



## A convenient, welcoming neighborhood

Redevelopment of Yesler Terrace provided an opportunity to create a master plan for the community that updates infrastructure and adds carefully thought out elements that will inspire social, physical and artistic interaction among not only residents of Yesler but a wide range of citizens and visitors to Seattle.

Neighborhood amenities include:

- A spacious central park for daily use as well as neighborhood cultural fairs and other activities
- A view pedestrian pathway running diagonally through the heart of the community, connecting the area with neighboring businesses and residents
- A new outdoor hillclimb with staircase, ramp, landscaping, 24-hour lighting, artwork, gathering plaza and access to the nearby Chinatown-International District and Little Saigon
- A First Hill Streetcar route along Yesler Way that provides a key link to the region's wider public transportation system
- A half-mile "green street" loop with exercise stations and resting areas
- Three pocket parks
- Public art that tells the story of the past, present, and future of the neighborhood
- The historic Yesler Steam Plant reborn as the Epstein Opportunity Center, housing early childhood education, youth tutoring and community gatherings
- Expanded programming at the city's Yesler Community Center
- Major infrastructure, street and walkway improvements



seattlehousing.org



# RENEWING YESLER'S PROMISE

## The Redevelopment of Yesler Terrace

March 2022



seattlehousing.org



## A vibrant new community

Yesler Terrace is a 30-acre site near downtown Seattle that was developed by the Seattle Housing Authority (SHA) in the early 1940s as the state's first publicly subsidized housing. As it became evident in recent years that infrastructure and 561 aging housing units needed to be replaced, SHA began a conversation with residents, surrounding neighbors, city officials, key partners and the citizens of Seattle. A vision took shape for transforming Yesler Terrace — with its central location close to jobs and transit options, and beautiful views of Mt. Rainier and downtown Seattle — into a model community. In 2013, the revitalization of Yesler Terrace began.

What is emerging is a dynamic, mixed-income community that honors the neighborhood's history and cultural richness while creating safe, healthy and sustainable affordable housing, attractive new parks and open spaces, increased transportation options and enhanced economic opportunities.

The new Yesler will feature up to:

- 4.3 million square feet of housing in 5,000 units
- 1,800 subsidized homes for low and moderate-income residents
- 65,000 square feet for neighborhood services
- 1.8-acre central park, three pocket parks, half-mile “green street” loop and one acre for community gardening
- 88,000 square feet of retail space
- 900,000 square feet of office space
- 5,100 parking spaces to serve residents, office workers, retail customers and neighborhood visitors

### Core Values

- Social equity
- Economic opportunity
- Environmental stewardship and sustainability
- One-for-one-replacement housing



## Creating opportunity

The success of Yesler relies not just on new buildings and walking paths but on building community and pathways to improved lives and livelihoods. The Seattle Housing Authority collaborates with many different partners such as Seattle University, JPMorgan Chase and Neighborcare Health to offer residents at Yesler opportunities to help them achieve their life goals.

### Education

- “Cradle to college” educational support
- Early-learning, parent-child home visits and on-site preschool programs
- After-school academic enrichment activities for youth in elementary through high school
- Intensive summer education programs for youth
- An Education Engagement Specialist to support families and students

### Jobs

- Participation in a JobLink program that includes pairing with a Career Coach and individualized support
- Assisted education, skills training and culturally appropriate job placement services
- Job fairs, internships and hiring events with neighborhood and other employers
- English as a Second Language and Industrial Sewing classes

### Health

- Health clinic located in the neighborhood's elementary school
- Four on-site Community Health Educators
- Assistance with enrollment in Medicaid and other affordable healthcare insurance options
- Fitness and exercise classes for all ages

### Social Networks

- A full-time Community Builder at Yesler supports residents with the development of affinity groups and other means to create and cultivate networks and social cohesion



### Replacement Housing

- 298 apartments completed to date
- 472 apartments projected by early 2022
- 561 apartments targeted in all

## A continuum of housing

Redevelopment of Yesler Terrace has presented an opportunity not only to replace the previous subsidized housing for people at the lowest income level, but to build a truly mixed-income community with affordable homes for people across the income spectrum. The new Yesler will meet the needs of nearly 10 times the number of households residing on the site prior to redevelopment.

Renewing Yesler's promise includes a promise to all people residing at Yesler before the redevelopment began that they would be provided with comparable housing and moving expenses if they had to relocate, a priority right to return to new housing at Yesler, or an opportunity to move straight from old housing into new if they are in areas where the phasing enables that on-site transition.

The significant housing additions to Yesler Terrace open up a range of affordable housing to many more people.

- The commitment to replacement subsidized housing will be fulfilled with a minimum of 561 units for very low-income households, earning 30 percent or less of area median income (AMI)
- 290 units will be added for households earning 60 percent or less of AMI
- 850 units will be designated as "workforce housing" for residents with incomes at or below 80 percent of AMI
- Approximately 3,200 homes will be offered at market-rate rents



## Investing in people, neighborhood and housing

Seattle Housing Authority is collaborating with private developers, the City of Seattle, local employers, Seattle University, healthcare providers, philanthropic organizations and other nonprofits to expand opportunity at Yesler along with housing.

The new neighborhood brings together people from many walks of life, ethnic backgrounds and income levels. Partnerships help strengthen the social fabric of the community by providing open spaces and community centers for gathering, and programs to increase health, academic achievement and economic opportunity.



Seattle Housing Authority appreciates the support of many residents, citizens, stakeholders, nonprofits, government agencies, philanthropic foundations and funding partners who are helping to build a new Yesler Terrace community. A U.S. Department of Housing and Urban Development Choice Neighborhoods Grant, and funding from the City of Seattle, JPMorgan Chase and select property sales to private developers are supporting construction and other development costs.

# An Evolving Neighborhood: The Redevelopment of Yesler Terrace



■ Housing   
 ■ Neighborhood Amenity   
 ■ Office/Medical/Commercial   
 ■ Future Phase

For more detail, visit [seattlehousing.org](http://seattlehousing.org)

## HOUSING

1. **Anthem on 12th**  
120 units (90 market-rate, 30 80% AMI)
2. **The Baldwin**  
15 renovated replacement units
3. **Batik**  
195 units (156 market-rate, 39 80% AMI), ground floor retail
4. **Cypress**  
237 units (189 market-rate, 48 80% AMI); ground floor retail
5. **Hinoki**  
136 units (82 replacement units, 48 60% AMI, 6 80% AMI); *under construction*
6. **Hoa Mai Gardens**  
111 units (70 replacement, 41 60% AMI)
7. **Juniper**  
95 units (24 replacement units, 48 60% AMI, 23 80%); *in design*
8. **Kebero Court**  
103 units (83 replacement, 20 60% AMI)
9. **Mason and Main**  
550 units (417 market-rate, 133 80% AMI) 2 phases; *under construction*
10. **Mack Real Estate Group**  
200 units (147 market-rate, 53 80% AMI); *Under construction*
11. **Emerson Seattle**  
288 units (212 market-rate, 76 80% AMI)
12. **Raven Terrace**  
83 units (50 replacement, 33 60% AMI)
13. **Red Cedar**  
119 units (80 replacement, 39 60% AMI)
14. **Sawara**  
114 units (65 replacement units, 49 60% AMI); *Under construction*
15. **Su Development**  
352 units (259 market-rate, 93 90% AMI) 2 phases; *under construction*
16. **Sustainable Living Innovations**  
376 units (280 market-rate, 96 80% AMI); *in design*

17. **Wayfarer**  
262 units (210 market-rate, 52 80% AMI); *under construction*
18. **Vulcan development**  
345 units (254 market-rate, 91 80% AMI); *in design*
19. **Yesler Family Housing**  
156 replacement and 60% AMI units; early learning center. Partnership with Seattle Chinatown PDA and Community Roots Housing; *Under construction*

## NEIGHBORHOOD AMENITIES

20. **Epstein Opportunity Center**  
Conversion of the historic Yesler Steam Plant to a community center
21. **First Hill Streetcar**
22. **Green Street Loop**  
Half-mile, park-like neighborhood walkway; *under construction*
23. **Horiuchi Park P-Patch**  
28 gardening plots
24. **Pedestrian Pathway**  
Diagonal path from Alder St to Jackson St
25. **Washington Hall**  
Renovation of historic performing arts center
26. **Yesler Hillclimb**  
A landscaped pedestrian staircase and accessible ramp
27. **Yesler Terrace Park**

## OFFICE/MEDICAL/COMMERCIAL

28. **Kaiser Permanente**  
280,000 SF specialty medical care; *in design*
29. **Northwest Kidney Center**  
37,400 SF dialysis center; *In design*
30. **Yesler Hotel**  
190,000 SF hotel; *in design*

## FUTURE PHASE

31. **Commercial) Future Phase**  
Mixed-income housing

*Construction complete unless otherwise noted*  
AMI - Area Median Income

