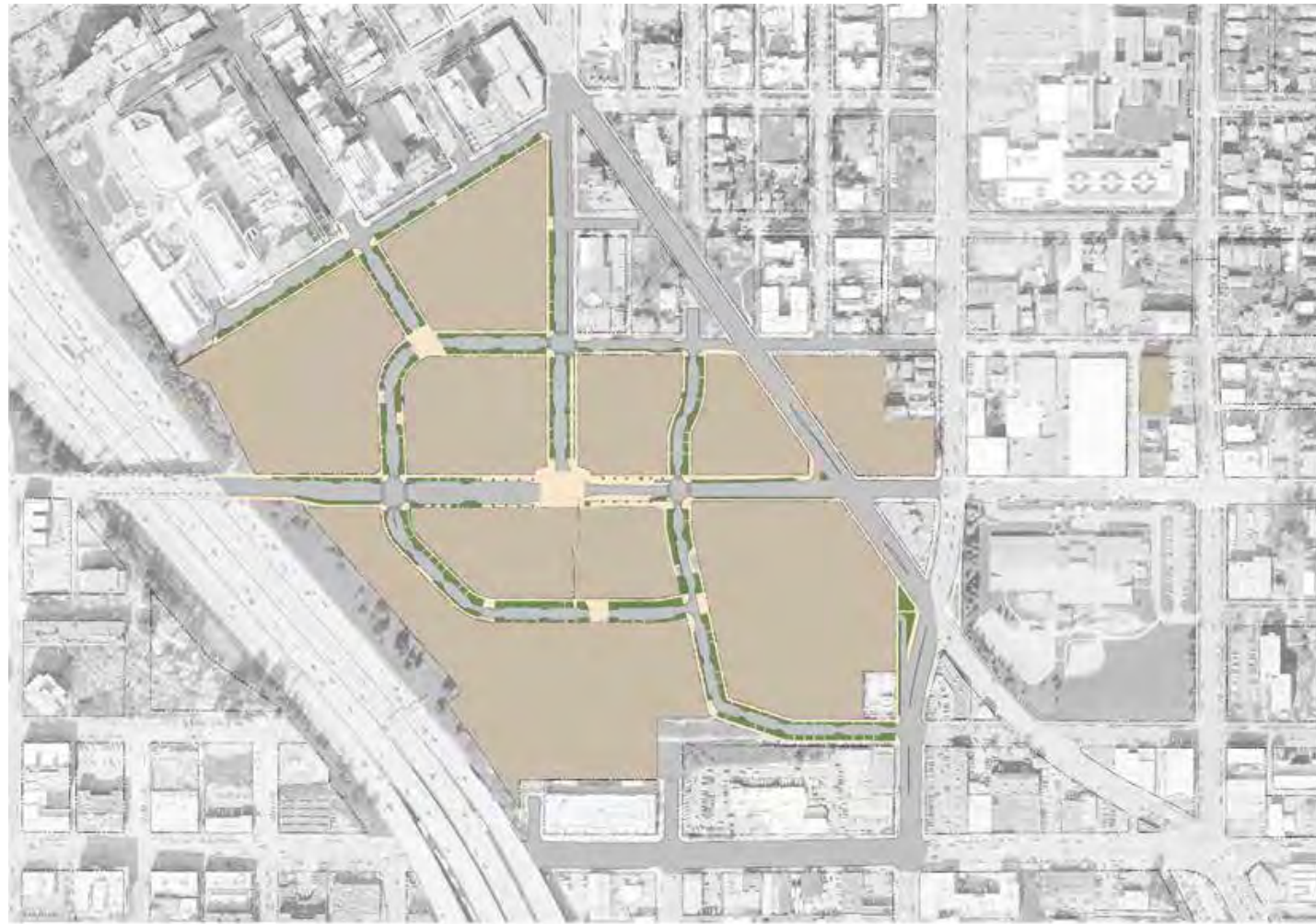


Yesler Terrace Illustrative Master Plan - 2012 (GGLO)



### A Richly Layered Plan

- Proposed network of parks and open space strive to express the unique urban environment of Yesler Terrace
- A Green Street Loop will link the community together as well as create new connections to the rest of the city



PHASE (Sidewalks)



PHASE (Tier One Trees)





PHASE (Pocket Parks)



PHASE (Green Street Loop)





PHASE (Other Connections)



PHASE (Final)



### Yesler Terrace Street Vacation Conditions v3 Pocket Parks

#### Pocket Park Public Benefit Elements:

- Each pocket park shall be at least 12,000 square feet in size
- Each pocket park shall have at least 70 linear feet of frontage on a public street
- Inviting and usable by the general public, not only to residents in the vicinity
- Accommodate both active and passive activities

#### Design elements shall include:

- Street furniture
- Facilities for children's play
- Pedestrian-scale lighting
- Signage

### Yesler Terrace Street Vacation Conditions v3 Green Street Loop

#### Green Street Loop Public Benefit Elements:

- Provide continuous pedestrian and bicycle circulation
- Enhance landscaping and tree canopy
- Link the pocket parks

#### Design Elements shall include:

- Widened sidewalks
- Street furniture
- Pedestrian-scale lighting
- Street trees and additional landscaping

### Yesler Terrace Public Access, Easement, and Maintenance Agreement

#### Design Process and Improvement for Pocket Parks:

- Vary design elements to complement adjacent uses
- Clearly delineated as public space

#### Design Elements must consider:

- Lawn area – informal play and gathering
- Plaza – flexible space, gateway to the site
- Plantings – consider visibility
- Play opportunities – manufactured play equipment is not mandatory
- Circulation – various seating opportunities and looping routes for children with wheeled toys
- Exercise stations

### OPEN SPACE NETWORK



(Yesler Terrace Master Planned Community Design Guidelines, 2012.)



### Yesler Terrace Open Space Programming Study, Case Studies and Ideal Programs (GGLO / SvR)

#### Lawn / Informal Space:

- Adjacent to plaza
- Picnicking, gathering

#### Plantings:

- Consider natural play and learning opportunities
- Tree preservation

#### Plaza:

- Flexible space for multiple users
- Can open to street to “borrow” additional public space

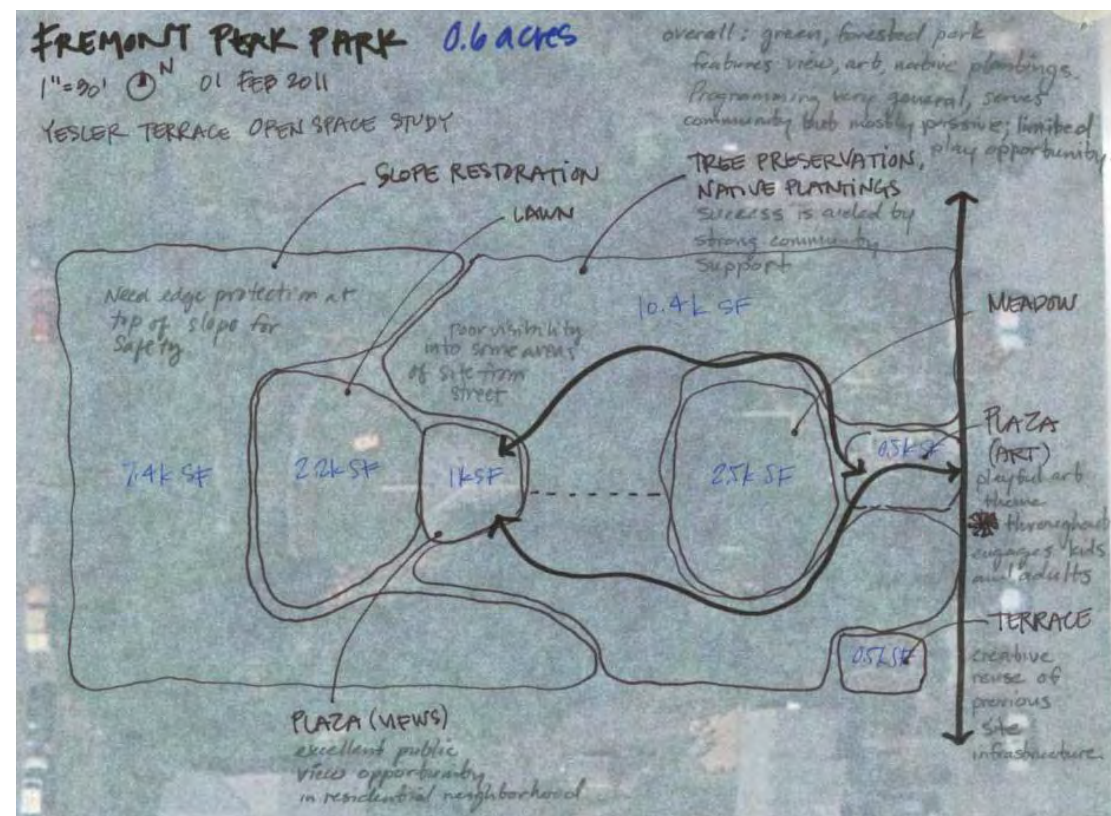
#### Play Areas:

- Priority on younger kids
- Informal play, explorative

#### Circulation:

- Consider looping routes for kids with wheeled toys
- Hierarchy of pathways

### Pocket Park Case Study: Fremont Peak Park



### Program Elements for Block 3 Pocket Park:



Multi-use Plaza



Art & Lighting



Informal Play



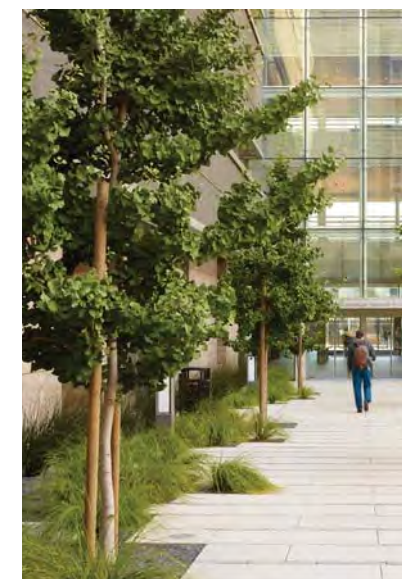
Tree Preservation



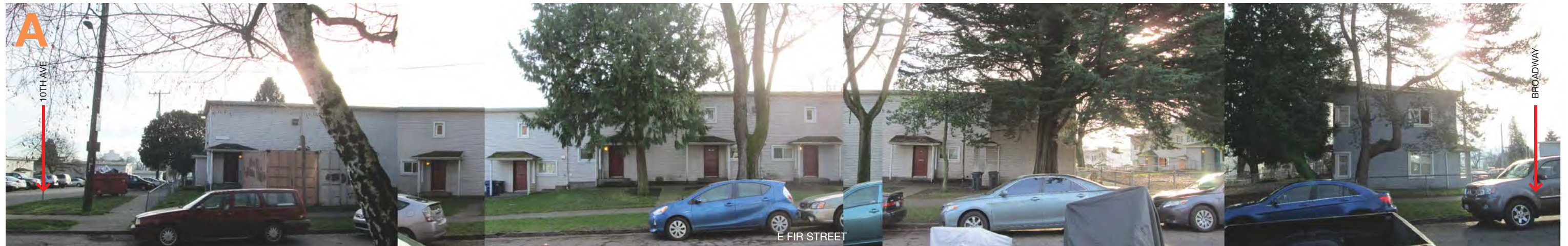
Meandering Paths



Adjacent Edge



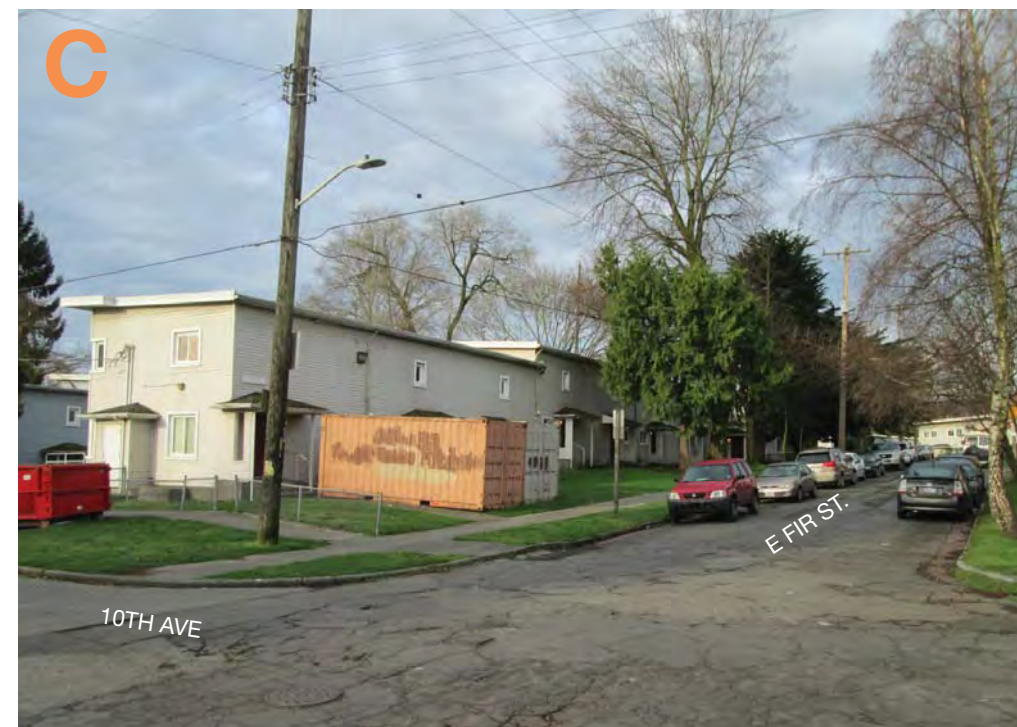




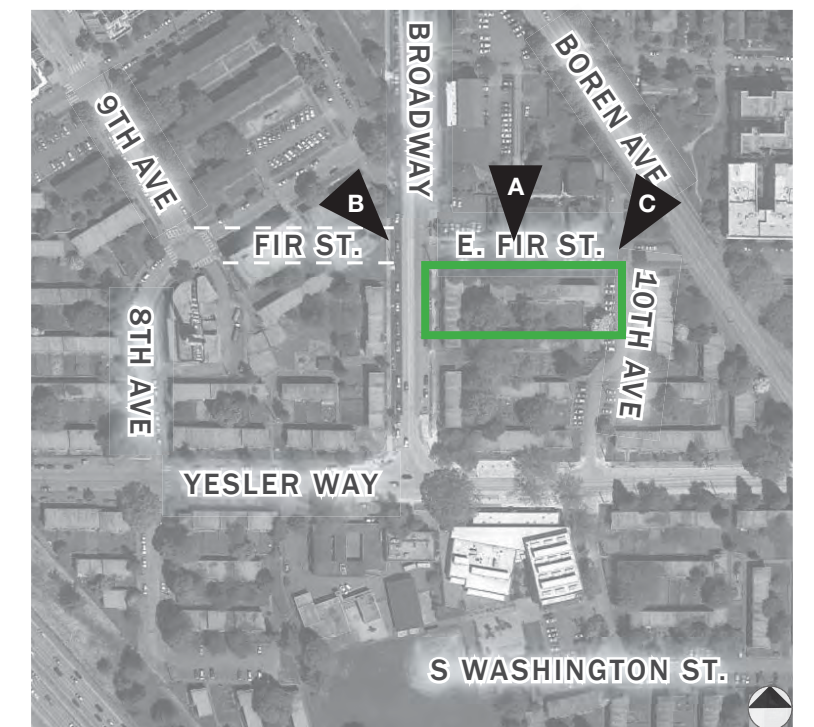
View from East Fir Street looking South



View from East Fir Street and Broadway looking southeast



View from 10th Avenue and East Fir Street facing Southwest







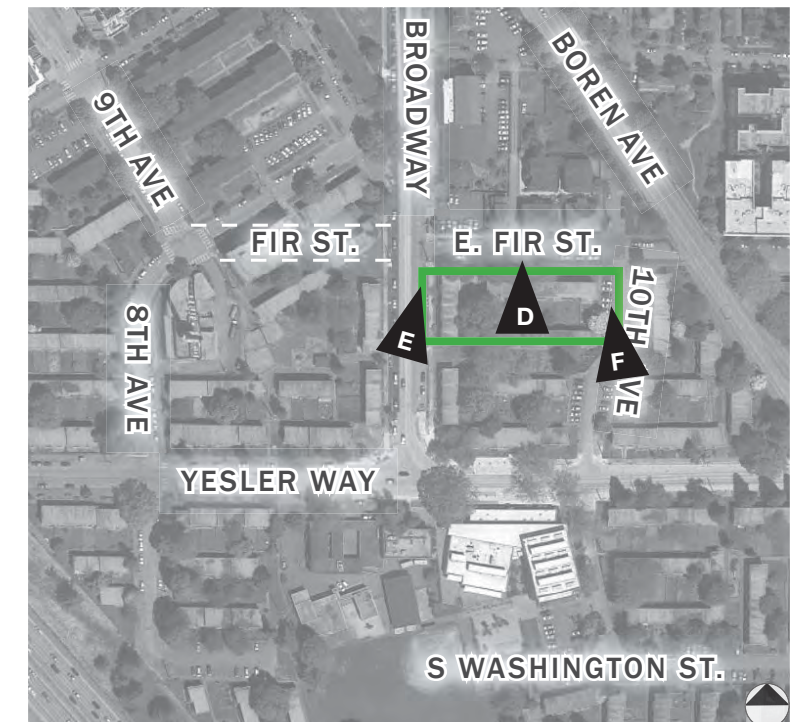
View from East Fir Street looking North



View from Broadway looking North

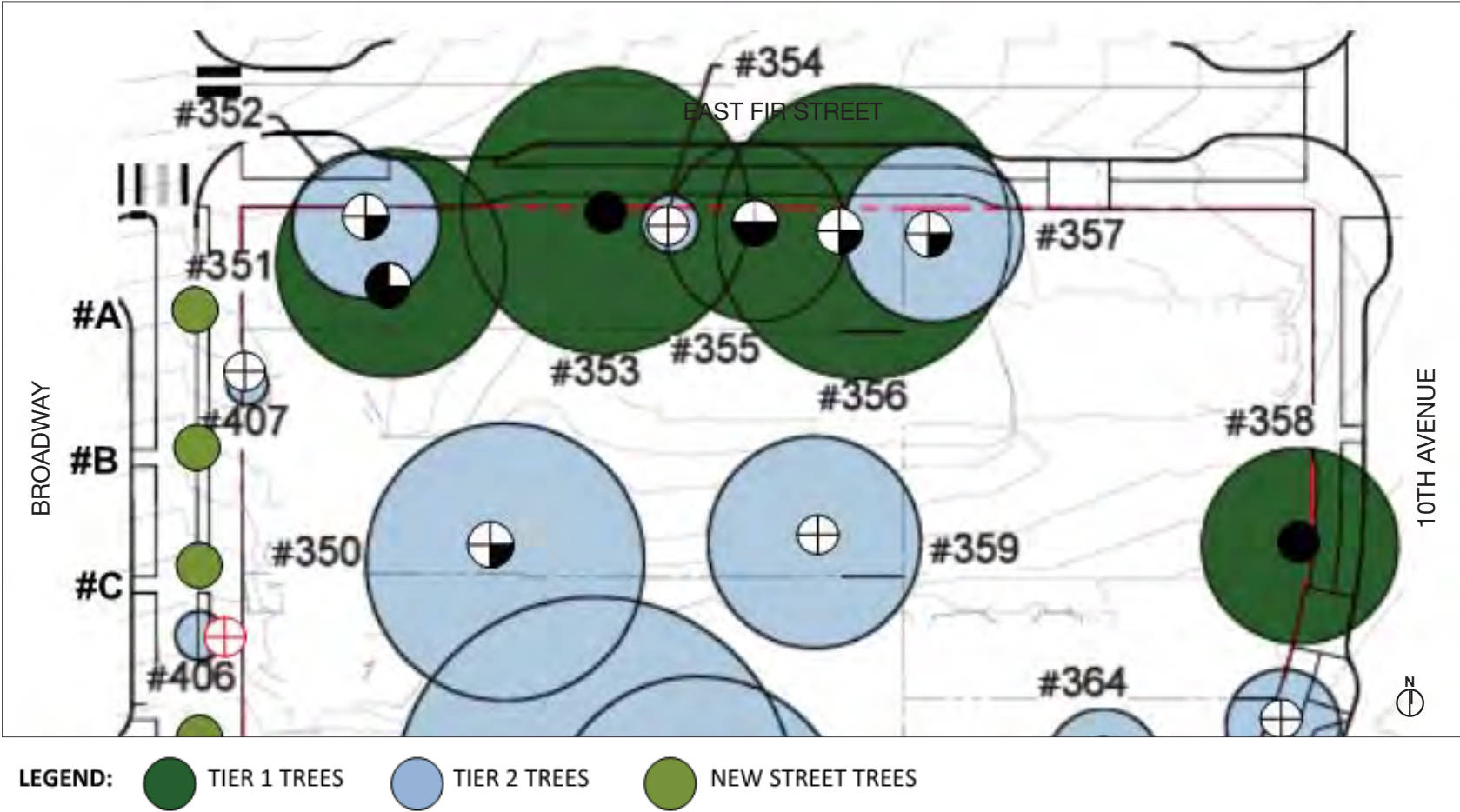


View from 10th Avenue looking North





Yesler Terrace Planned Action Ordinance – Tree Protection Plan



PRESERVATION VALUE SYMBOLS	
	<u>SPECIAL</u> , UNIQUE SPECIES, SPECIMEN OR FORM.
	<u>HIGH</u> , GOOD QUALITY, CHARACTER TREE.
	<u>MODERATE</u> , COMMON SPECIES, FAIR CONDITION. MAY NEED SPECIAL ATTENTION TO PRESERVE.
	<u>LOW</u> , POOR SPECIMEN OR SPECIES. HIGH MAINTENANCE OR SOME CAUTION IF RETAINED.
	<u>HAZARD OR DEAD</u> . TREE IS DEAD OR IN VERY POOR CONDITION AND SHOULD BE REMOVED.
	TREE NO LONGER THERE

- Exceptional tree status determined pursuant to DPD Director's Rule 16-2008 as well as "valuable trees" that are non-exceptional but have preservation value
- Tier 1 for preservation and protection
- Tier 2 for removal



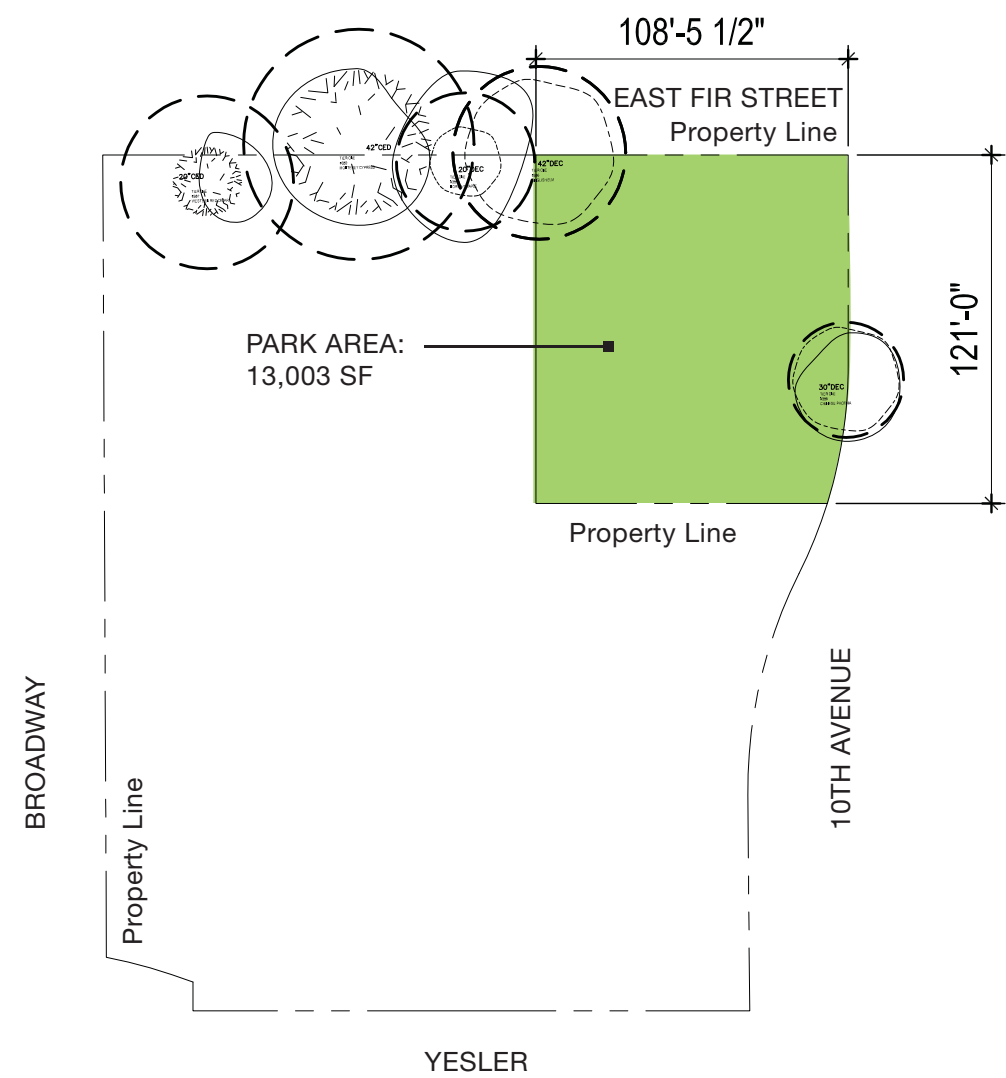
#351, Western red cedar. Selective pruning to remove some of the lowest lateral branches attached to the three main leaders may be done to raise the canopy of this tree. Existing clearance is about 5-1/2 feet from the ground. Existing landscape fabric should be removed before installing new mulch.



#351 - Western red cedar, #353 - Monterey cypress, #355 - Norway maple  
#356 - English elm

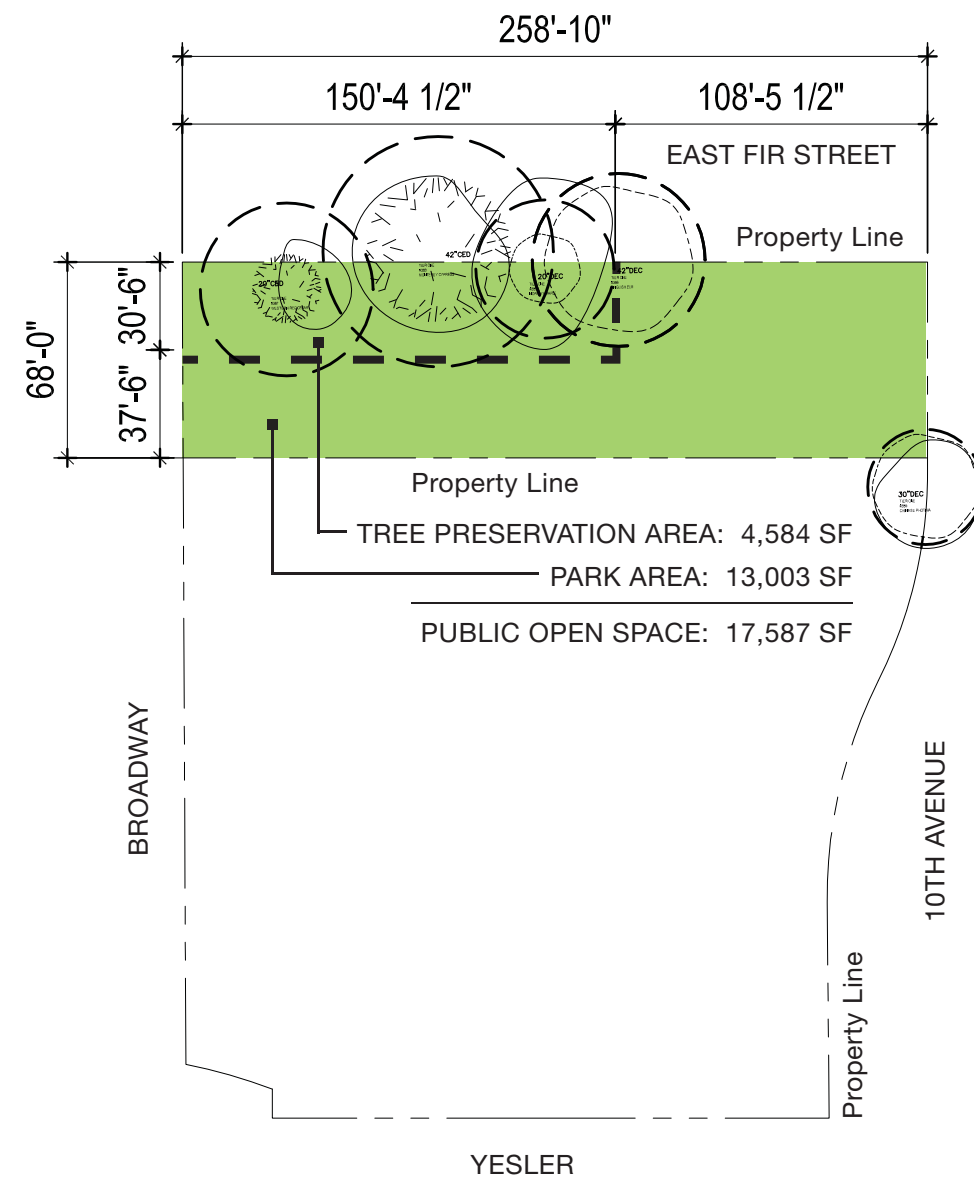


#358 - Chinese photinia

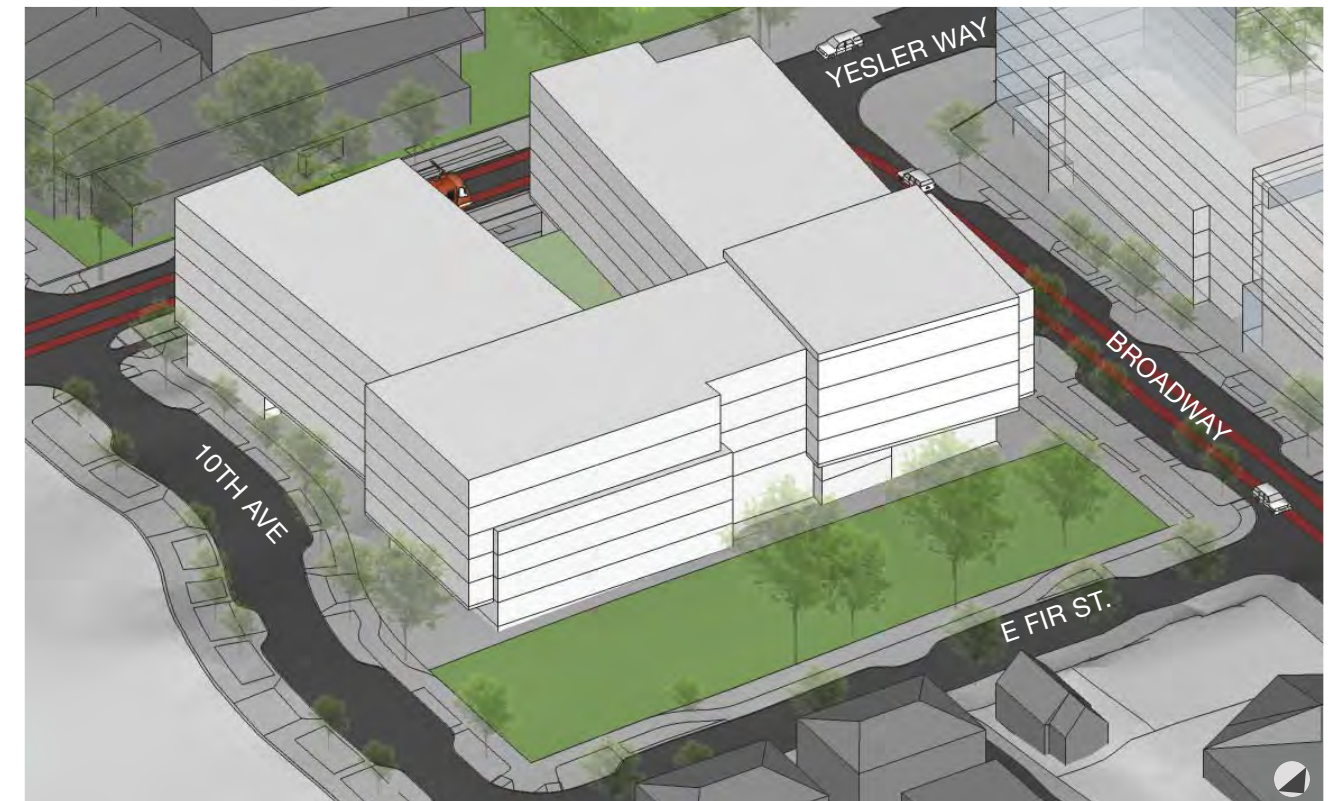


PARK AREA DIAGRAM

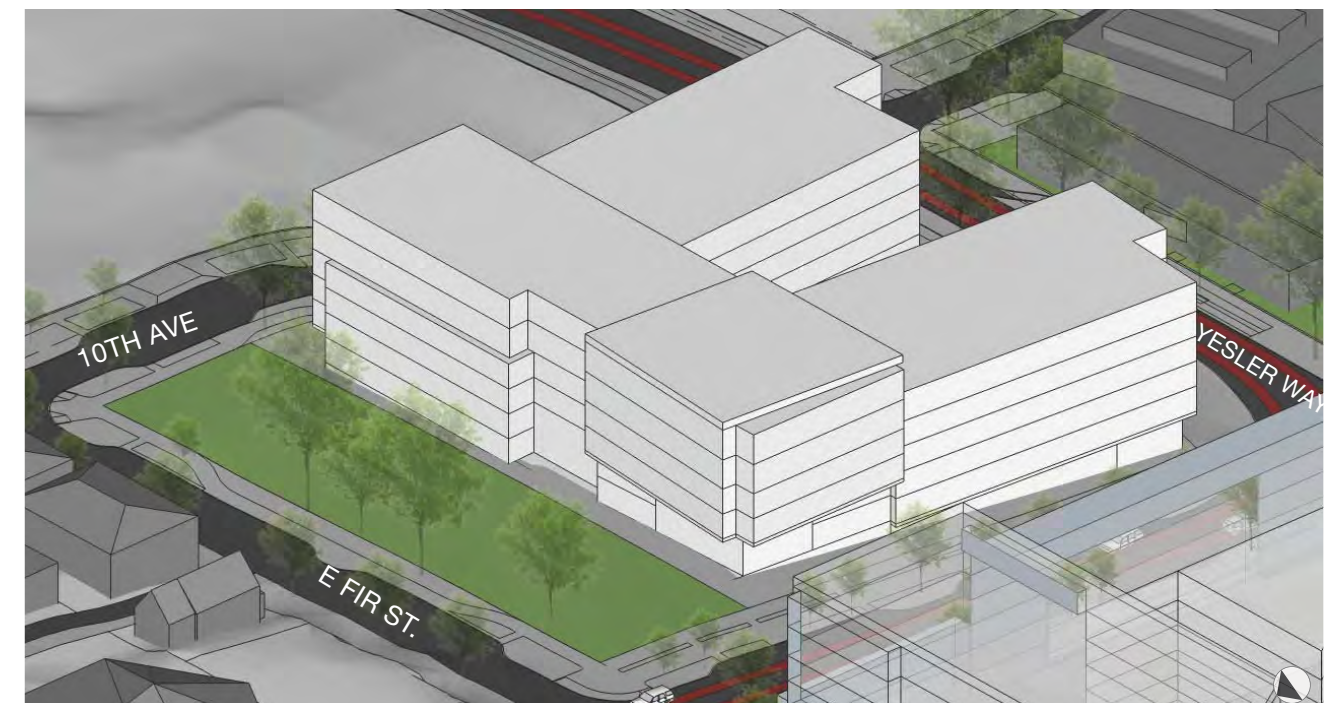




PARK AREA DIAGRAM

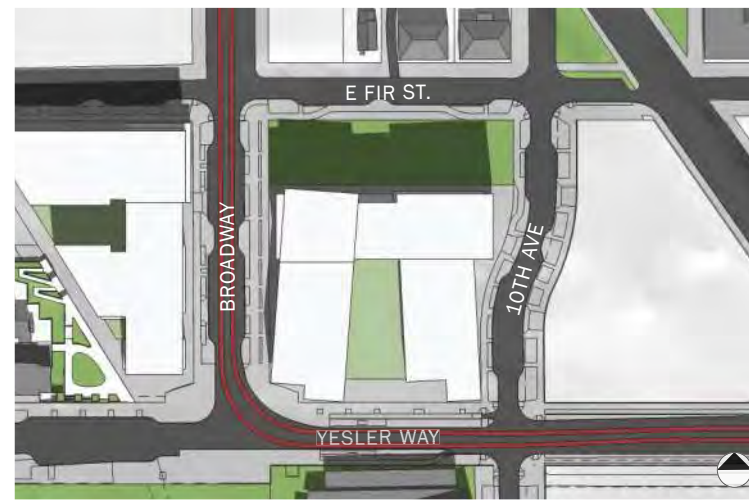
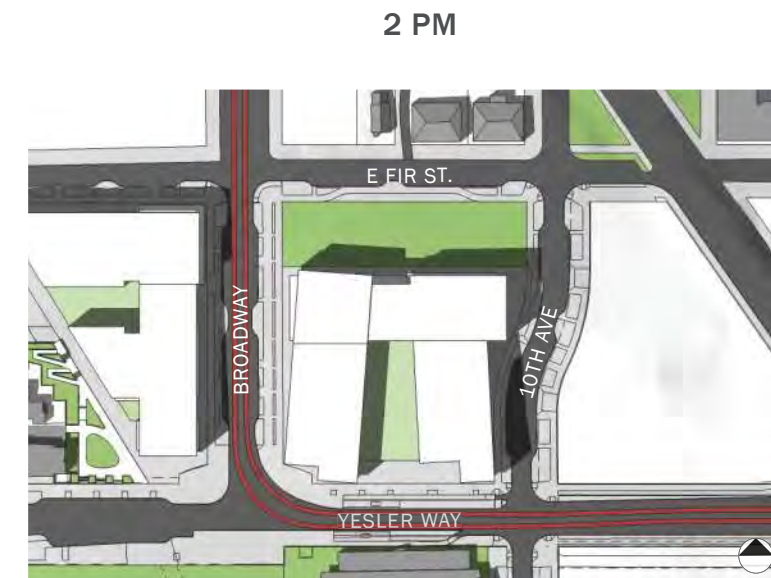
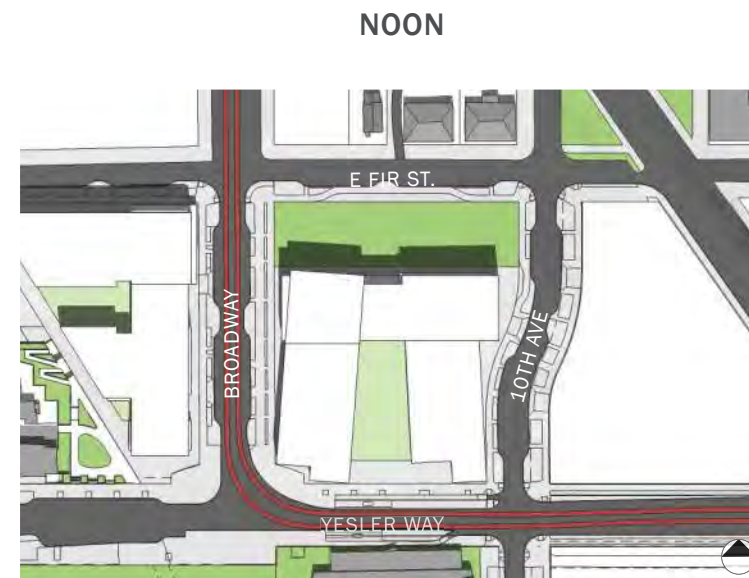


PROPOSED CURRENT MASSING: Aerial view looking Southwest



PROPOSED CURRENT MASSING: Aerial view looking Southeast



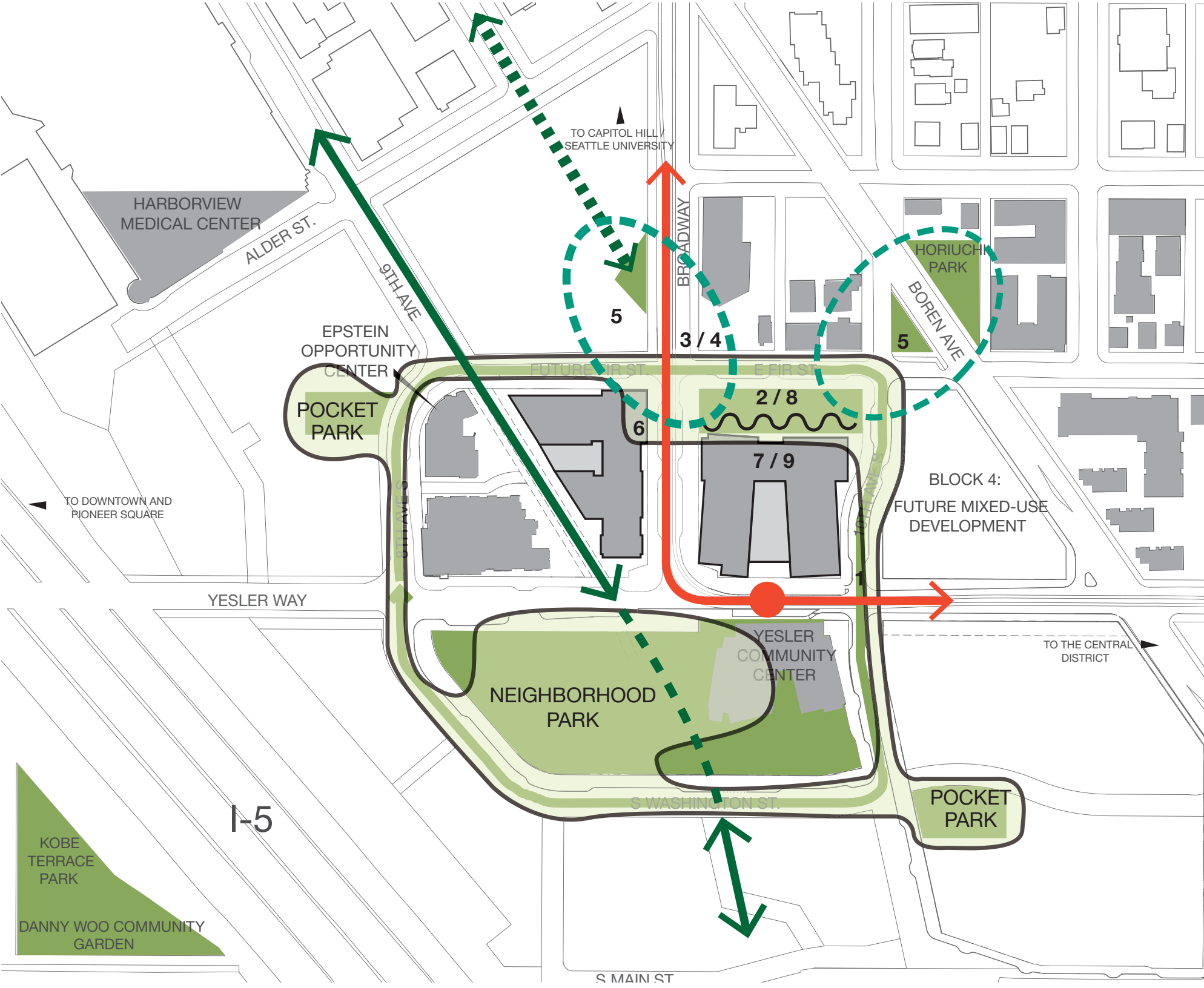


OPPORTUNITIES

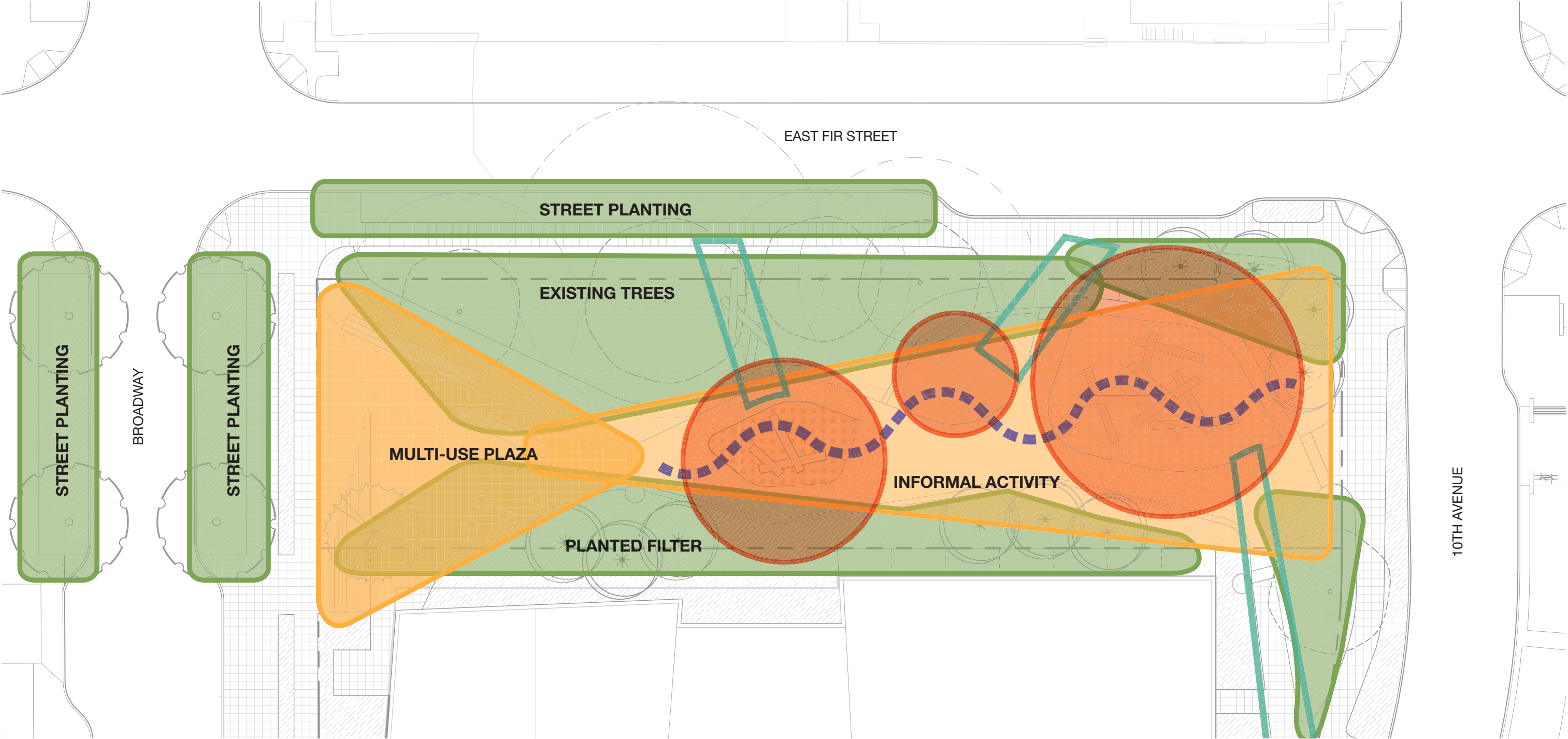
- 1 Transportation infrastructure and Green Loop
- 2 Existing trees
- 3 Extend park influence to street and adjacent residential lobbies
- 4 Visibility from Broadway
- 5 Potential link to adjacent open spaces / parks
- 6 Park as bridge among residential blocks
- 7 "Eyes on the Park"

CONSTRAINTS

- 8 Existing trees
- 9 North side of building



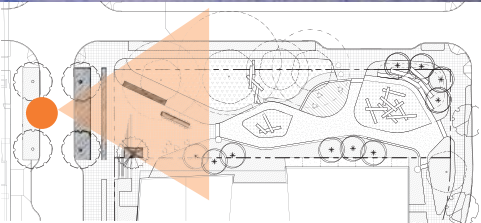








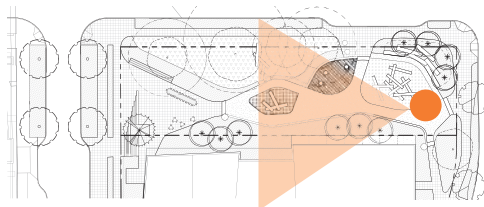
Aerial view looking East



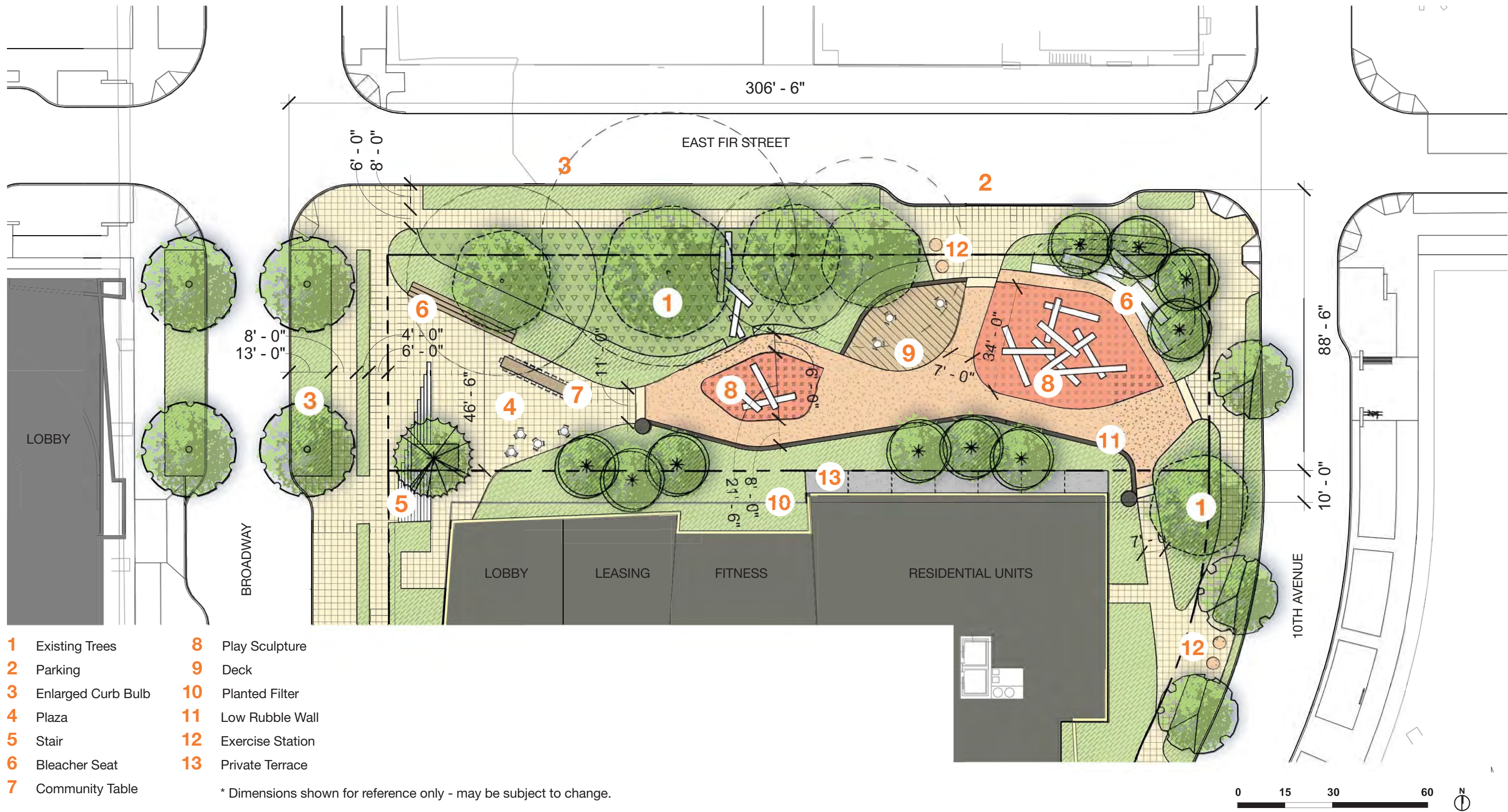




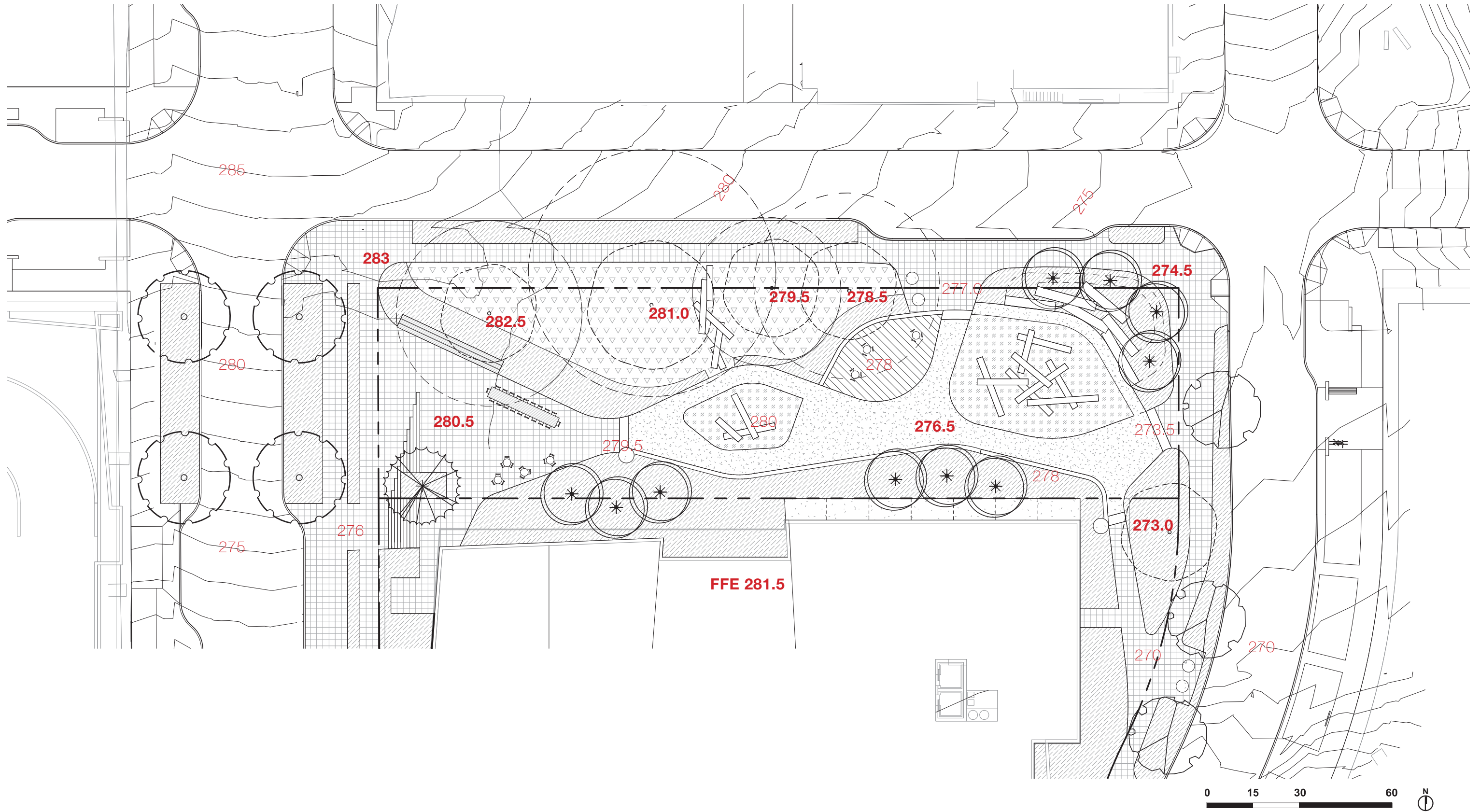
Eye level view looking West

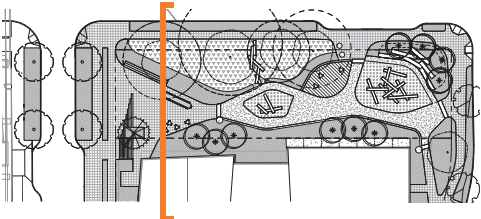
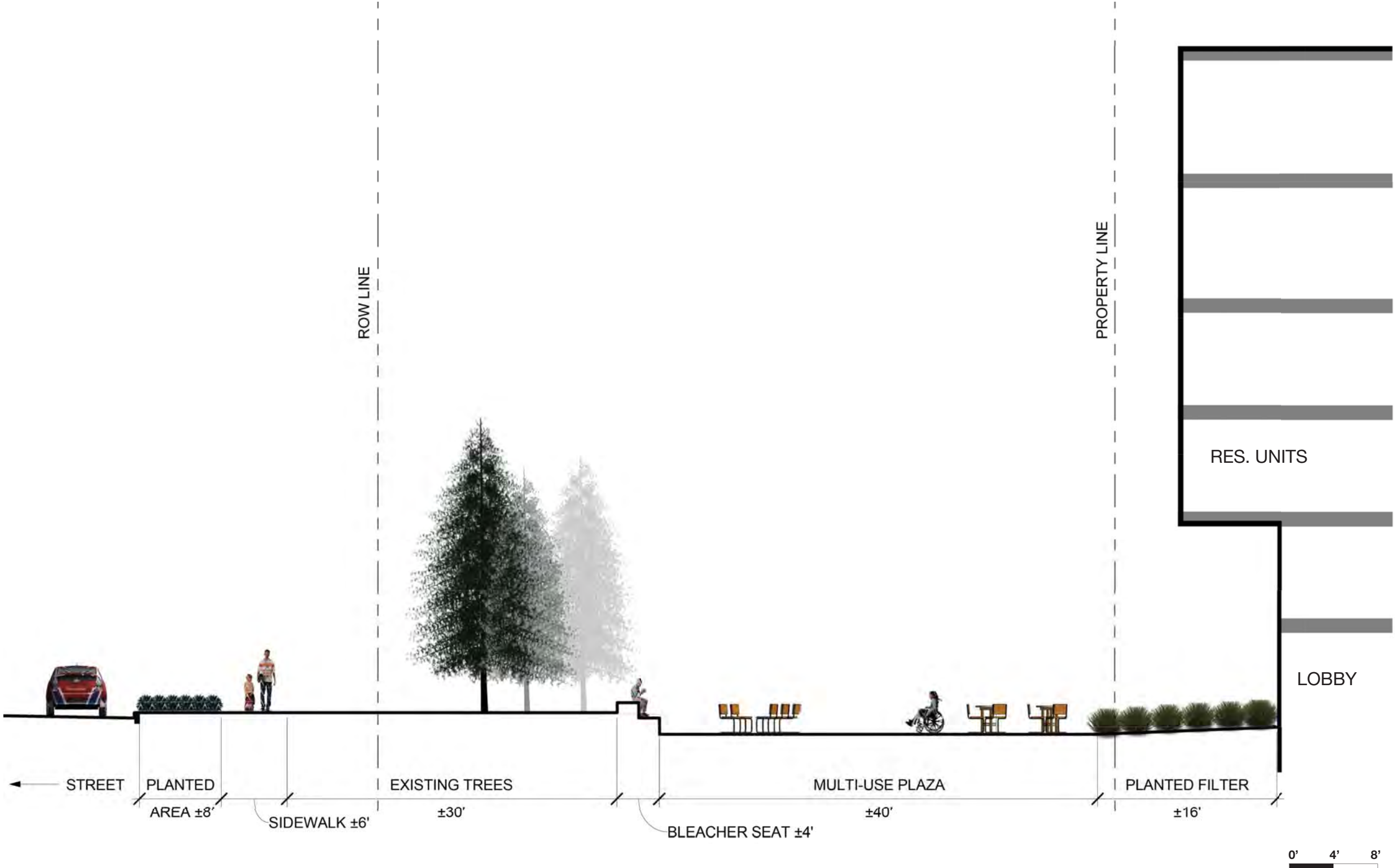


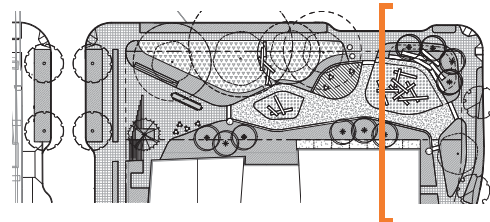
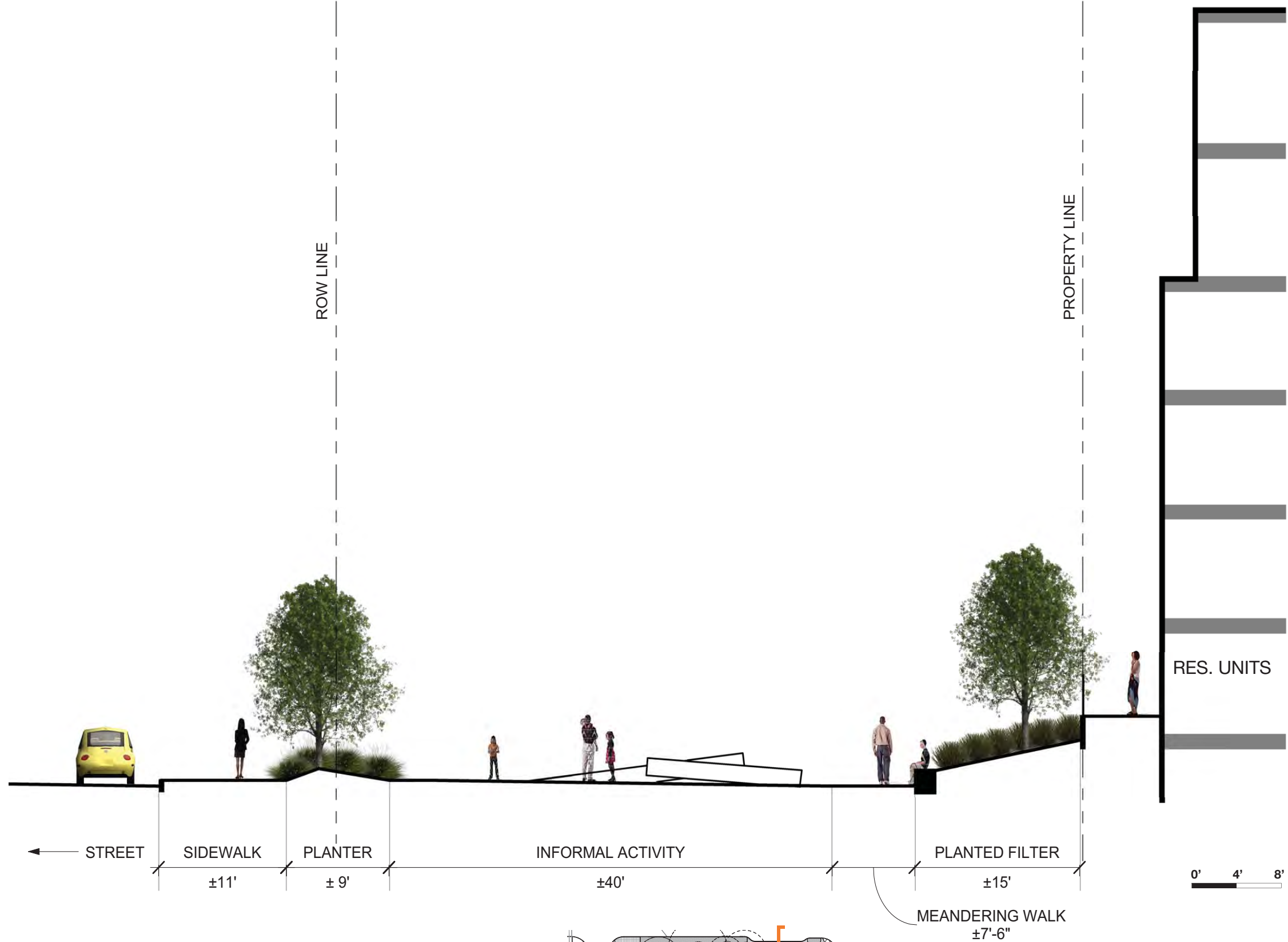




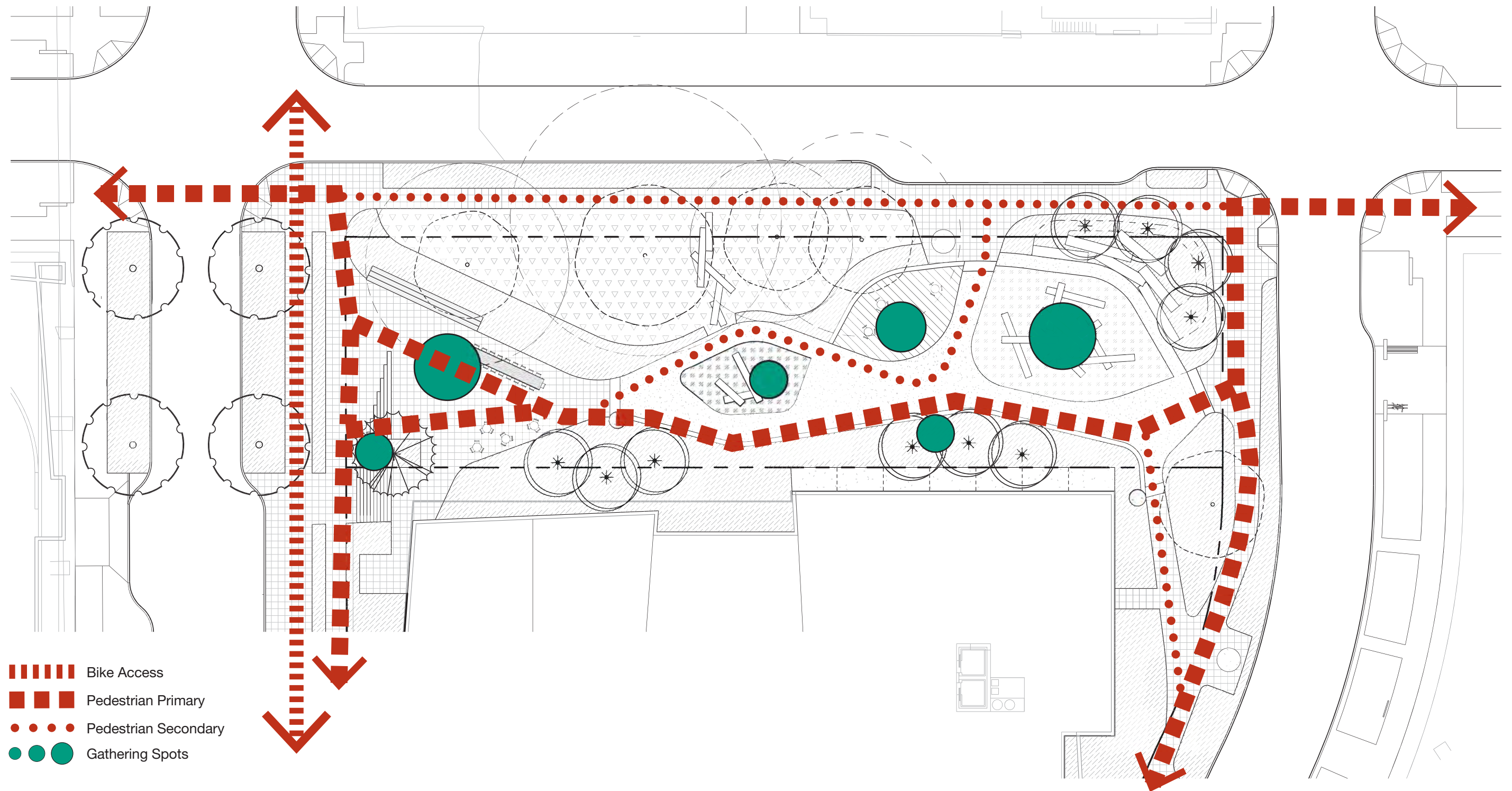






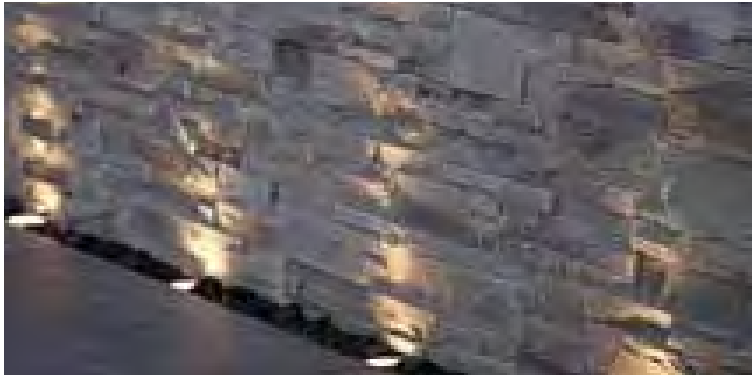






- ||||| Bike Access
- ■ ■ Pedestrian Primary
- ... Pedestrian Secondary
- ● ● Gathering Spots

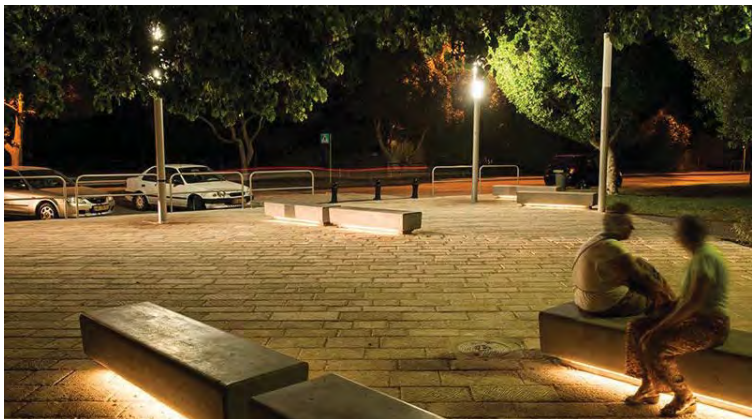
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Wall Wash



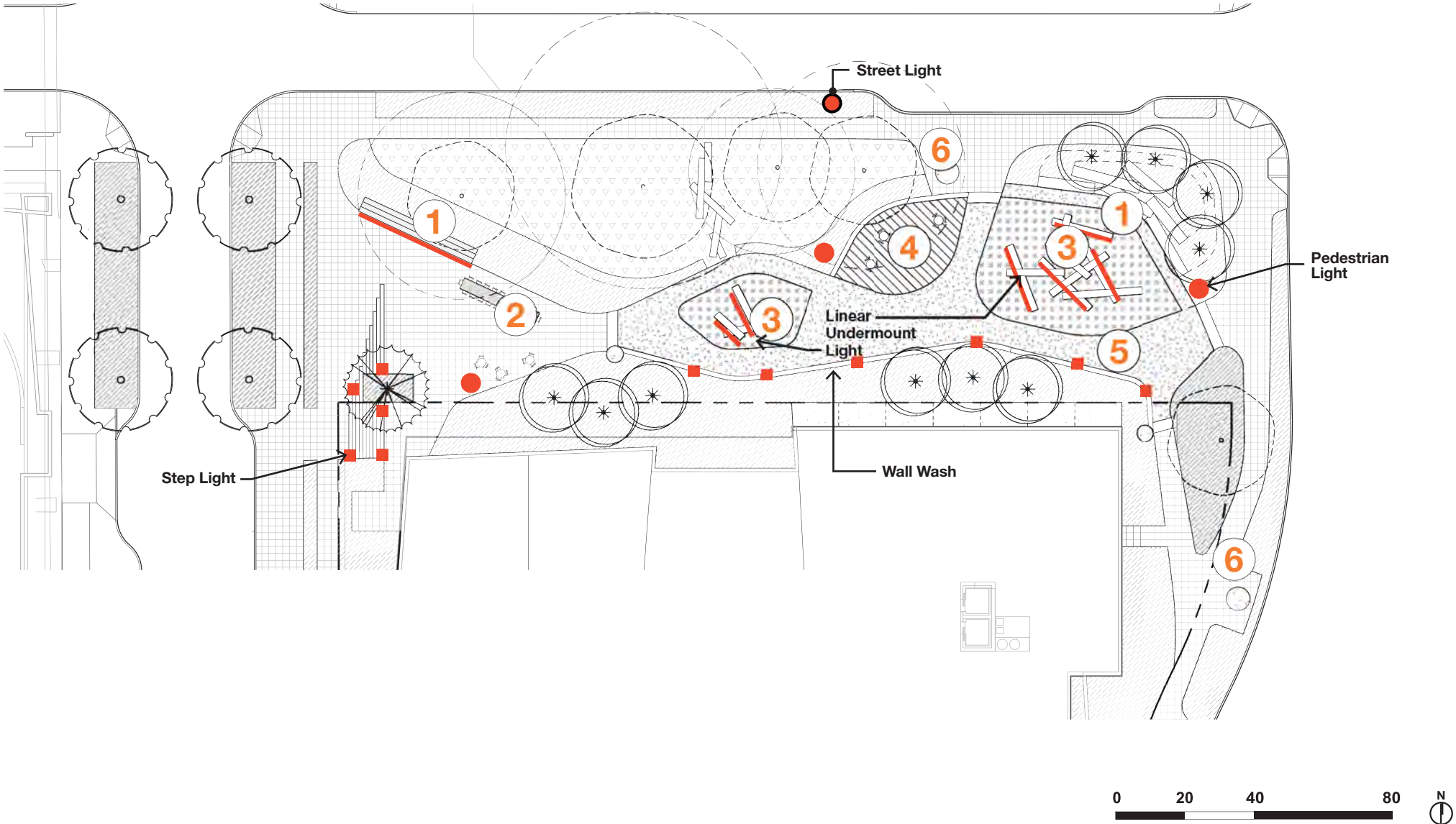
Pedestrian Scale Light



Linear Undermount Light



Step Light



SITE AMENITIES

- 1 Bleacher Seating
- 2 Community Table
- 3 Play Sculpture
- 4 Deck with Tables and Chairs
- 5 Edge Seating
- 6 Exercise Stations





Community Table



Salvaged Concrete Rubble Wall



Paving Opportunity



Exercise Stations



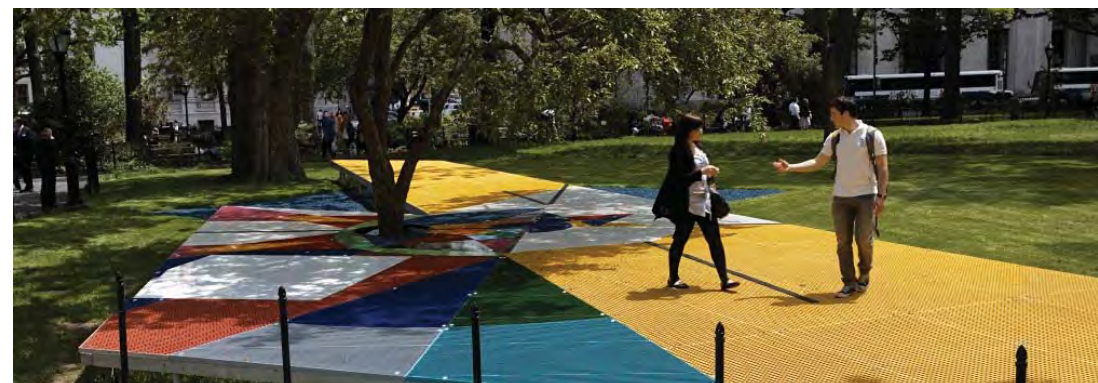
Sculptural Seating



Play Sculpture



Salvaged Timber



Raised Decking

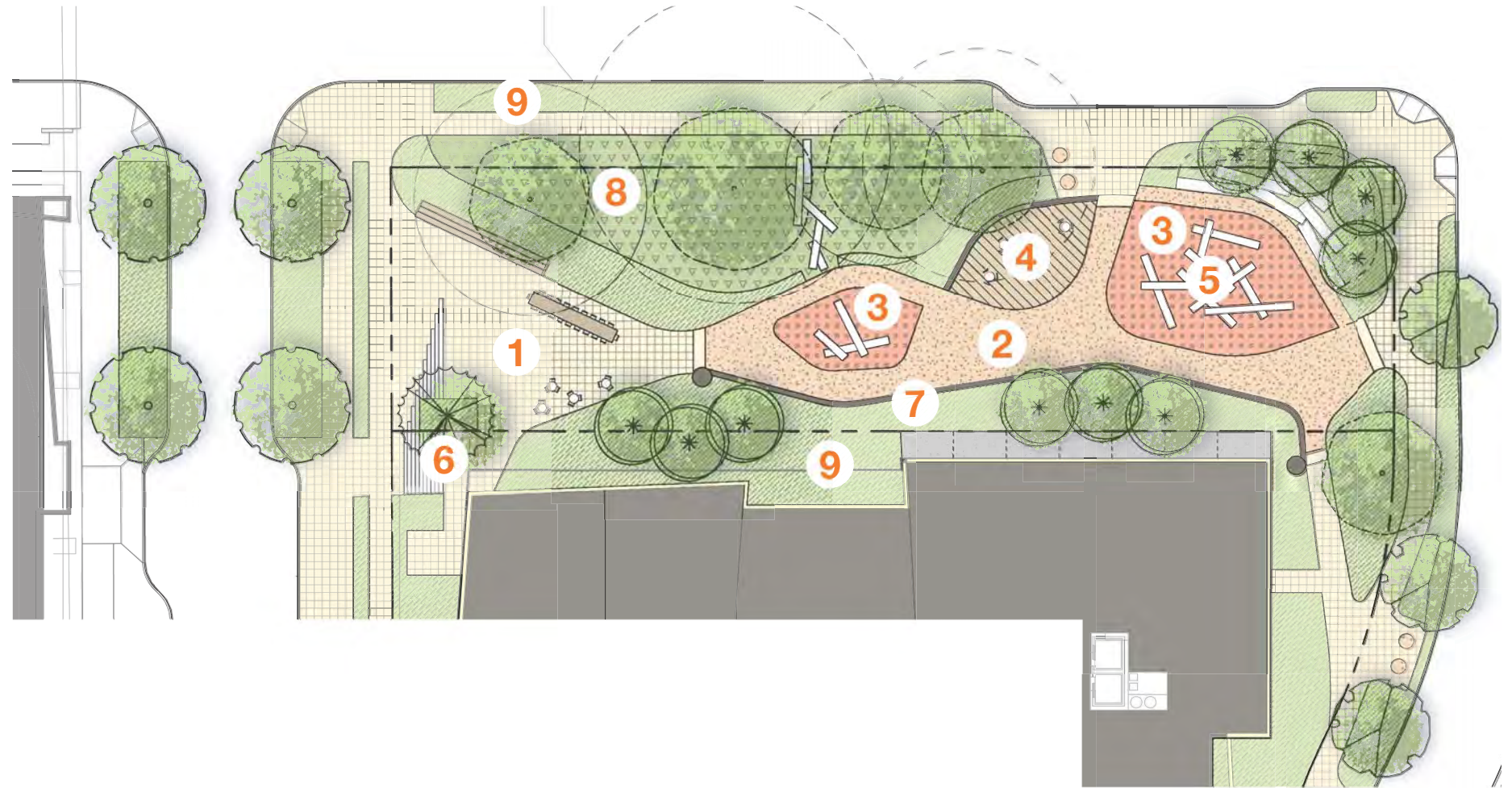
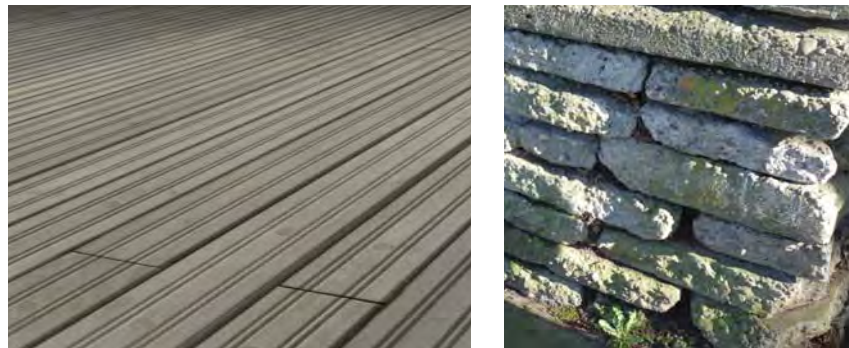
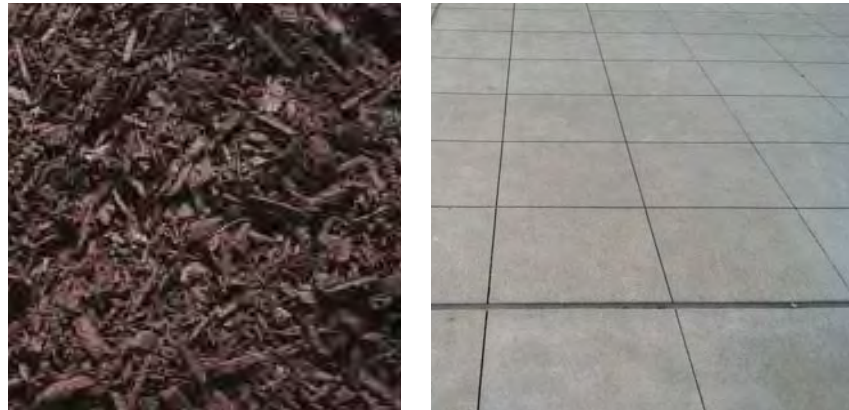


CIP Concrete Stair



Bleacher Seating





- 1 CIP Concrete, City Sidewalk
- 2 PIP Play Surfacing, Type 1
- 3 PIP Play Surfacing, Type 2
- 4 Decking
- 5 Salvaged Timber
- 6 CIP Concrete Steps
- 7 Salvaged Concrete Rubble Wall
- 8 Mulch Under Existing Trees
- 9 Planting Area





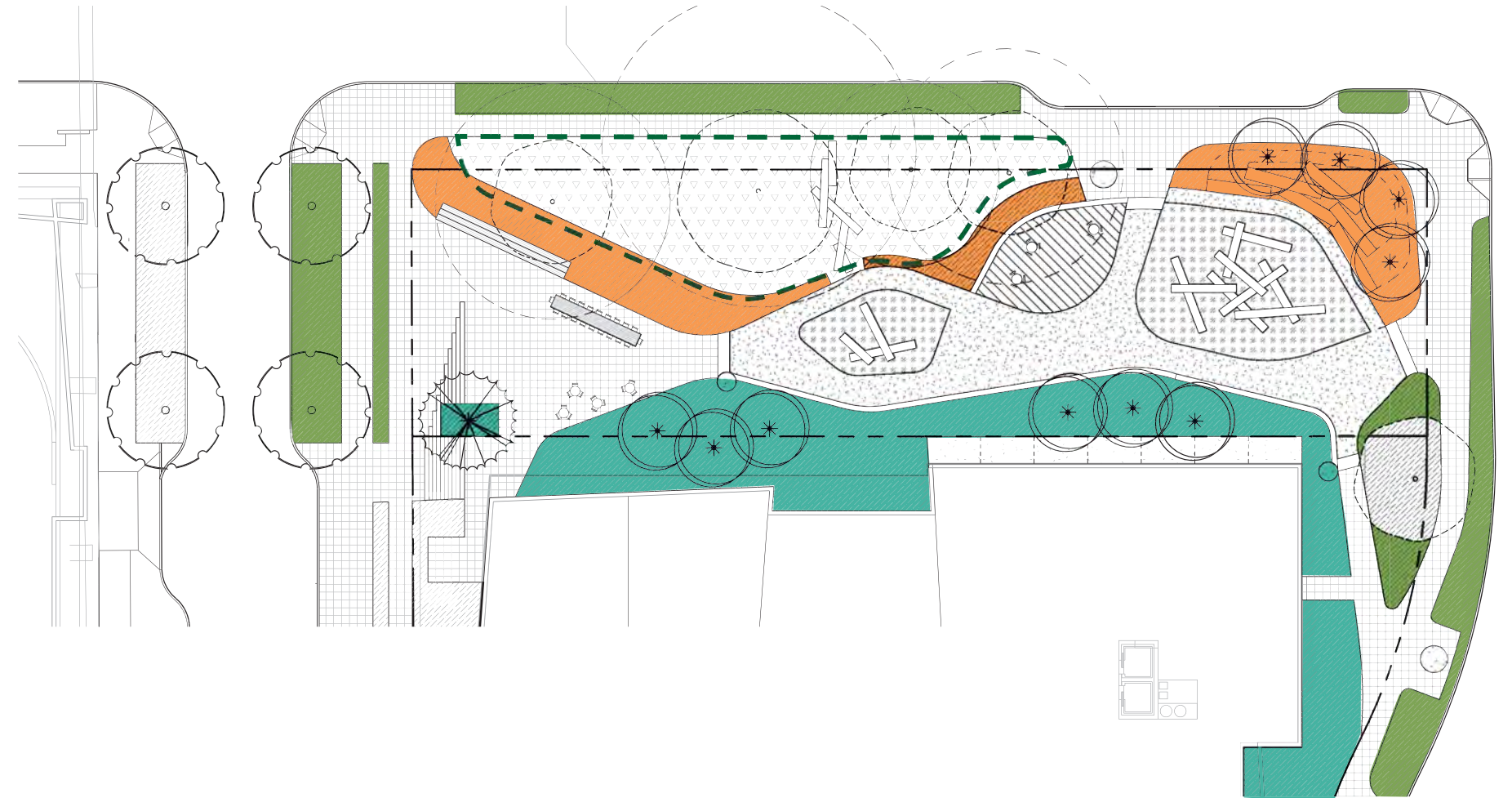
## PARK EDGE



## RESIDENTIAL FILTER



## STREETSCAPE



### Park Edge

- Varied, mixed
- Seasonal, colorful
- Low

### Existing Trees

- Limb up per arborist's recommendation
- Mulch Groundplane

### Residential Filter

- Shade Loving
- Textural
- Low-Med Height

### Streetscape

- Tough
- Evergreen
- Ordered



**Yesler Terrace Art Master Plan**  
**Green Street Loop Components:**



- Exercise Stations:**
- Unique paving opportunity
  - Artistic, unique seating “furniture”
  - Kiosks with interactive / changing artwork



- Voices in the Sidewalk:**
- Descriptive words and stories collected from the community
  - Stamped words along pathways



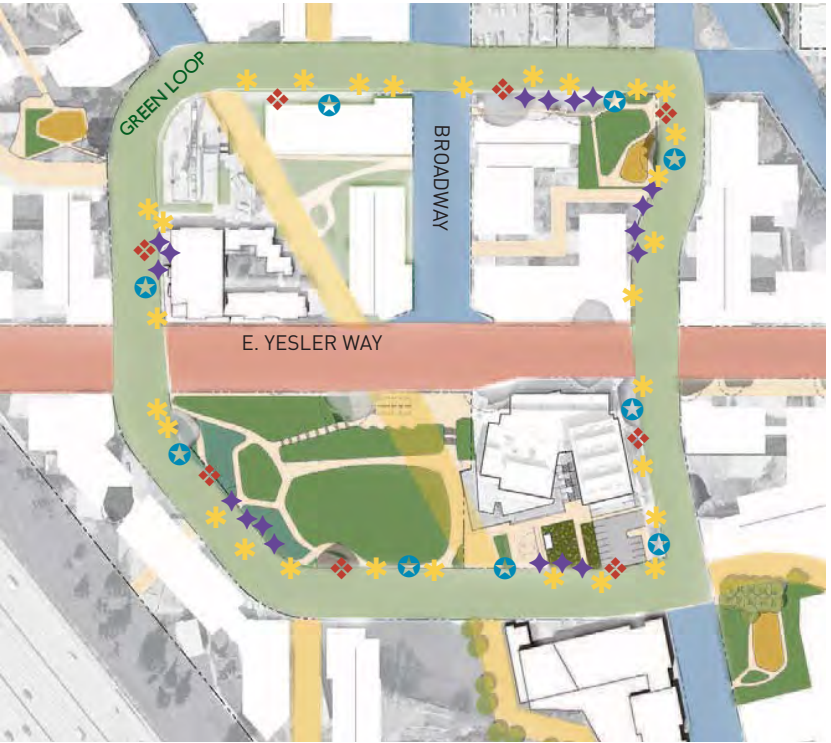
- Secret Paths:**
- Experiential, secondary path
  - A choice to step aside
  - Contributes to a sense of well-being



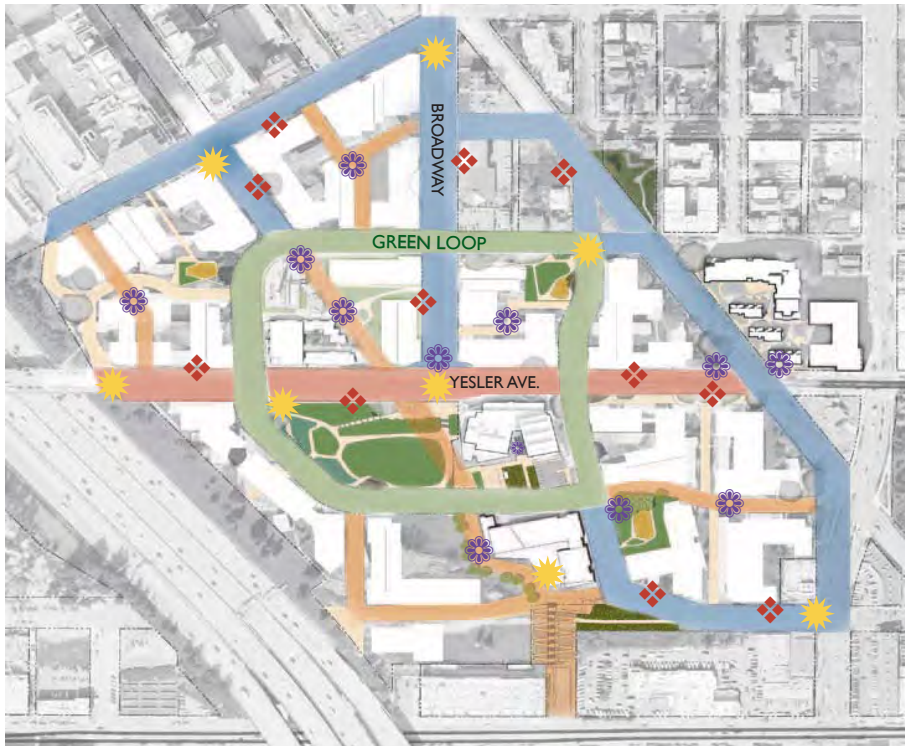
- Gardening Spots:**
- Sense of environmental stewardship
  - Community gardening and seasonal displays
  - Simple, raised containers



- Wayfinding Element:**
- Connecting with adjacent neighborhoods
  - Creative and visual information
  - Enhance pedestrian circulation



Yesler Terrace Art Master Plan: Green Loop Components



Yesler Terrace Art Master Plan: Neighborhood Components



Thank you





## **SUPPLEMENTAL INFORMATION**





**CS1: Use natural systems and features of the site and its surroundings as a starting point for project design.**

**Yesler Terrace Supplemental Guidance:**

**Topography:**

Thoughtful treatment of slopes is critical for a good pedestrian environment and the quality of a building's lower levels.

**Plants and Habitat:**

Trees and other landscape features should continue to play a defining role in the neighborhood's character. Design open space to optimize the visibility and long-term health of preserved trees.

**Water:**

Capture and control stormwater on-site through green stormwater infrastructure (GSI) and hybrid systems and showcase those features in engaging ways.



**PL1: Open space should complement and contribute to the network of open spaces around the site and the connections among them.**

**Yesler Terrace Supplement Guidance:**

**A Network of Public Spaces:**

Open spaces should be designed to help build community, serving individuals of all ages, cultures, incomes, and abilities. Open spaces to serve as a stage for daily life. Program open spaces for multiple functions and uses, combining social, recreational, and ecological functions.

**Pocket Parks:**

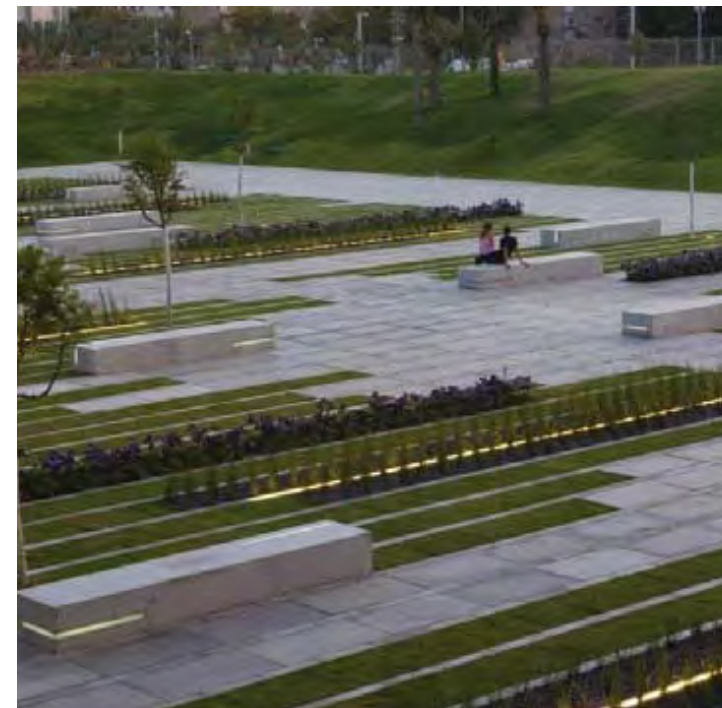
Program pocket parks to accommodate smaller spaces for adults to sit and visit, look at the views, or read, and incorporate active play areas focused on those under eight years of age.

**Outdoor Uses and Activities:**

The planned network of outdoor spaces should provide passive and active open spaces that support a range of uses from contemplation and picnics to informal play and active recreation.

**Street Furniture, Art, and Fun:**

Incorporate playful features and details that engage passersby and create memorable spaces.



**PL2: Create a safe and comfortable walking environment that is easy to navigate and well-connected to existing pedestrian walkways and features.**

**Yesler Terrace Supplemental Guidance:**

**Safety and Security:**

All streets, open spaces, walkways, and connections should be designed with CPTED principles. And to promote safety and security, design buildings so that residents and businesses provide "eyes on the street" to create an active, comfortable, and safe pedestrian environment.

**Lighting for Safety and Vibrancy:**

Lighting should not only enhance public safety, but also contribute to vibrancy, and neighborhood identity. Lighting should reflect the character of the adjacent space.



**DC4: Use appropriate and high quality elements and finishes for the building and its open spaces.**

**Yesler Terrace Supplemental Guidance:**

**Plant Materials:**

Emphasize native, drought-tolerant, regionally adapted plants designed to provide year-round color and texture.

**Hardscape Materials:**

Create texture and character in the ground plane and consider using natural stone products such as crushed rock or stone dust for passive use applications. Use salvaged materials to add character to design features while reducing environmental impacts.



Tier 1 Trees

Tree Tag #	Species	dbh (in.)	Drip Line Radius	Vigor	Structure	Risk of Failure	Maintenance Recommendation	Preservation Value	Exceptional Designation	Comments/Defects
351	Western red cedar ( <i>Thuja plicata</i> )	27.5	30'	Good	Fair	Moderate	Provide root zone treatment of wood chip mulch before installing tree protection fence.	Moderate	No	Close to existing building. Leans away towards the east. Asymmetrical canopy.
353	Monterey cypress ( <i>Cupressus macrocarpa</i> )	39.9	40'	Good	Fair - Good	Moderate	Provide root zone treatment of wood chip mulch before installing tree protection fence.	Special	Yes	Rare in Seattle ( <u>Trees of Seattle</u> by A.L. Jacobson). Endangered in native range in California (IUCN Red List of Threatened Species). History of modest utility clearance pruning on north side of canopy.
355	Norway maple ( <i>Acer platanoides</i> )	23.5	24'	Good	Fair - Good	Moderate	Provide root zone treatment of wood chip mulch before installing tree protection fence.	Moderate	No	History of utility clearance pruning. Canopy is L-shaped around the wires. Future pruning to balance the crown may be needed.
356	English elm ( <i>Ulmus procera</i> )	39.5	30'	Poor - Fair	Fair	Moderate	Crown clean. Monitor for Dutch Elm Disease. Provide root zone treatment of woodchip mulch before installing tree protection fence.	Low	Yes	History of limb failure. Weak twig growth indicates some lack of vigor. Trunk divides at 8-feet into two large leaders with a U-shaped union. History of utility clearance pruning has kept the canopy south of the lines.
358	Chinese photinia ( <i>Phytinia serrulata</i> )	25	20'	Good	Fair - Good	Moderate	Provide root zone treatment of wood chip mulch before installing tree protection fence.	Special	No	Broad healthy canopy. Not a State record but worthy of retention. Best of species on-site. Evergreen.