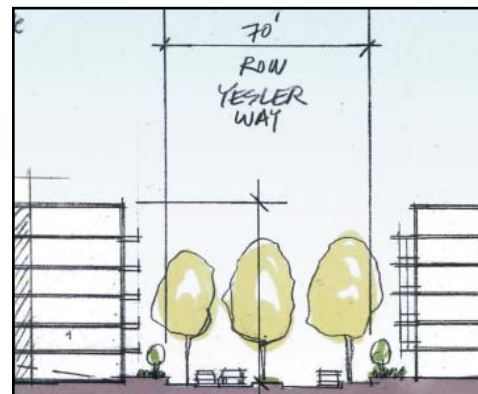




# Concept Evaluations

2 May 2009



## Evaluation Purpose

The purpose of this evaluation is to gain feedback from the CRC and community on the ideas presented within the concepts and how the concepts relate to the surrounding neighborhoods. The evaluations and comments from this exercise will be summarized and refined by the CRC in your next two meetings. The results will be presented to the SHA Board, in addition to other materials, for their consideration in August.

There are certain details that are the same in each concept. These details include:

- Planning program (4,000 dwelling units, 1,000,000 sq. ft. of office, 50,000 sq. ft. of retail)
- 561 very low income public housing units, affordable and market rate housing
- Parking will be provided as required
- All concepts have housing for families and home day care providers at or near ground level
- Sustainable infrastructure and buildings will be evaluated in future plans
- 5-8 acres of public, accessible open space
- Yesler Way improved for connecting east/west through the site
- Broadway, Boren and Yesler Way street alignment remains

The evaluation form has its roots in the guiding principles and planning concepts adopted by the CRC. The matrix shows which guiding principles and planning concepts (bold type) can be physically evaluated in the concept variables. Some guiding principles are programmatic in nature, such as “Promote the creation of a micro-loan program”. Some guiding principles will be addressed in the future, such as “Phase development to minimize resident disruption”. The evaluation criteria were then organized under the seven concept variables.

The Seattle Housing Authority and consulting team is dedicated to ensuring that all guiding principles and planning concepts will be fulfilled with the redevelopment of Yesler Terrace.

CONCEPT VARIABLES							
TOPOGRAPHY	LAND USE - RETAIL	LAND USE - OFFICE	CIRCULATION	OPEN SPACE	HEIGHT / MASSING	CONNECTIONS / EDGES	
GUIDING PRINCIPLES							
SOCIAL EQUITY							
1. Promote a culturally and economically diverse community.		●	●		●	●	●
2. Include stakeholder involvement in major decisions.							
3. Provide resources to improve economic, cultural and social opportunities.	●	●		●			●
4. Foster positive interactions throughout Yesler Terrace and the community at large.	●	●		●	●	●	●
5. Promote social equity by encouraging inclusion of complementary social, educational and health services							
6. Meet the housing needs of current and future generations living within Yesler Terrace							
7. Preserve and expand very low-income housing opportunities for current public housing eligible residents.							
8. Minimize impacts of displacement for residents during the redevelopment process.							
9. Create a neighborhood that provides recreational and educational opportunities and services.				●			
10. Utilize the City housing inventories and other resources to avoid displacement from the neighborhood.							
11. Establish a community governance structure that promotes involvement in decision making by all residents.							
ECONOMIC OPPORTUNITY							
12. Support creation of living wage jobs for residents.							
13. Assist residents in transitioning out of subsidized housing.							
14. Strengthen partnerships with social service agencies and institutions.							
15. Engage in partnerships to assist homeless families.							
16. Promote the creation of a micro-loan program or other access to capital to support residents.							
17. Preserve and foster home businesses for all residents within Yesler Terrace.		●				●	
18. Support training, apprenticeship and living wage job opportunities for residents.							
19. Preserve and promote small businesses adjacent to Yesler Terrace.		●	●	●		●	●
ENVIRONMENTAL STEWARDSHIP AND SUSTAINABILITY							
20. Incorporate smart growth principles in the redevelopment process.		●		●	●	●	●
21. Foster a safe and healthy community by incorporating a variety of housing styles, sizes and configurations.					●	●	
22. Incorporate urban design and architectural techniques that promote pedestrian interation and positive relations.	●	●	●	●	●	●	●
23. Use environmentally friendly and sustainable building techniques to produce healthy and quality housing.							
24. Foster education and awareness programs that promote earth friendly practices.							
25. Ensure that low-income families, the elderly and those with disabilities are served.					●		

CONCEPT VARIABLES							
	TOPOGRAPHY	LAND USE - RETAIL	LAND USE - OFFICE	CIRCULATION	OPEN SPACE	HEIGHT / MASSING	CONNECTIONS / EDGES
GUIDING PRINCIPLES							
ONE-FOR-ONE REPLACEMENT HOUSING							
26. Design housing mix based on geographic growth projections.							
27. Provide the best possible affordable housing the offers choice, options, affordability and access to amenities.					●	●	●
28. Consider expanding site boundaries in the immediate neighborhood and increase density.		●	●			●	●
29. Phase development to minimize resident disruption and construction impacts.							
30. Include residents in the housing design and development decisions.							
31. Provide nearby affordable housing relocation options and assistance when necessary.							
32. Provide replacement housing at costs consistent with public housing rent formulas.							
33. Ensure reasonable physical accessibility within Yesler Terrace for all residents	●			●	●		
34. If the footprint of Yesler Terrae is expanded, any lost units will be replaced in the neighborhood.							
35. Pursue those alternative s for Yesler Terrace which will result in the greatest balance							
36. Encourage innovative home ownership opoportunities for low-income people on site.							
PLANNING CONCEPTS							
1. Community Heart			●		●	●	
2. Main Street				●			●
3. Broadway Linkages				●			●
4. Complete Streets	●			●			●
5. Leverage Density		●	●			●	●
6. Mixed-Use Activity		●	●			●	●
7. Fit Naturally	●	●	●	●	●	●	●
8. Open Spaces					●		



# Concept A

## Concept Summary

Concept A takes its inspiration from the many wonderful, walkable neighborhoods in Seattle. It begins with an extension of the Seattle street grid to reinforce the connection between existing neighborhoods. An open space system of Green Streets and adjacent Street Parks compliments the street grid.

Housing dominates a majority of the site with office uses limited to the northwest quadrant near Harborview and retail focused along streets at the intersection of Yesler Way and Broadway adjacent to the Yelser Community Center.

View overlook

Pedestrian hillclimb

Micro commercial pavilions

Public plaza

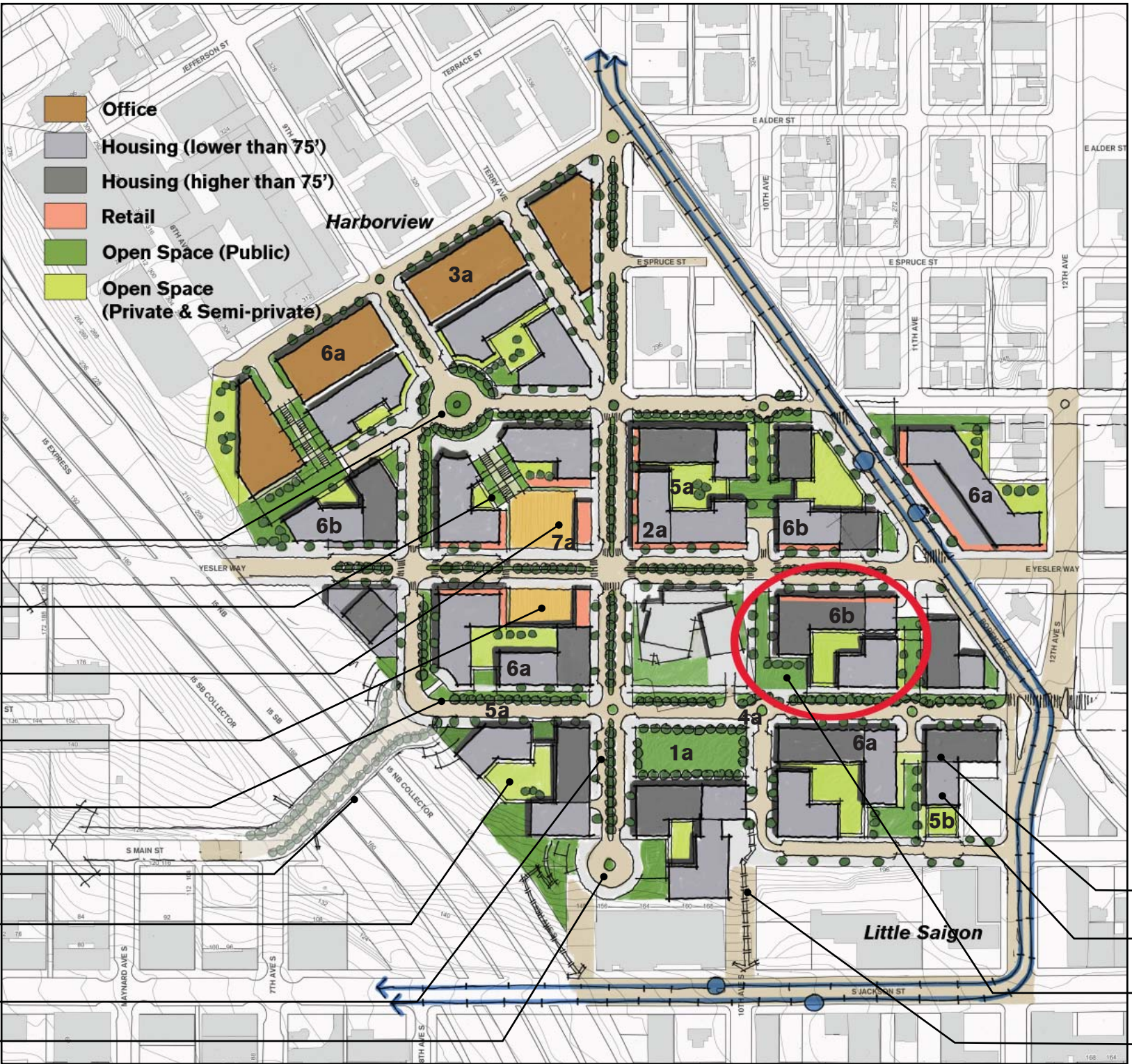
Green belt

Potential bridge over I-5

Semi-private courtyard over parking

Extend Broadway to the southern portion of Yesler Terrace

Street node viewpoint



## Concept Variables A

1. Topography
  - 1a. Existing topography to remain
2. Land Use - Retail
  - 2a. Retail along Yesler Way & Broadway
3. Land Use - Office
  - 3a. Single use offices (high-rise)
4. Circulation
  - 4a. Extend the existing city grid
  - 4b. Strongest circulation along Broadway and Yesler Way
5. Open Space
  - 5a. Linked to a network of green streets
  - 5b. Hierarchy of public & semi-private parks related to streets
6. Building Height & Massing
  - 6a. Uniform throughout the site
  - 6b. Building heights range from 35'-150'
7. Connections & Edges
  - 7a. Community heart at Yesler Way & Broadway

Housing (high-rise)

Housing (mid-rise)

Public open space connects with green belt

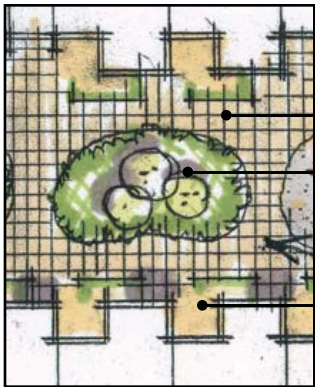
Pedestrian hill-climb



Housing Typologies & Character



Example of unit entry

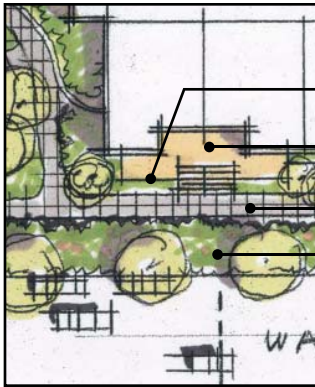


Ground-level units at courtyard

- Sidewalk
- Landscaping
- Private patio & landscaping

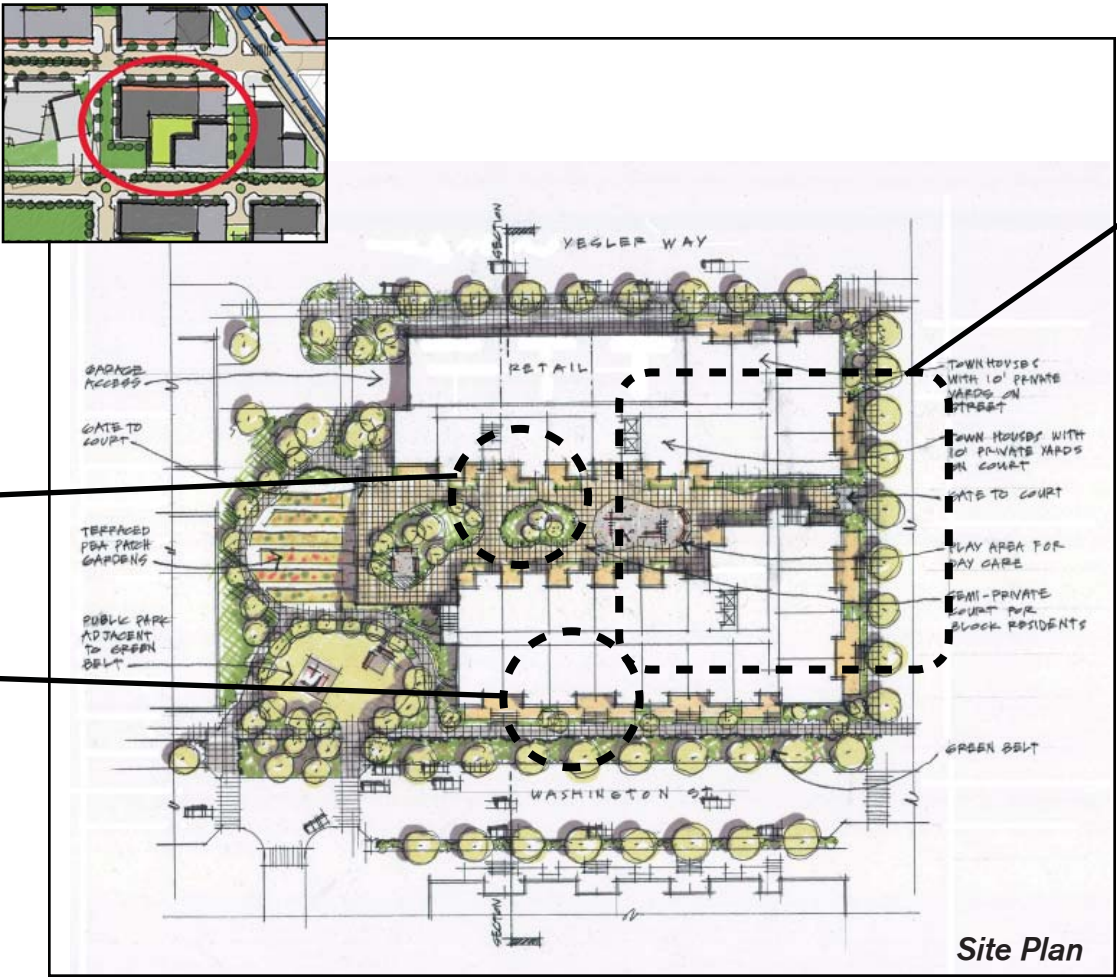


Example of unit entry



Ground-level units on green belt

- Private landscaping
- Elevated porch
- Public sidewalk
- Green belt



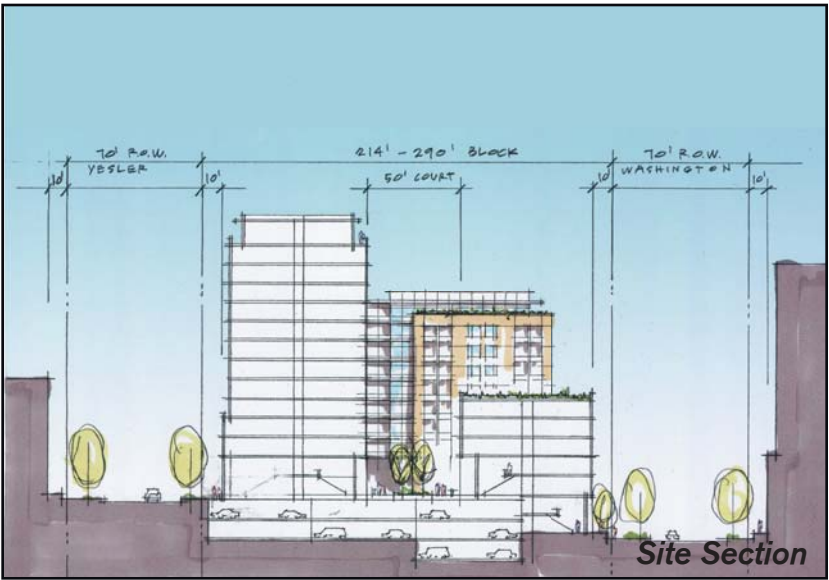
Site Plan



Alternative to courtyard shown; no secondary street access.



Example of a semi-private courtyard.



Site Section



Semi-Private Court



Perspective View



# Concept A

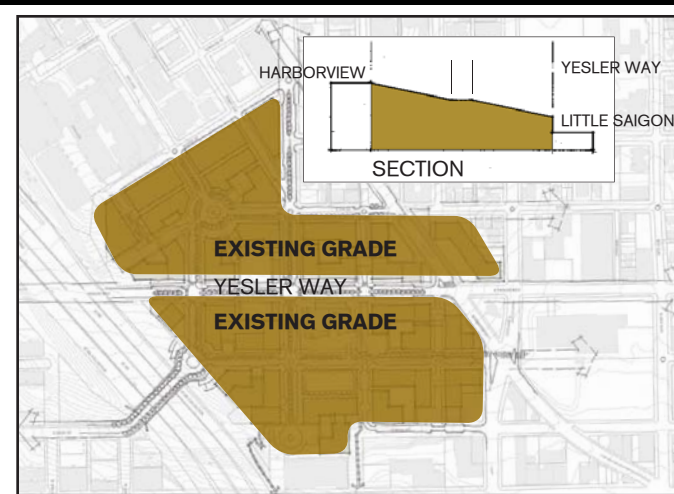
## Topography

### PROS

- Depends the least resources on moving dirt
- Allows for easy phasing of south portion of YT

### CONS

- Relies on other strategies, like circulation network, to integrate the south portion of YT



Existing topography to remain

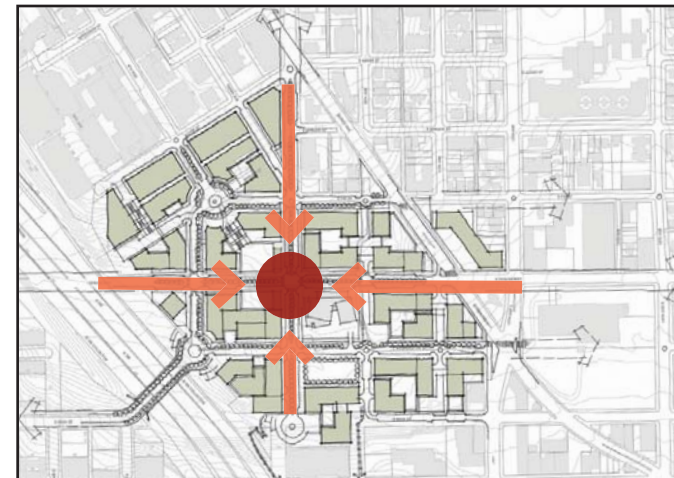
## Land Use - Retail

### PROS

- Enhances a vibrant heart in the center of Yesler Terrace
- Builds on the existing customer traffic of Yesler and Broadway

### CONS

- Does not reach out to adjacent neighborhoods as much as other strategies
- Provides weak connection to Little Saigon and International District



Retail at Yesler & Broadway



Small retail along the street



Open air market adjacent to housing

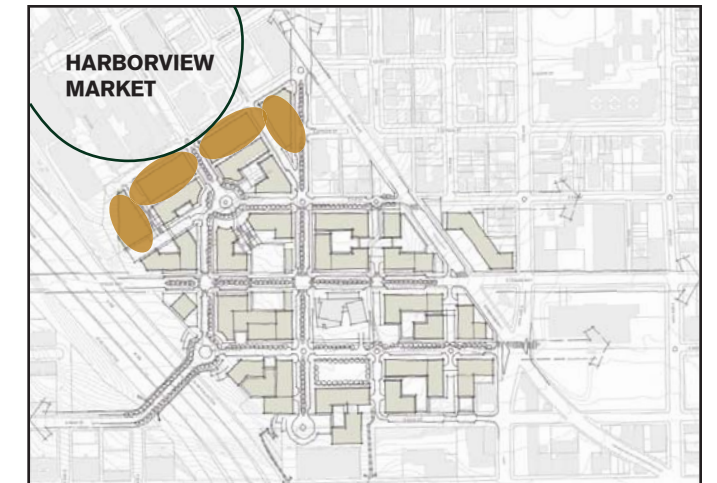
## Land Use - Office

### PROS

- Locates bulk of office uses in area of known demand

### CONS

- Fosters less integration throughout the rest of Yesler Terrace



Office in northwest quadrant

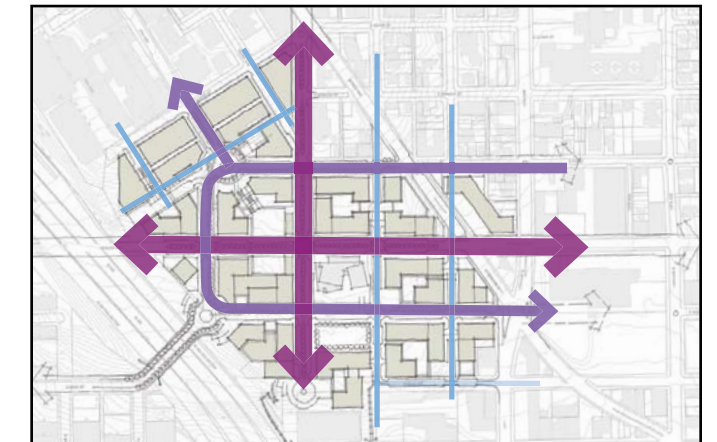
## Circulation

### PROS

- Creates traditional Seattle neighborhood feeling through block sizes and street network
- Integrates by using existing urban street grid
- Creates parcel sizes familiar to developers
- Allows for ease of project phasing
- Enhances east-west view opportunities
- Takes advantage of shallow grades in E/W direction

### CONS

- Expends more resources to streets - needs to be balanced by adding value through other strategies



Extend the existing street network



Active streets



Residential streets



# Concept A

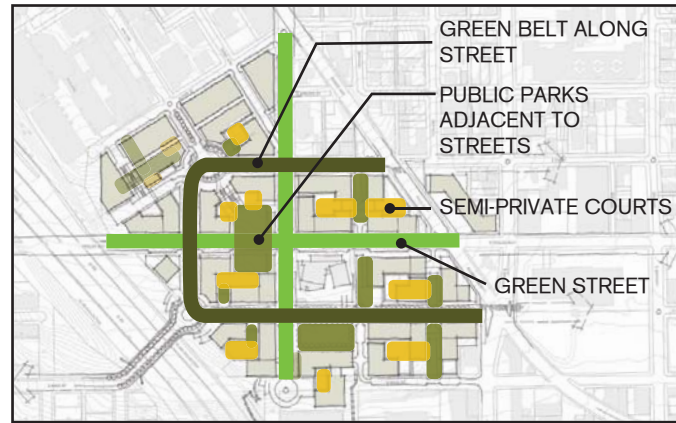
## Open Space

### PROS

- Provides direct connection and overlap between open space and circulation network
- Infuses landscaping throughout car and pedestrian spaces
- Provides for easy extension into adjacent neighborhoods

### CONS

- Allocates a higher proportion of open space to linear green streets than parks
- Provides smaller range of open space sizes



*Parks on green streets*



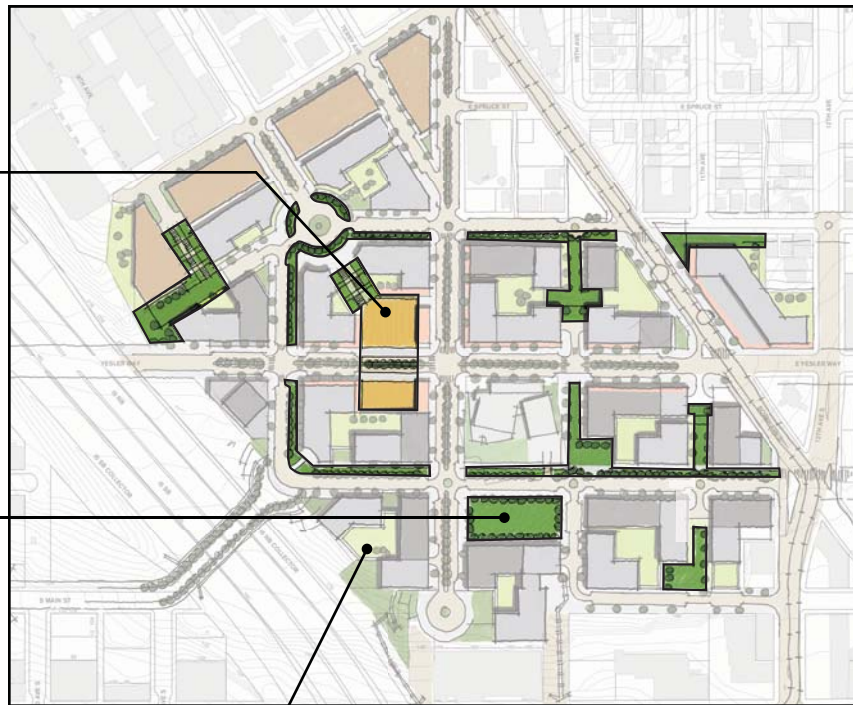
*Public plaza*



*Public park adjacent to street*



*Semi-private courtyard*



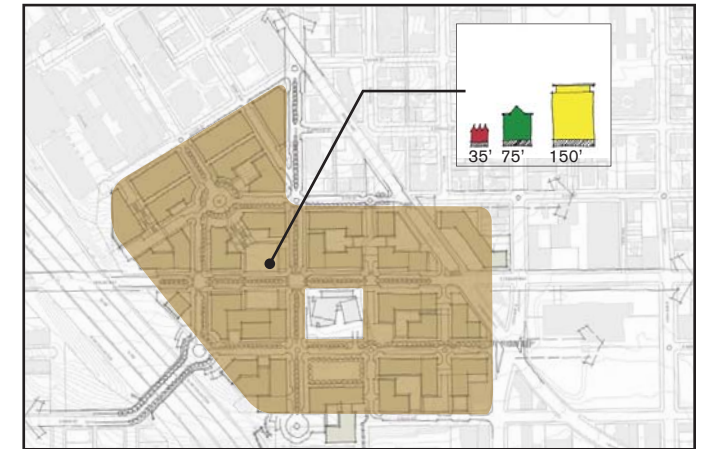
## Building Height & Massing

### PROS

- Treats all areas of Yesler Terrace equally
- Keeps residents close to street life and open space
- Moderate construction cost
- Allows housing types to be integrated throughout YT
- Casts shorter shadows than high rise
- Spreads real estate value evenly across site

### CONS

- Generates fewer high-view, high-value units
- Creates single moderate-cost development model



*A range of heights; evenly distributed; max. 150'.*



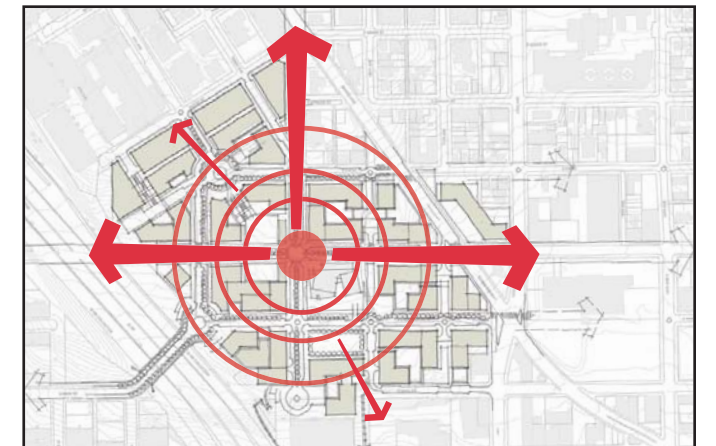
## Connections/Edges

### PROS

- Focuses on creating a vibrant heart in the center of Yesler Terrace that draws other neighborhoods in
- Builds on the existing assets of Yesler and Broadway

### CONS

- Does not reach out to adjacent neighborhoods as much as other strategies



*Strengthen the community heart at Yesler & Broadway*



# Concept B

## Concept Summary

One of the ideas for this concepts envisions Yesler Terrace being part of a larger Yesler neighborhood which could extend from I-5 to 19th Avenue East. The center for this new neighborhood would be located at the Boren, Yesler Way, and 12th Avenue East adjacent to the planned street car location on Boren.

A second idea centers around creating green public open spaces independent of the street network. The secondary open space system would link public parks independent of the streets providing an alternative circulation pathway through the site.

Adjacent to Harborview and along Boren Avenue where building height and massing would be higher providing the opportunity for less building height and massing southwest of the community center.

Housing (250' towers)

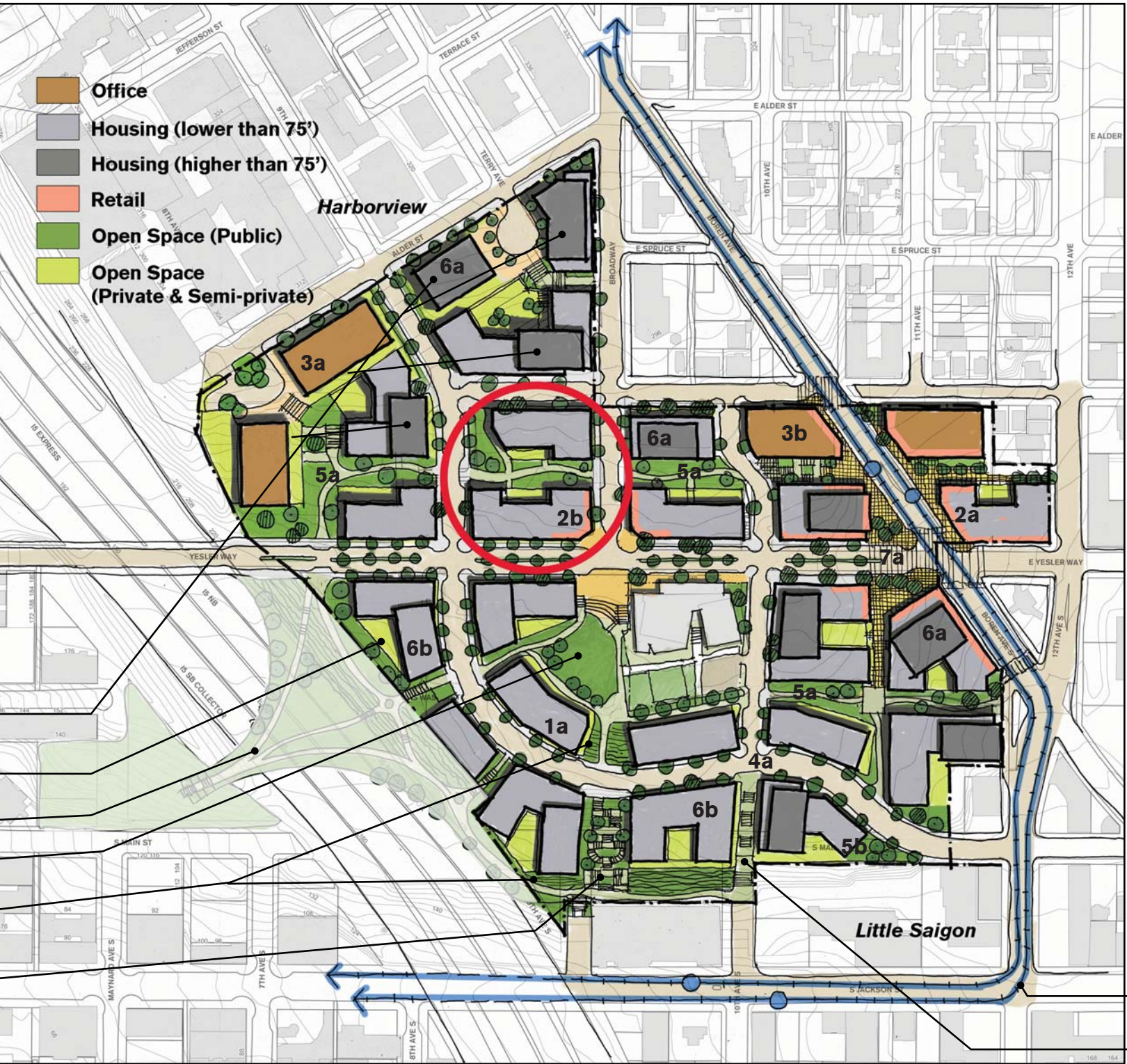
Semi-private open space

Potential pedestrian lid over I-5

Large community park

Community pea patch gardens

Pedestrian hillclimb to Little Saigon and the International District



## Concept Variables

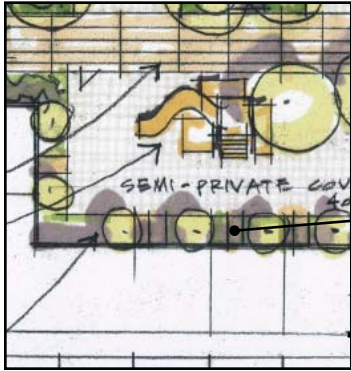
1. Topography
    - 1a. Fill site south of Yesler Way
  2. Land Use - Retail
    - 2a. Commercial retail center at Boren
    - 2b. Mini-retail at Broadway & Yesler
  3. Land Use - Office
    - 3a. Single use offices (high-rise)
    - 3b. Mixed use & mid-rise offices
  4. Circulation
    - 4a. Unique circulation pattern
    - 4b. Strongest circulation along Boren and Yesler Way
  5. Open Space
    - 5a. Linked together away from streets
    - 5b. Small parks independent of network
  6. Building Height & Massing
    - 6a. High at Harborview & along Boren
    - 6b. Low southwest of Broadway/Yesler Way
  7. Connections & Edges
    - 7a. Create a larger Yesler neighborhood (centered at Yesler Way & Boren)
- Proposed street car line
- Pedestrian connection to Little Saigon



Housing Typologies & Character



Courtyard private unit entry



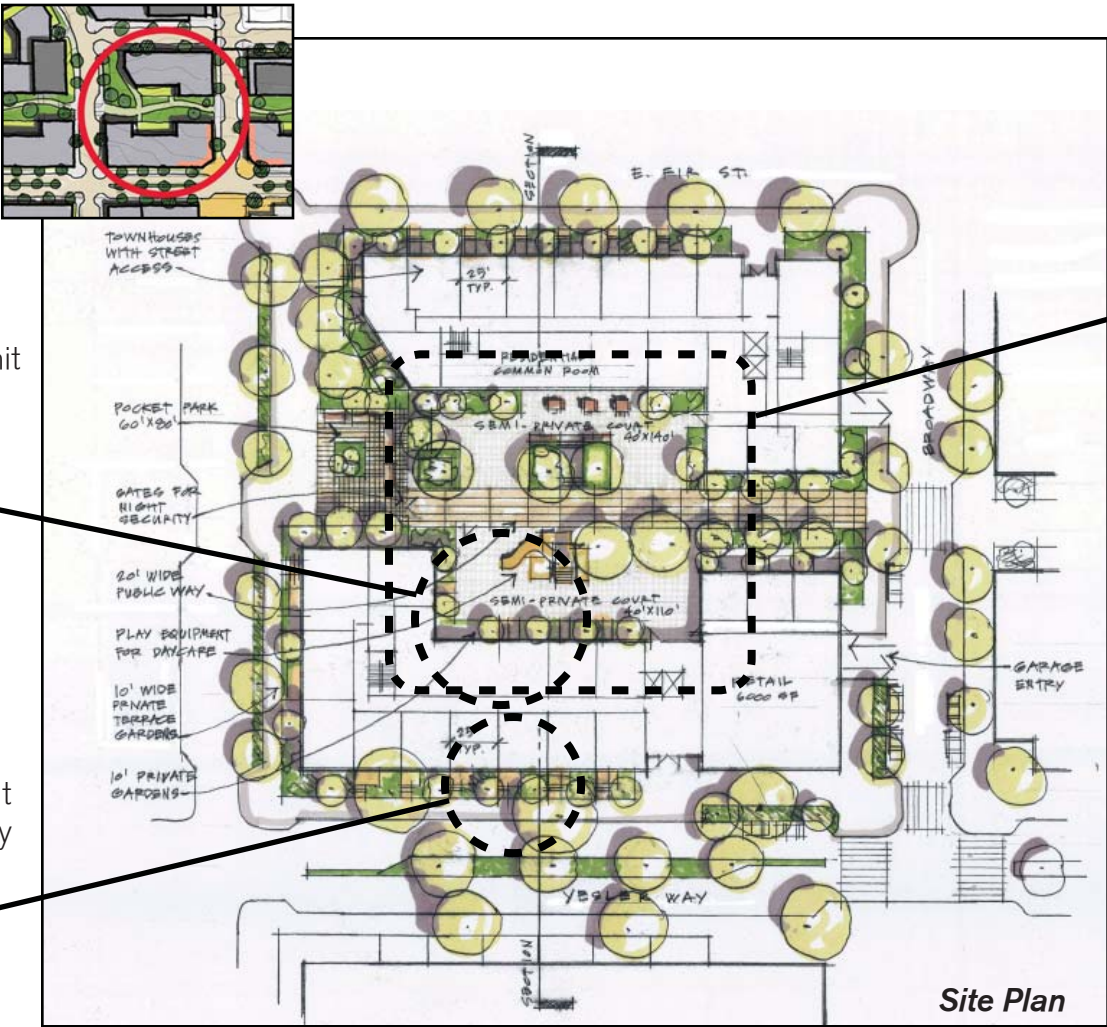
Ground-level units at courtyard



Street private unit entry



Ground-level units on Yesler Way



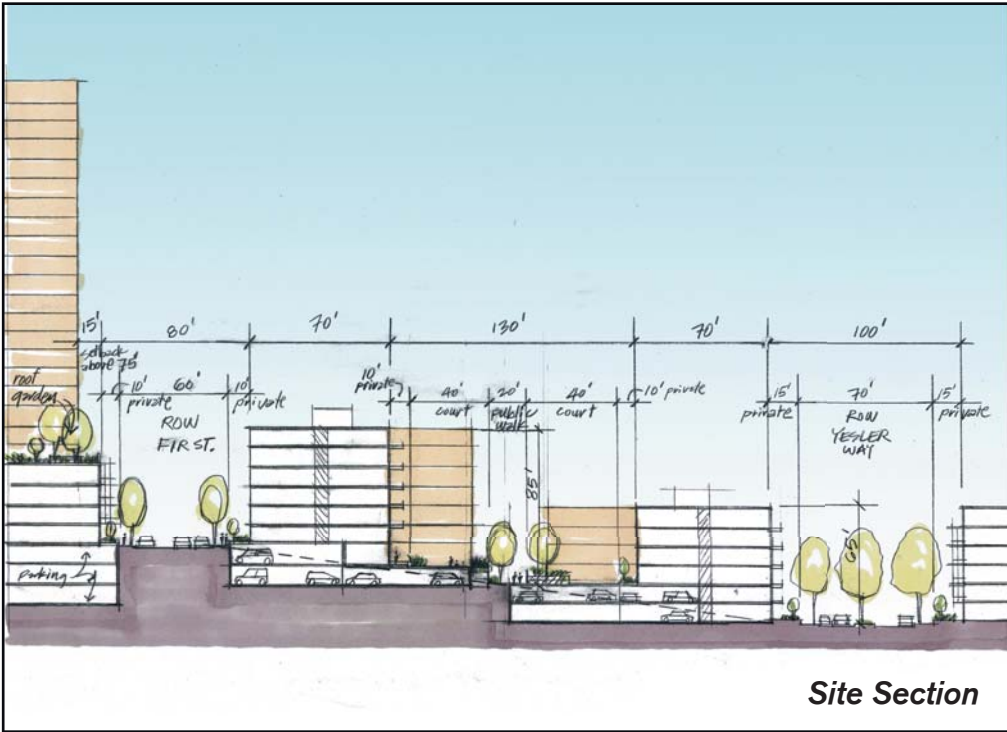
Site Plan



Alternate plan of semi-private courtyard.  
(no public access)



Alternate semi-private courtyard.



Site Section



Interior Park



Perspective View



# Concept B

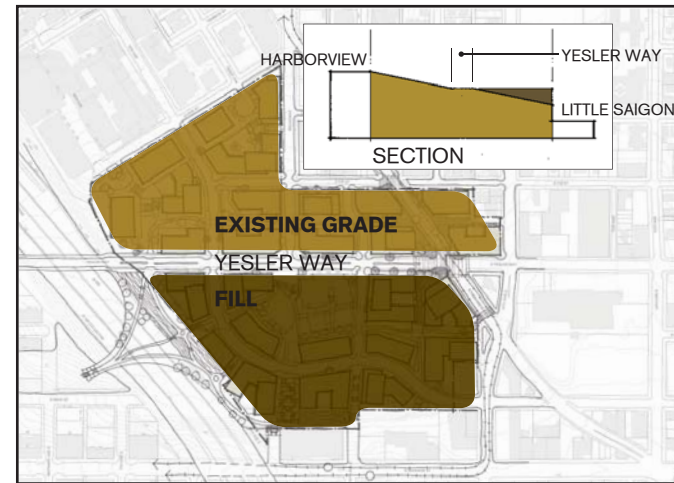
## Topography

### PROS

- Provides for strongest integration of the south and north portions of YT
- Creates relatively level building sites in southern site

### CONS

- Requires significant cost for regrading - will need to be balanced by added value
- Provides least ability to retain existing trees in south portion
- Makes connection of Yesler Terrace to Little Saigon more difficult
- Requires the south portion of YT be constructed in one phase



Fill south of Yesler Way to create a plateau

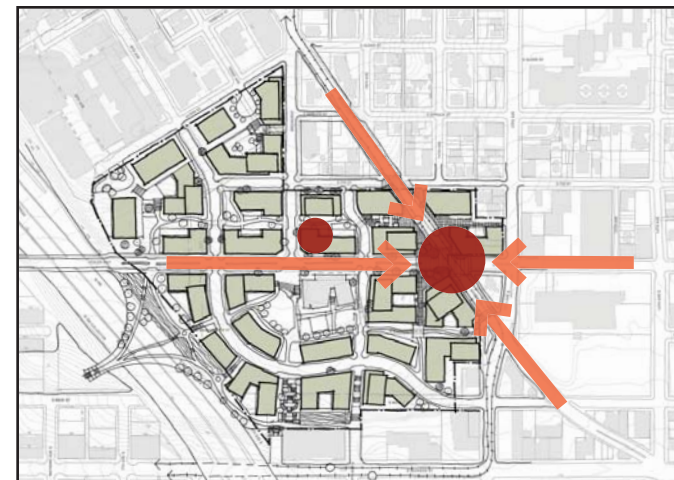
## Land Use - Retail

### PROS

- Focuses on expanding the boundaries of Yesler Terrace
- Builds on existing assets of Yesler and Boren, and proposed asset of First Hill street car line

### CONS

- Risks reducing the heart of Yesler Terrace at the intersection of Broadway and Yesler Way



Retail on both Yesler and Boren



## Land Use - Office

### PROS

- Locates office use in locations of known (Harborview) and strong potential (Yesler and Boren) demand
- Begins to integrate office into other areas of Yesler Terrace

### CONS

- Office demand at Yesler & Boren may take time to develop



Office near Harborview and along Boren



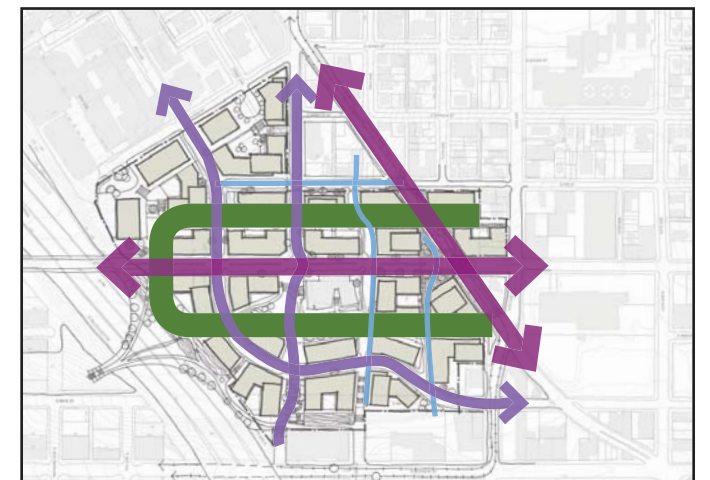
## Circulation

### PROS

- Creates integration into the community by using existing urban street grid
- Allows for ease of project phasing
- Enhances north-south view opportunities
- Creates parcel sizes familiar to developers

### CONS

- Fights steep slopes in north-south direction

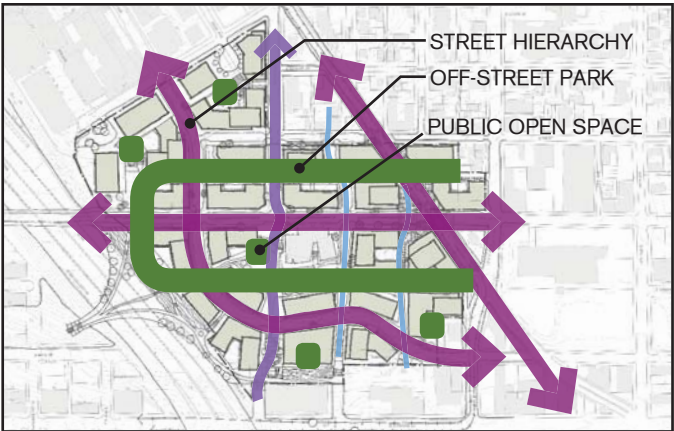


Create a street network unique to Yesler Terrace



Open Space

- PROS
- Provides more open space without cars
  - Allocates most open space in parks of varying size
- CONS
- Provides indirect connection between open space and circulation network
  - Does not lend itself to extension into adjacent neighborhoods



Off-street parks and green links

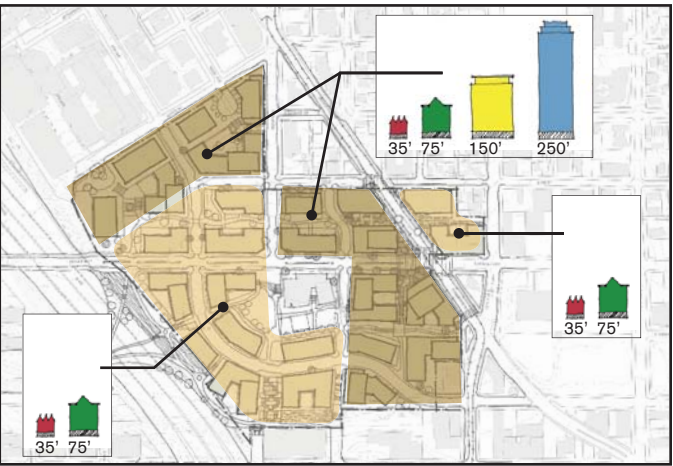


Site plan location of off-street parks & green links network

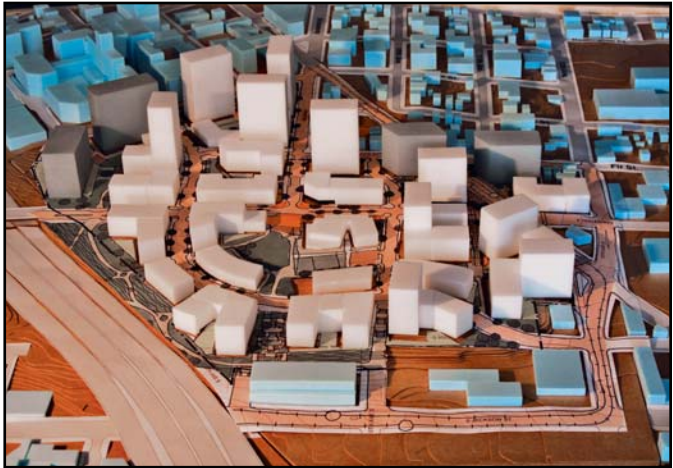


Building Height & Massing

- PROS
- Locates tallest new Yesler Terrace buildings near tallest existing off-site buildings (i.e. Harborview)
  - Steps height down across the site for best access to views and solar exposure
  - Creates a variety of development models; some higher cost and some lower cost
- CONS
- Casts long shadows on neighborhoods to north and east
  - Spreads real estate value unevenly across site
  - Suggests segregation of different housing types in different areas

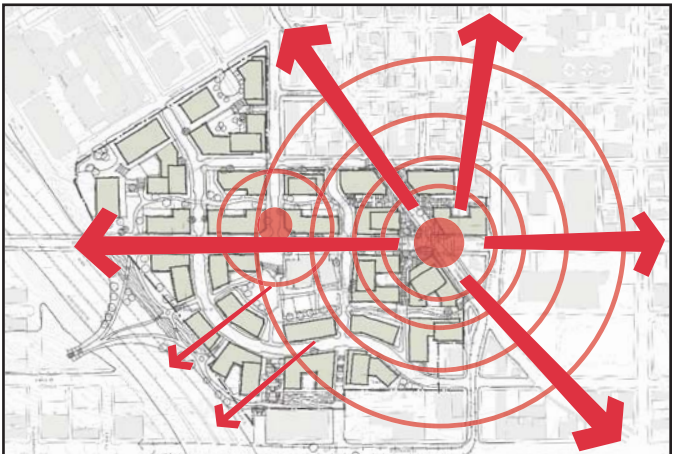


Greatest heights along Harborview and Boren



Connections/Edges

- PROS
- Focuses on expanding the boundaries of Yesler Terrace
  - Builds on existing assets of Yesler and Boren, and proposed asset of First Hill street car line
  - Strengthens both north-south and east-west neighborhood connections
- CONS
- Creating two hearts, one at Yesler Community Center and another on the edge and downhill from Yesler Terrace



Expand Yesler Terrace neighborhood



# Concept C

## Concept Summary

Connections are strong from Harborview to Little Saigon and touch most of the adjacent districts. Circulation parallels I-5 and Boren and strengthens the main north/south connection at the 9th to 10th Ave hillclimbs.

Open space includes the “Hillclimb Spine of Parks” and the widened 9th Ave/10th Avenue connector from Harborview to Little Saigon. Additional open space is in district parks or semi-public open spaces. District open spaces with a feeling of openness above are created by mixing lowrises, midrises and towers. More Three-story ground related units can be made available for daycare, senior/accessible units and market rate housing adjacent to social services and amenities.

Retail and office placement reinforce the Connections, Circulation, Open Spaces and Heights and Massing.

North/south connector; Hillclimb “spine of parks” connects Harborview to Little Saigon

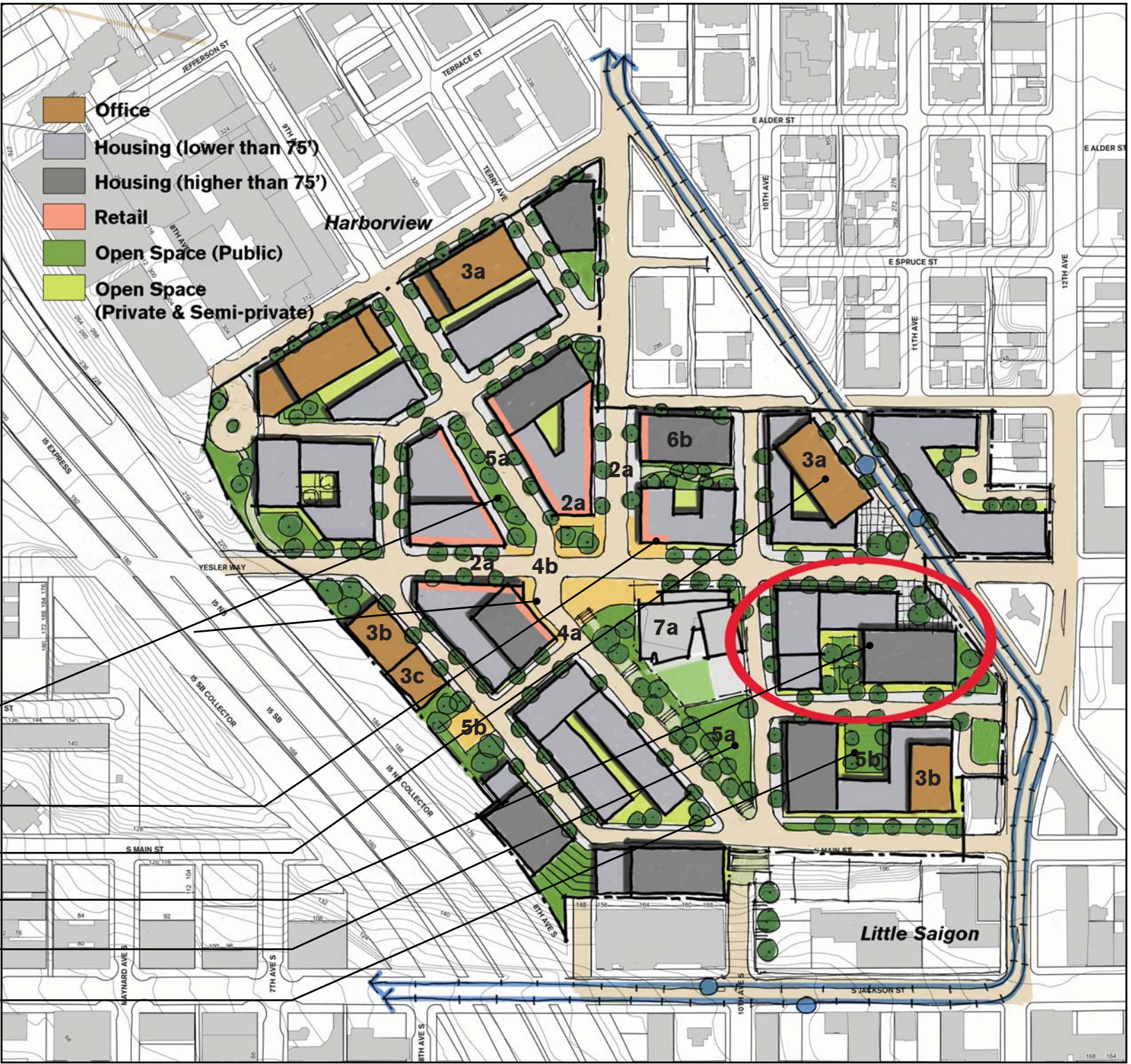
Retail (typical)

Office tower (typical)

Residential tower (typical)

Mid-size community park

District open space (typical)



## Concept Variables C

1. Topography
  - 1a. Cut site south of Yesler Way
2. Land Use - Retail
  - 2a. Retail northwest of Yesler Way & Broadway
3. Land Use - Office
  - 3a. Single use offices (towers)
  - 3b. Mixed-use offices (mid-rise)
  - 3c. Single use offices (low-rise)
4. Circulation
  - 4a. Create a strong connection between Harborview & Little Saigon
  - 4b. Strongest circulation along Yesler Way and 9th Avenue
5. Open Space
  - 5a. NE/SW spine of parks
  - 5b. Unique parks for individual districts
6. Building Height & Massing
  - 6a. Uniform throughout the site
  - 6b. Tall buildings (250') evenly spaced between 35'-75' height buildings
7. Connections & Edges
  - 7a. Community heart between the Community Center and Harborview

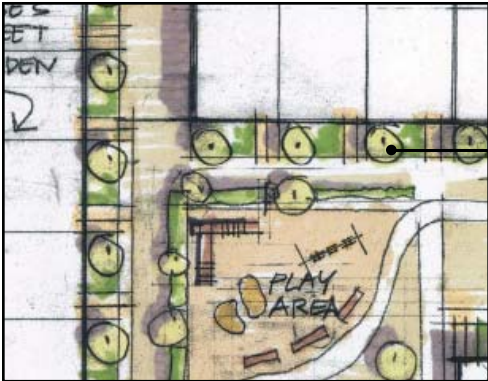


# Concept C

## Housing Typologies & Character



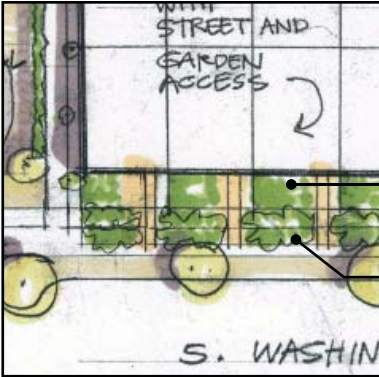
Example of day care unit



Day care unit possibilities

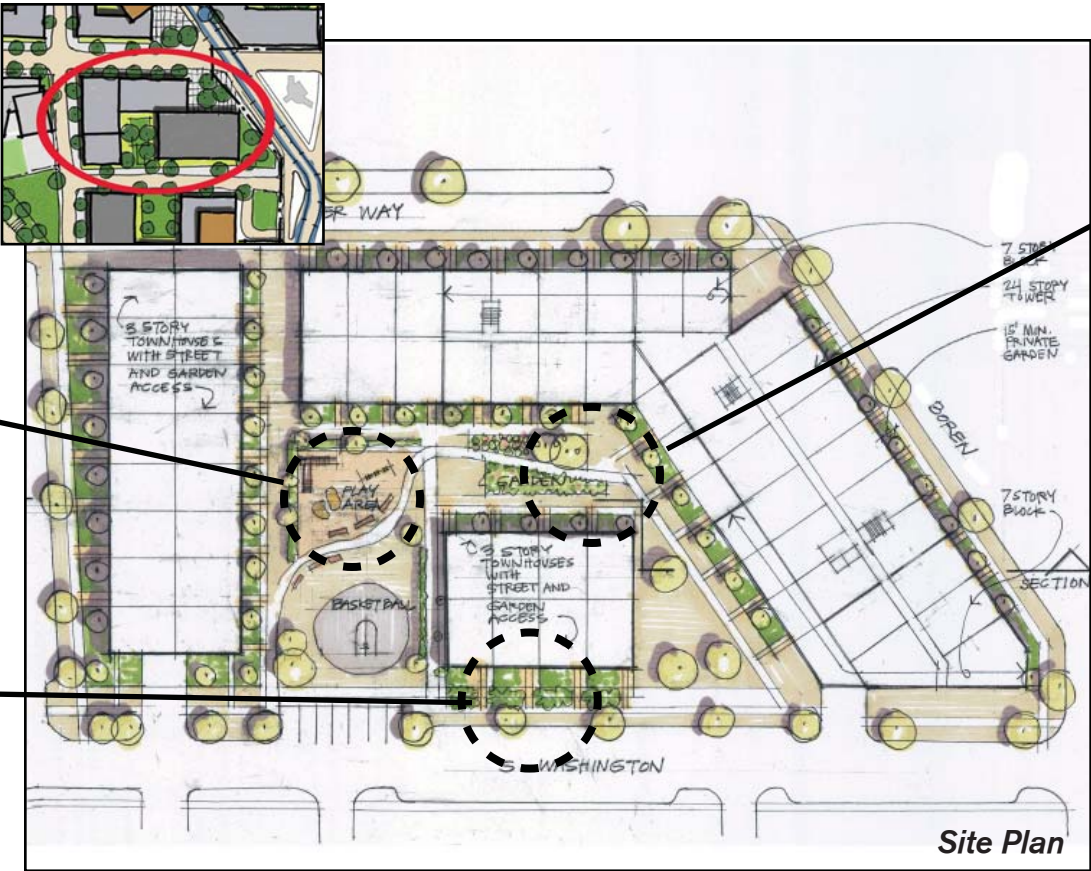


Private entry at street facing unit

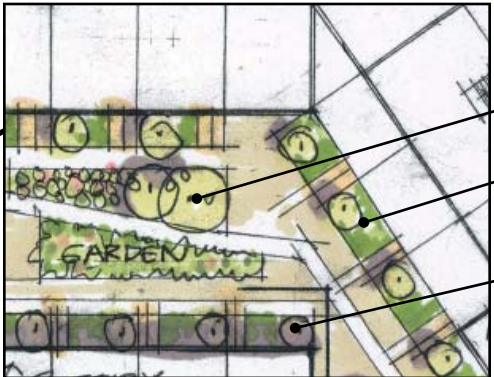


Street facing unit

Private patio



Site Plan

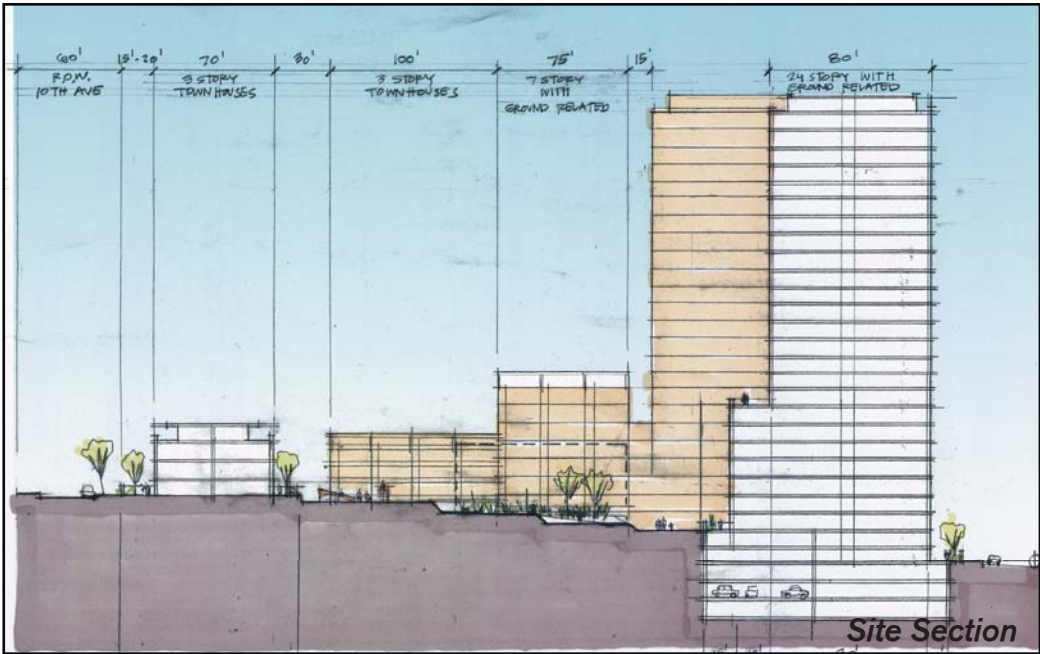


Garden unit

Community garden  
Private patio  
Elevated porch



Garden unit connection to public open space



Site Section



District Park



Perspective View



# Concept C

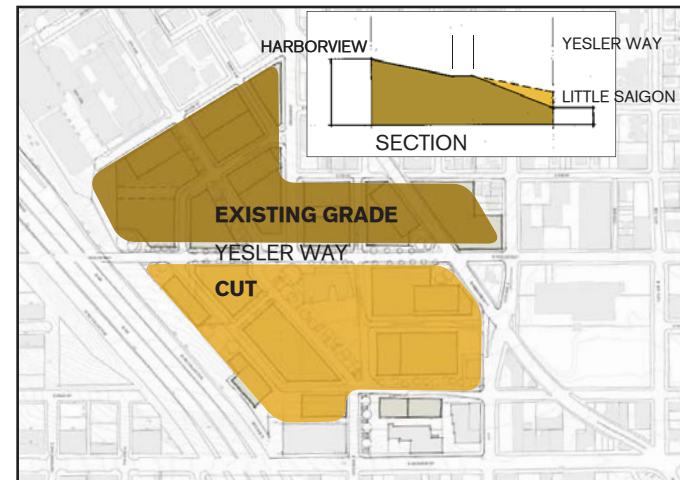
## Topography

### PROS

- Provides for the strongest connection of Yesler Terrace with Little Saigon

### CONS

- Requires additional cost for regrading
- Makes phased development difficult
- 



*Cut south of Yesler Way to connect with Little Saigon*

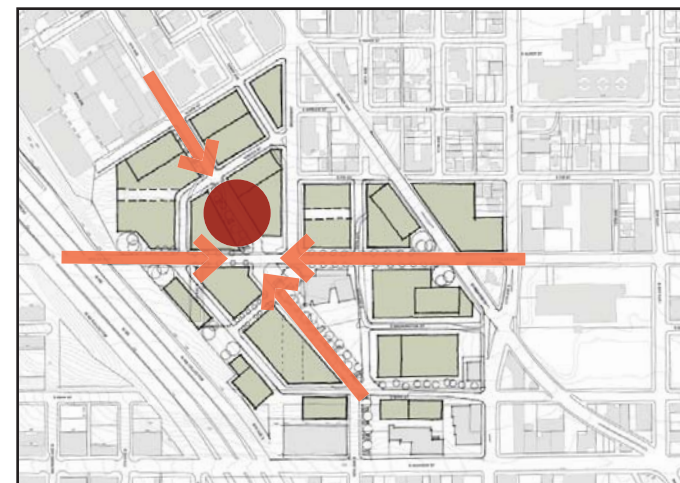
## Land Use - Retail

### PROS

- Enhances a vibrant heart in the center of Yesler Terrace
- Builds on the existing customer traffic of Yesler and Broadway

### CONS

- Does not reach out to adjacent neighborhoods as much as other strategies
- Provides weak connection to Little Saigon and International District



*Retail northwest of Yesler Way & Broadway*



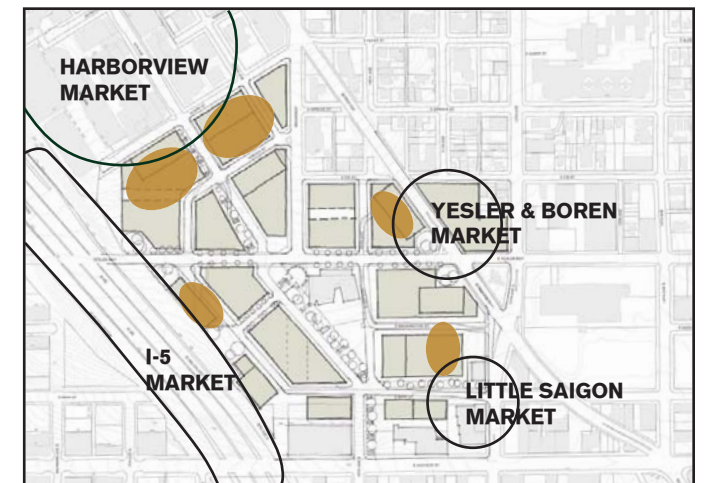
## Land Use - Office

### PROS

- Affords most integration of office use throughout Yesler Terrace
- Allows greater use of distributed office parking across the site

### CONS

- Creates fragmented locations not near existing or potential demand, which may not be economically sustainable



*Office around the perimeter of the site*

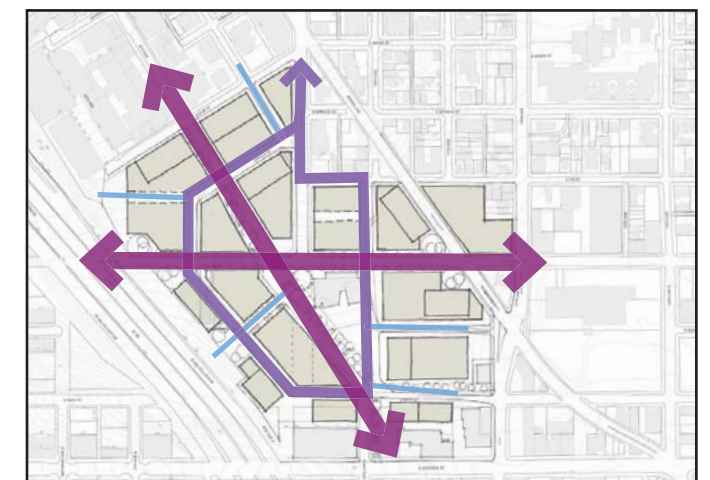
## Circulation

### PROS

- Builds on parallel nature of I-5 and Boren
- Achieves adequate site access with minimum of roads

### CONS

- Creates large development parcels - may need to be broken down using other strategies



*Core axes with residential loop*



Open Space

- PROS
- Creates strong sense of central heart in YT
  - Allocates most open space in parks of varying size
- CONS
- Provides indirect connection between open space and circulation network
  - Does not lend itself to extension into adjacent neighborhoods

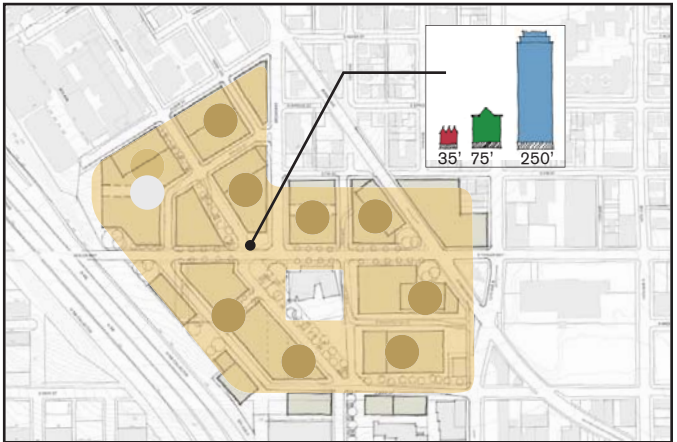


Parks in each district



Building Height & Massing

- PROS
- Treats all areas of Yesler Terrace equally
  - Spreads real estate value types evenly across site
  - Allows housing types to be integrated throughout YT
  - Allows lower densities in low- and mid-rise buildings
  - Allows greater open space options
- CONS
- Creates separation between residents in high rises and street life
  - Entails higher construction cost
  - Casts long shadows on and off site
  - Creates single high-cost development model

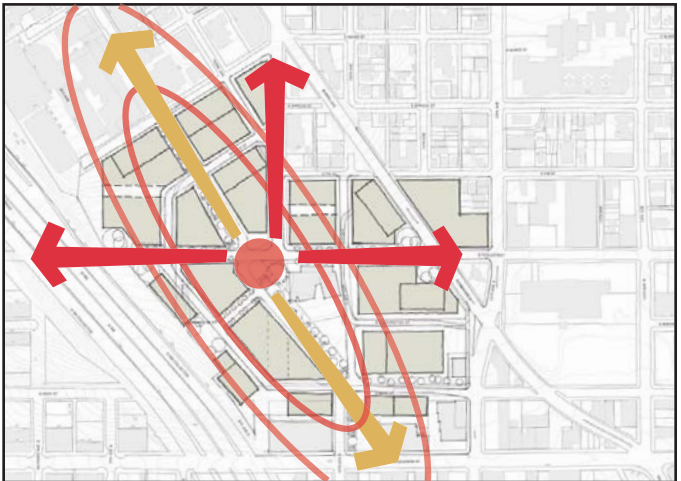


Higher and lower; evenly distributed.



Connections/Edges

- PROS
- Strengthens north-south neighborhood connections
- CONS
- Tries to establish a connection across a long distance and big grade change - which may have challenges



Reach out to Harborview and Little Saigon



EVALUATION CRITERIA

Rate how well each concept satisfies the criteria for the project.  
In each of the GOLD boxes place a number between 1 and 5.  
1 = least support of the criteria  
5 = most support of the criteria

1. TOPOGRAPHY: Which approach to regrading the southern portion of the site improves the future Yesler Terrace? (GP 3, 4, 22, 33; PC 4, 7)

Topography creates strong connections to surrounding neighborhoods.  
Topography creates strong connections within Yesler Terrace.  
View opportunities are preserved and enhanced.

TOPOGRAPHY AVERAGE SCORE:

2. LAND USE - RETAIL: Which locations for retail improves the future Yesler Terrace? (GP 1, 3, 4, 17, 19, 20, 22, 28; PC 5, 6, 7)

Retail locations create strong connections to surrounding neighborhoods  
Retail locations create strong connections within Yesler Terrace  
Provide effective locations for small and micro-businesses.

LAND USE - RETAIL AVERAGE SCORE:

3. LAND USE - OFFICE: Which locations for office improves the future Yesler Terrace? (GP 1, 19, 20, 22, 28; PC 1, 5, 6, 7)

Office locations create strong connections to surrounding neighborhoods  
Office locations provide an integrated mix of land uses.  
Office locations are economically sustainable. (This will be evaluated at a later time)  
Project phasing accommodates reasonable parcel sizes and economic cycles. (This will be evaluated at a later time)

LAND USE - OFFICE AVERAGE SCORE:

4. CIRCULATION: Which circulation pattern improves the future Yesler Terrace? (GP 3, 4, 19, 20, 22, 33; PC 2, 3, 4, 7)

Circulation patterns create a walkable neighborhood.  
Circulation strengthens Broadway as a primary north-south vehicular and pedestrian corridor  
Circulation strengthens Yesler Way as a primary east-west vehicular and pedestrian corridor  
The street grid integrates Yesler Terrace with the surrounding community.  
Views are preserved and enhanced from the public rights-of-ways.

CIRCULATION AVERAGE SCORE:

5. OPEN SPACE: Which open space approach improves the future Yesler Terrace? (GP 1, 4, 9, 20, 21, 22, 25, 27, 33; PC 1, 7, 8)

A variety of multiple-use open space sizes are provided to support a diversity of needs.  
    Include provisions for community gatherings and celebrations.  
    Use urban gardens as activity centers to promote community building.  
Uses and activities around the intersection of Yesler and Broadway complements the Community Center and creates a dense urban node.  
Open spaces are connected to the circulation network.  
There is a clear hierarchy of overlapping public and private open spaces and buildings.  
Views are preserved and enhanced from public open spaces.

OPEN SPACE AVERAGE SCORE:

CONCEPT A

CONCEPT B

CONCEPT C

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EVALUATION CRITERIA

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**5 = most support of the criteria**

CONCEPT A

CONCEPT B

CONCEPT C

6. HEIGHT / MASSING: Which Height / Massing approach improves the future Yesler Terrace? (GP 1, 4, 17, 19, 20, 21, 22, 27, 28; PC 1, 5, 6, 7)

- Building heights and massing creates strong connections to surrounding neighborhoods.
- Building heights and massing creates strong connections within Yesler Terrace.
- Views are preserved and enhanced from buildings.
- Views are preserved and enhanced between buildings.
- Building locations and types provides a range of housing opportunities and choices.
- Building locations and types enhance neighborhood character and optimizes access to sunlight for housing and open spaces.

HEIGHT / MASSING AVERAGE SCORE:

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7. CONNECTIONS / EDGES: Which approach better connects Yesler Terrace to adjacent neighborhoods? (GP 3, 4, 19, 20, 22, 27, 28; PC 2, 3, 4, 5, 6, 7)

Rank Neighborhood Connections by Levels of Importance (1 for most important, 4 for least important)

- o North (Harborview Hospital)

o East (12th Avenue and Squire Park)
- o South (Little Saigon and International District)

o West (Downtown)

N=S=

E=W=

Evaluate Quality / Strength of Connections from Yesler Terrace:

- North (Harborview Hospital)
- South (Little Saigon and International District)
- East (12th Avenue and Squire Park)
- West (Downtown)

Community gateways are highlighted.

CONNECTIONS / EDGES AVERAGE SCORE:

CONCEPT AVERAGE SCORE:

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8. COMMENTS: Please provide comments that will help improve the concepts.