

Concept Variable & Planning Concepts

8 April 2009

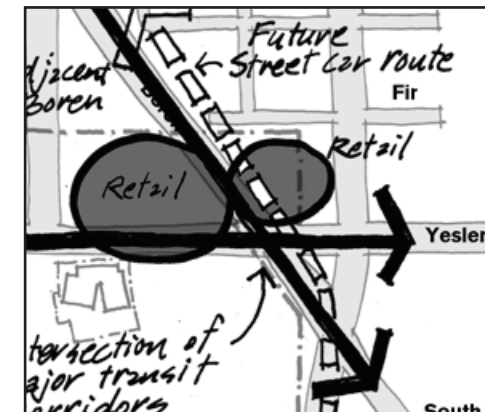
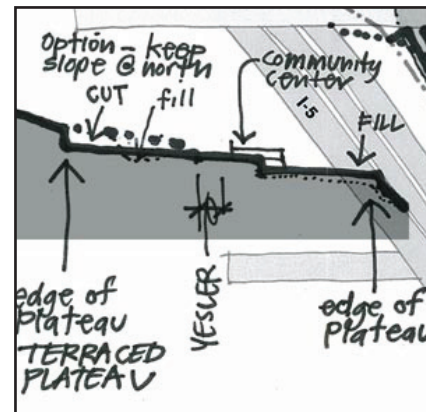
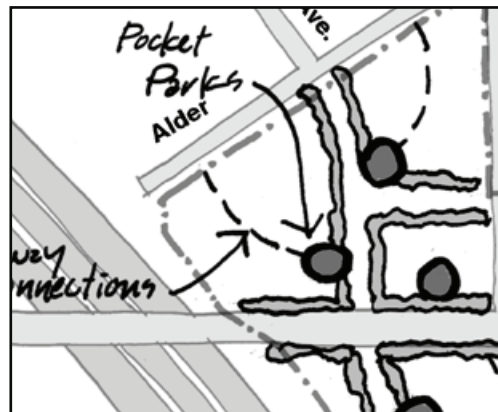
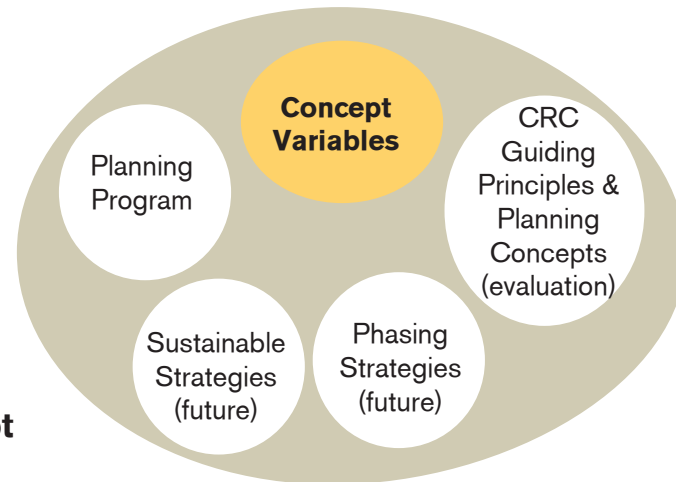


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At the last CRC meeting the process of developing a planning concept was outlined, including how concept variables are an important part of that process. The concept variables are only one part of the planning concept, but one which has several components.



Planning Concept

The list of concept variables has been slightly expanded to clearly define the relationships most important in developing Planning Concepts for Yesler Terrace. Two of these variables (Building Height and Massing & Open Space) were explored at the last CRC meeting. With feed back from the CRC groups at that meeting, we have further developed those concept variables as well as the additional five variables not previously discussed.

Looking at the concept variables independently it is possible to expand the generation of ideas beyond what might otherwise be considered if viewing them together. In each concept variable there are constraints and opportunities inherent to the variable itself. For each variable certain assumptions that reflect specific site and surrounding context issues have been established. Pros and Cons for each of the variables are discussed to fully understand the implications of each idea.

Concept Variables

- Vision**
 Cohesive idea which embodies the essence of the concept.
- Bldg. Height & Massing**
 Heights, locations & massing of building forms.
- Open Space**
 Types, configurations, locations & amounts of open space.
- Topography**
 How all elements interact with the unique topography of the site.
- Circulation**
 Vehicle & pedestrian circulation. Street locations, types & character.
- Connections & Edges**
 Connections to surrounding neighborhoods & internal to the site.
- Land Use Office**
 Types, amounts and locations of office land uses.
- Land Use Retail**
 Types, amounts and locations of retail land uses.

Planning Concepts

To create the Planning Concepts, ideas from all the concept variables must be combined. The combination of individual concept variables provide multiple options for creating a Planning Concept. However, by looking at the concept variables as a whole it is easy to see patterns of ideas which support each other and naturally fit together in a cohesive way.

By selecting concept variables that support each other, a Planning Concept can be created that builds on the strengths of each individual concept variable to realize an idea which is stronger than its individual parts. Weaknesses of individual concept variables may actually become strengths when paired with other variables. The goal is to investigate a wide range of planning options across the three Planning Concepts.

The Planning Concepts shown explore these initial combinations of concept variables. Seven concept variables provide the basis for each initial planning concept and are tested to determine their compatibility as a whole. A second set of diagrams combining two or three concept variables have been created to establish the essence of each Planning Concept. And each of the Planning Concepts have been represented in plan and model form to test the Planning Program established in the previous planning exercise:

- **Housing**
4,000 Total Units
- **Office**
1.0 million sq. ft.
- **Retail**
50,000 sq. ft.
- **Open Space**
5-8 acres

The Planning Concepts will continue to evolve with more investigation of specific concept variables and how they contribute to the CRC's Guiding Principles and Planning Concepts for Yesler Terrace.

Building Height

How should building heights be distributed across Yesler Terrace?

Opportunities

- Tall buildings create view opportunities from buildings, which will increase the land value.
- Short buildings create a strong connection with the street.
- Including tall building options can reduce overall building footprint compared to more even height distribution options.
- Short buildings may be more compatible with adjacent neighborhoods.
- A blend of massing and heights will add variety to feelings of neighborhoods and districts

Assumptions

- Office tower locations are best suited (in order of priority): 1) near Harborview, 2) near the intersection of Boren and Yesler Way, 3) near Little Saigon, 4) near I-5 and Yesler Way.
- Fixed streets of Yesler Way, Boren and Broadway and short distances to site boundaries limit orientation and size of floor plates appropriate for most efficient towers, especially for office use.
- Grade related housing is most easily accommodated in low rise housing. However, a building of any height can have a mix of uses – including ground related housing.
- Higher buildings above 7 stories are more expensive per area of construction per floor; however, higher buildings add more value per area of land.
- Existing infrastructure and grades north of Yesler provide early development phasing for best land use.
- Taller buildings will have larger excavations for structure and parking.

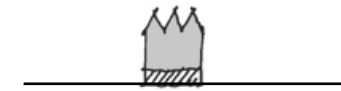
Things to Consider

Following are issues to consider when thinking about the pros and cons of a particular strategy toward the building height. They were compiled partly from the Guiding Principles and Planning Concepts, and partly from insights gained during the planning process. If an item is related to a specific Guiding Principle (GP) or Planning Concept (PC), the corresponding number is indicated in parentheses.

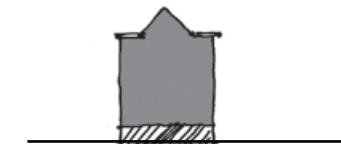
- Establishment of strong connections with surrounding neighborhoods (GP 3, 28)
- Establishment of strong connections within Yesler Terrace (GP 22, PC 4)
- Accommodation of a range of housing opportunities and choices (GP 1, 3, 4, 20, 21, 24, 27)
- Orientation and massing to maximize sun and views *between* buildings (PC 7)
- Orientation and massing to maximize sun and views *from* buildings
- Use of building massing to highlight community gateways
- Balance of construction cost with value added to the community or real estate
- Ability to be phased to accommodate reasonable parcel sizes and economic cycles (GP 29)

Housing Types

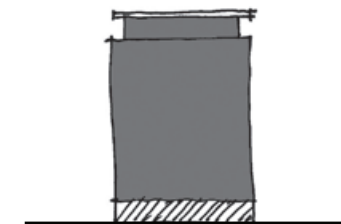
Office Types



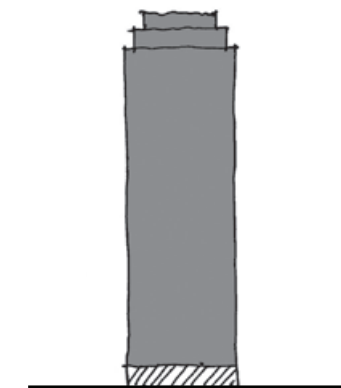
Low-rise (under 35')



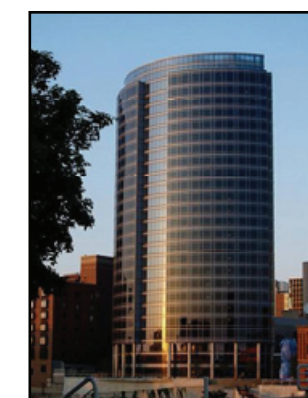
Mid-rise (35'-75')

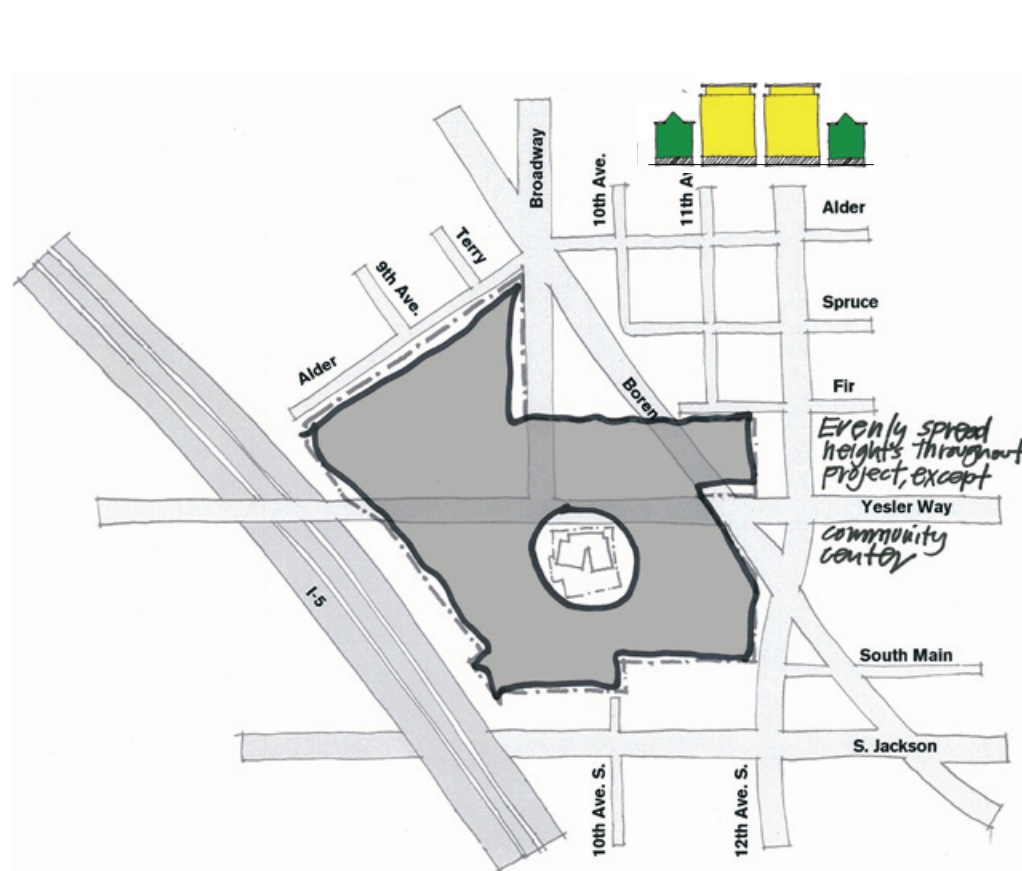


High-rise (75'-150')



Tower (above 150')





Low/Mid/High Building Types
Uniform Height & Density

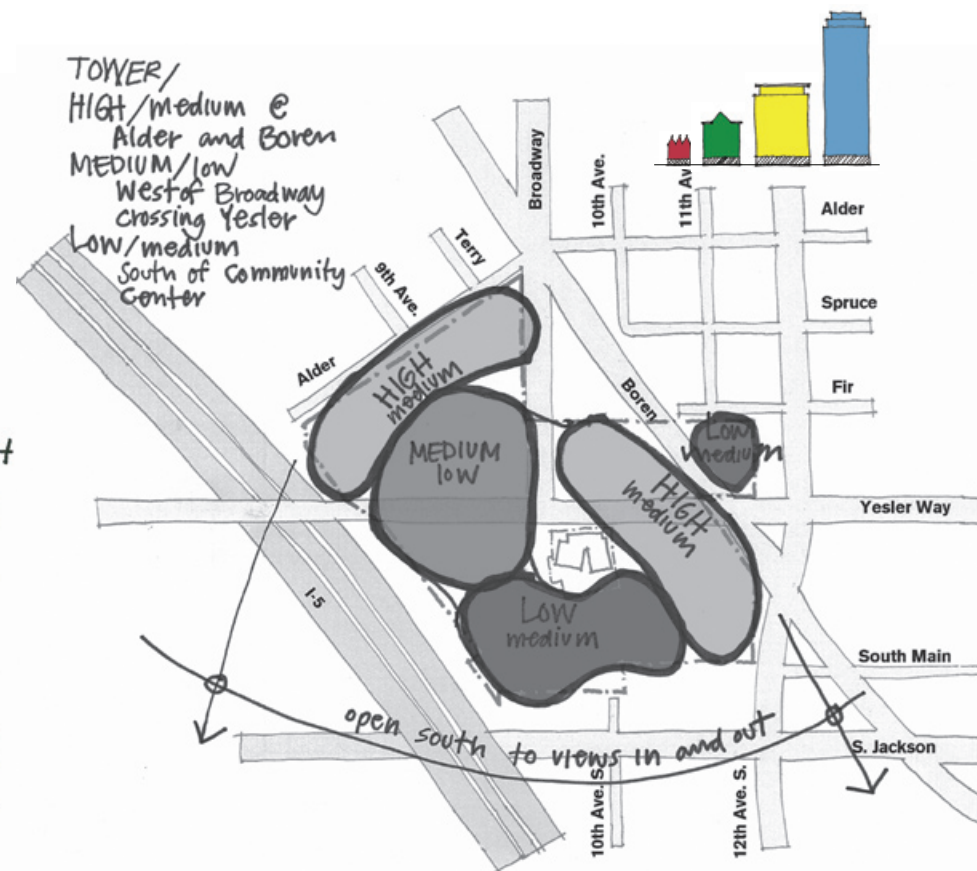
BUILDING HEIGHT STRATEGY #1

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



All Building Types
Highest Height & Density at Harborview and Boren

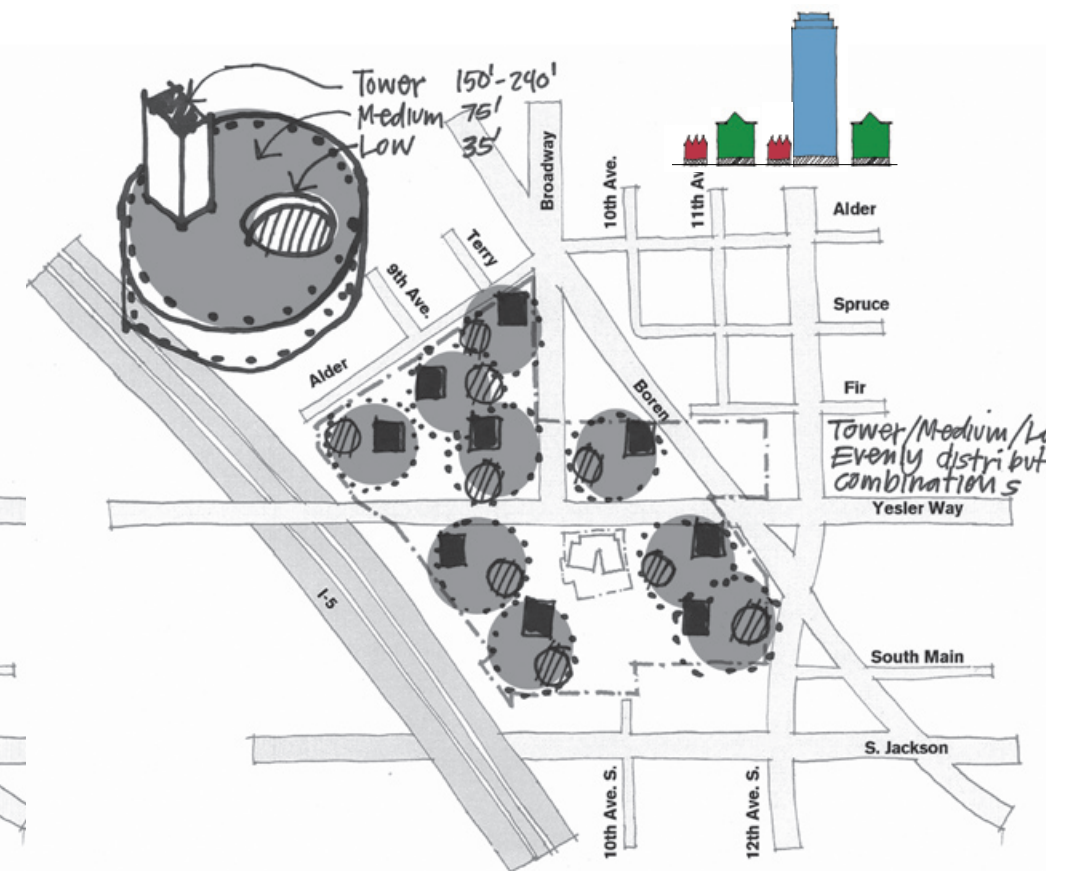
BUILDING HEIGHT STRATEGY #2

PROS

- locates tallest YT buildings near tallest off-site buildings (Harborview)
- steps height down 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



Low/Mid/Tower Building Types;
Uniform Height & Density

BUILDING HEIGHT STRATEGY #3

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

Open Space

How should open space be incorporated into the Yesler Terrace Concept Plan? (What types and locations?)

Opportunities

- Large areas are available for open space placement.
- A variety of areas unsuitable for streets and buildings will be available for smaller open spaces.
- Additional public open space will be established in each neighborhood or district reflecting the individual character of each place.

Assumptions

- Yesler Way, Boren, and Broadway will remain the same in alignment and height.
- Open space is a relief from density, a place for reflection, relaxation, play, outdoor dining, and meetings.
- Desirable larger open spaces are a combination of good programming, adequate amenities, and good site placement.
- Topography on the northwest, south, and Boren edges of Yesler Terrace limits design of major open space development in those areas.

Things to Consider

Following are issues to consider when thinking about the pros and cons of a particular strategy toward open space. They were compiled partly from the Guiding Principles and Planning Concepts, and partly from insights gained during the planning process. If an item is related to a specific Guiding Principle (GP) or Planning Concept (PC), the corresponding number is indicated in parentheses.

- Provision of a variety of multi-use open space sizes to support a diversity of needs, totaling 5-8 acres (GP 8, PC 8)
- Connection of open space to the circulation network
- Design of open space for year-round use, considering activities, sun, and wind
- Preservation and enhancement of views
- Preservation of existing trees (PC 7)
- Use of open space to help create a community heart near the community center (PC 1)
- Enhancement of safety of open spaces by designing them to have visibility and a sense of ownership by residents
- Provision of a clear hierarchy of overlapping public and private open spaces and buildings



Green Street



Plaza



Pocket Park



Large Park



Semi-Public Interior Courtyard



Private Terrace



Pocket Park



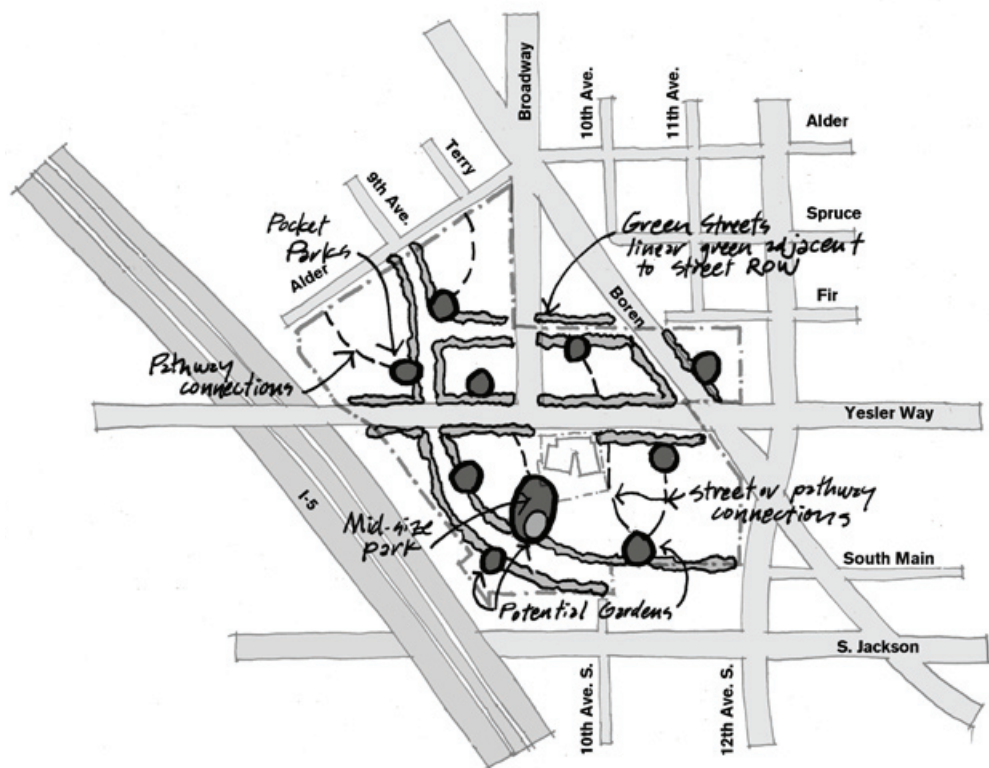
Off-street Green Link



P-Patch/Garden



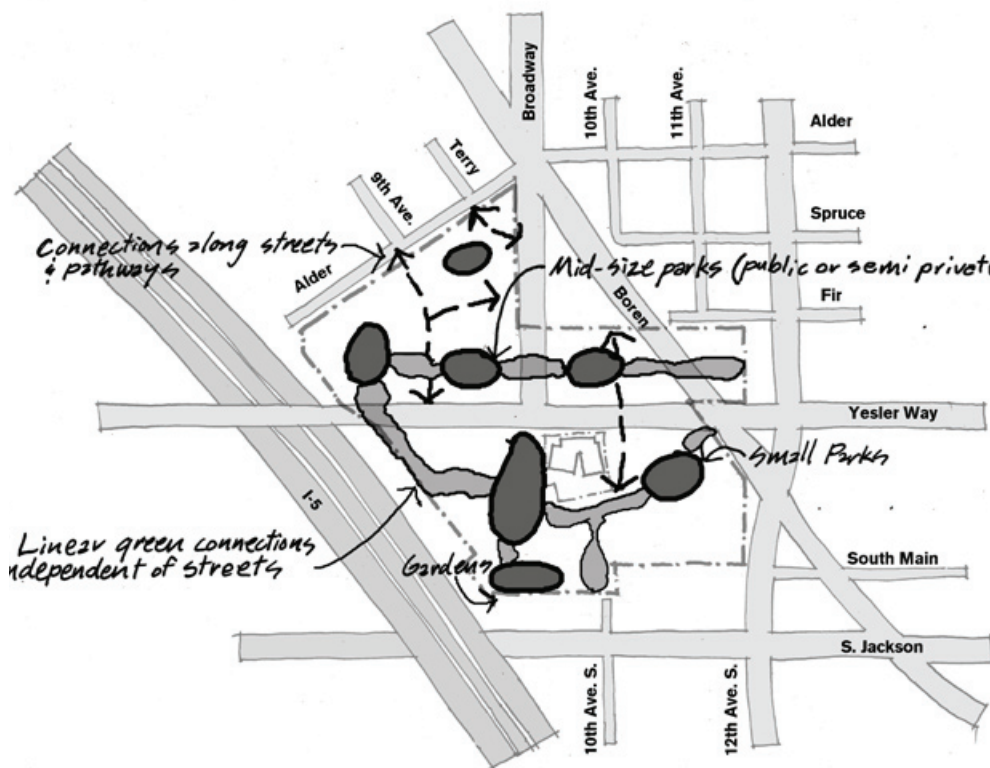
Roof-top deck (private for building residents)



Green Streets & On-Street Parks
Front Yard

OPEN SPACE STRATEGY #1

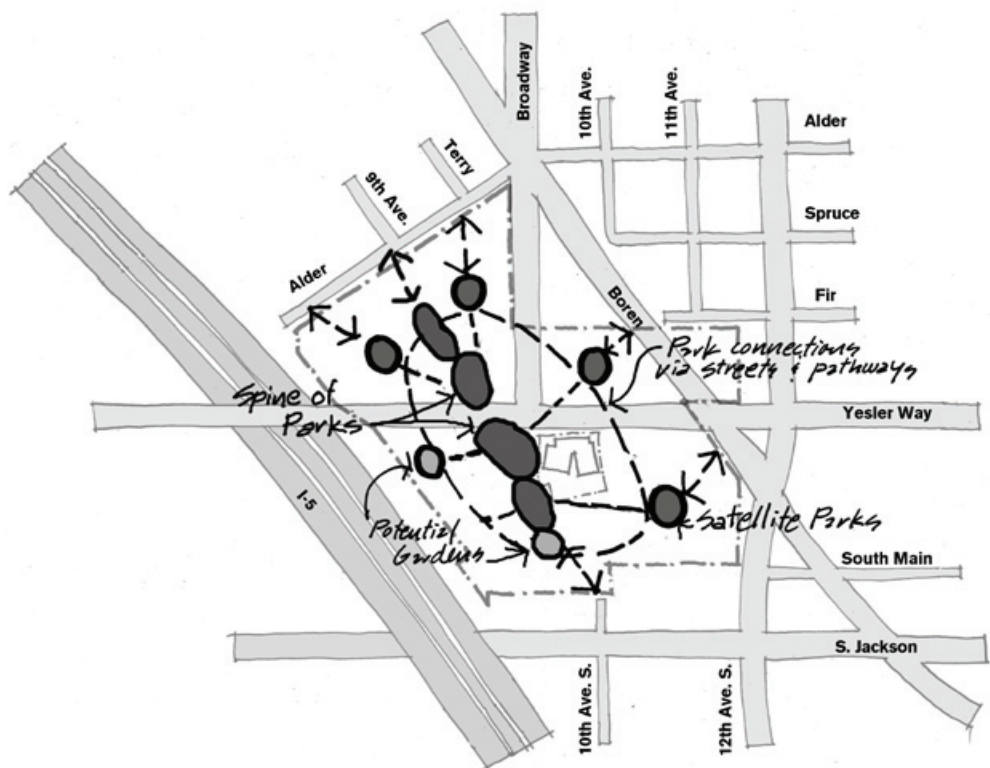
- PROS**
- provides direct connection and overlap between open space and circulation network
 - infuses landscaping throughout car and pedestrian spaces
 - provides for easy extension into adjacent neighborhoods
- CONS**
- allocates a higher proportion of open space to linear green streets than parks
 - provides smaller range of open space sizes



Off-Street Parks & Links
Back Yards

OPEN SPACE STRATEGY #2

- 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



Spine of Parks & Satellite Parks

OPEN SPACE STRATEGY #3

- 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

Topography

How should the site south of Yesler Way be regraded?

Opportunities

- Improved connections between north and south portions of Yesler Terrace
- Improved connections to Little Saigon by regrading the southern end of the site
- More usable building sites on the southern portion of the community
- Simpler construction of streets, parks and buildings
- Enhanced territorial views from open spaces and buildings
- Increased property values

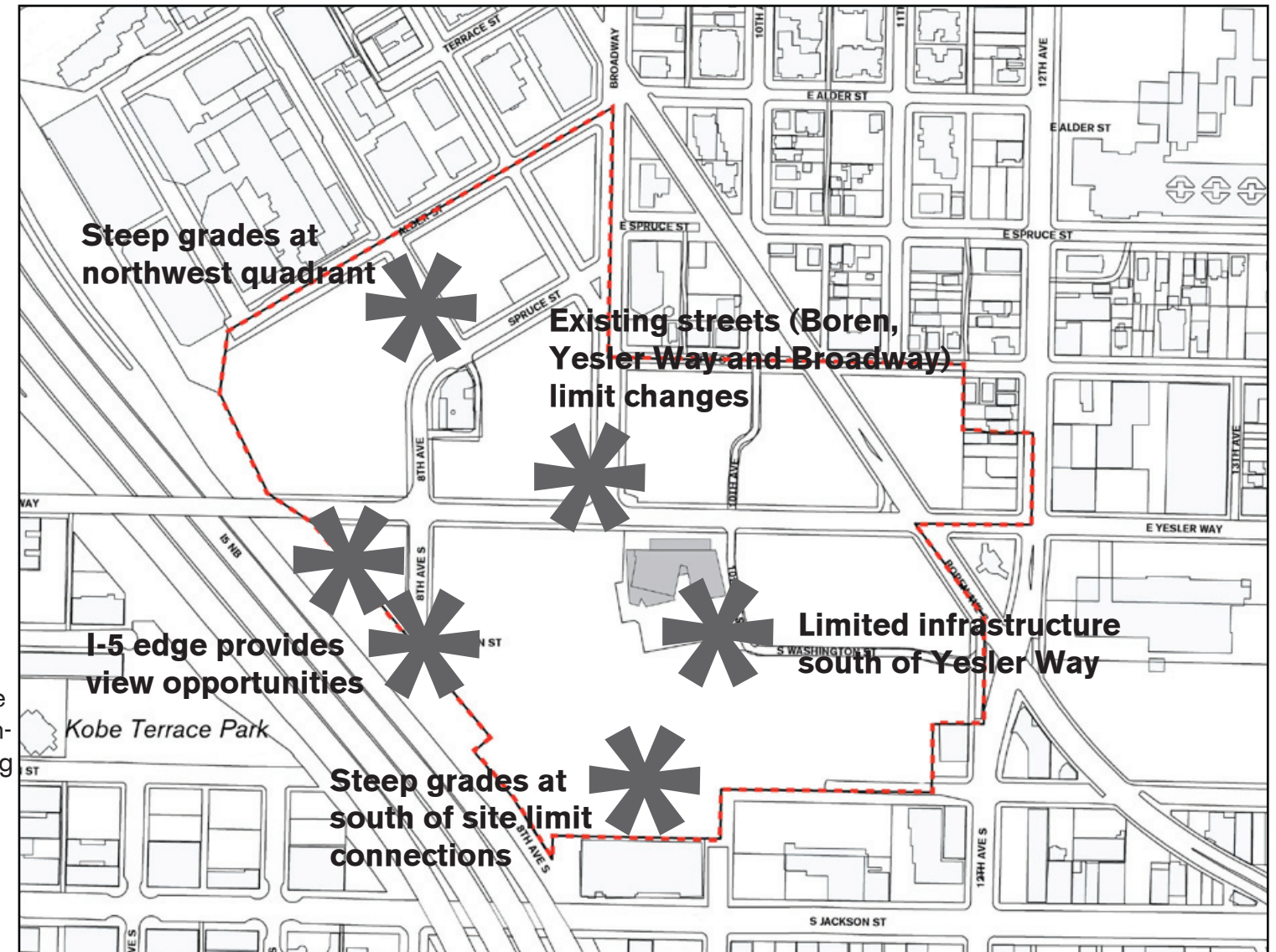
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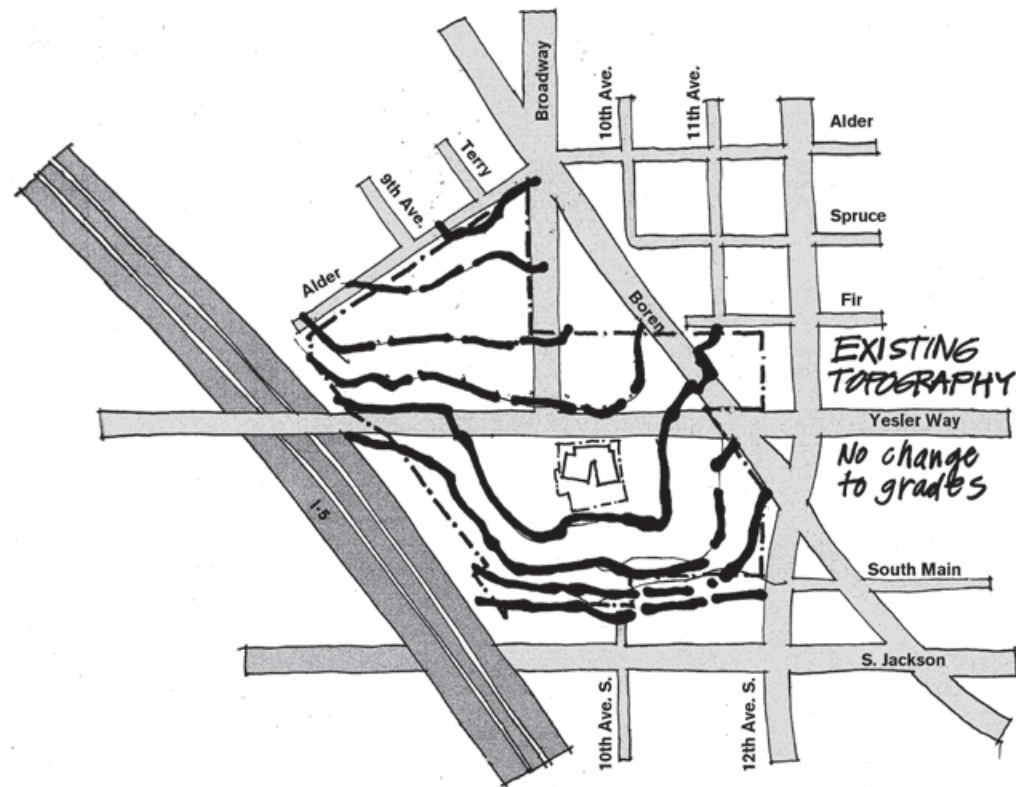
- #1 *No significant grade changes to Major Streets: (Yesler Way, Broadway, and Boren)*
- Difficult to regrade existing major streets due to connections to utilities & surrounding streets
 - Phasing requires maintaining these major street connections during construction
- #2 *No Major Regrading of NW and NE quadrants*
- Existing major street grades are fixed (see above)
 - Small overall block sizes limit grading options
 - Existing steep grades between 10-15% make development challenging
 - Regrading will be at small scale and in conjunction with building designs
- #3 *Opportunity for Major Regrading South of Yesler Way?*
- No existing major streets or neighborhood connections - easier to propose regrading
 - Larger continuous area - easier to propose regrades
 - Easier to modify existing streets and infrastructure south of Yesler Way

Things to Consider

Following are issues to consider when thinking about the pros and cons of a particular strategy toward the site topography. They were compiled partly from the Guiding Principles and Planning Concepts, and partly from insights gained during the planning process. If an item is related to a specific Guiding Principle (GP) or Planning Concept (PC), the corresponding number is indicated in parentheses.

- Improvement of connections to Little Saigon (GP 3, 28)
- Improvement of connections between the north and south portions of YT (GP 22, PC 4)
- Creation of more usable building sites on the southern portion of the community
- Simplicity of construction of streets, parks, and buildings
- Creation of view opportunities (PC 7)
- Preservation of existing trees (PC 7)
- Balance of construction cost with value added to the community or real estate
- Ability to be phased to accommodate reasonable parcel sizes and economic cycles (GP 29)





Existing Topography

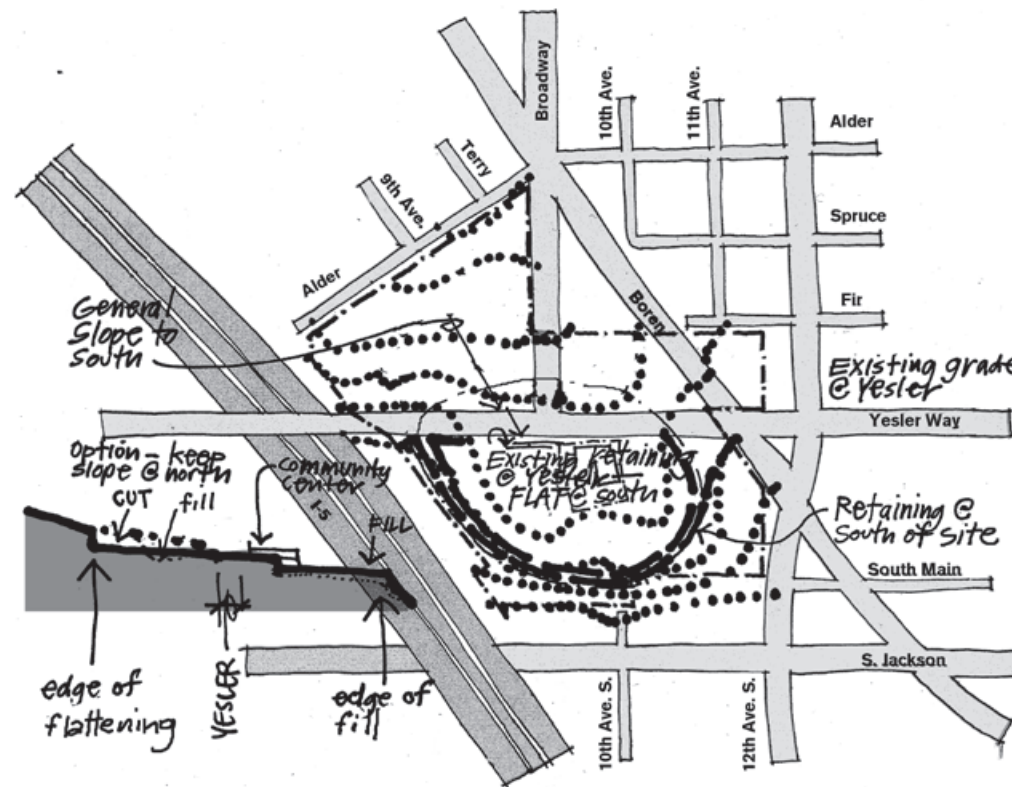
TOPOGRAPHY STRATEGY #1

PROS

- spends 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



Fill Topography

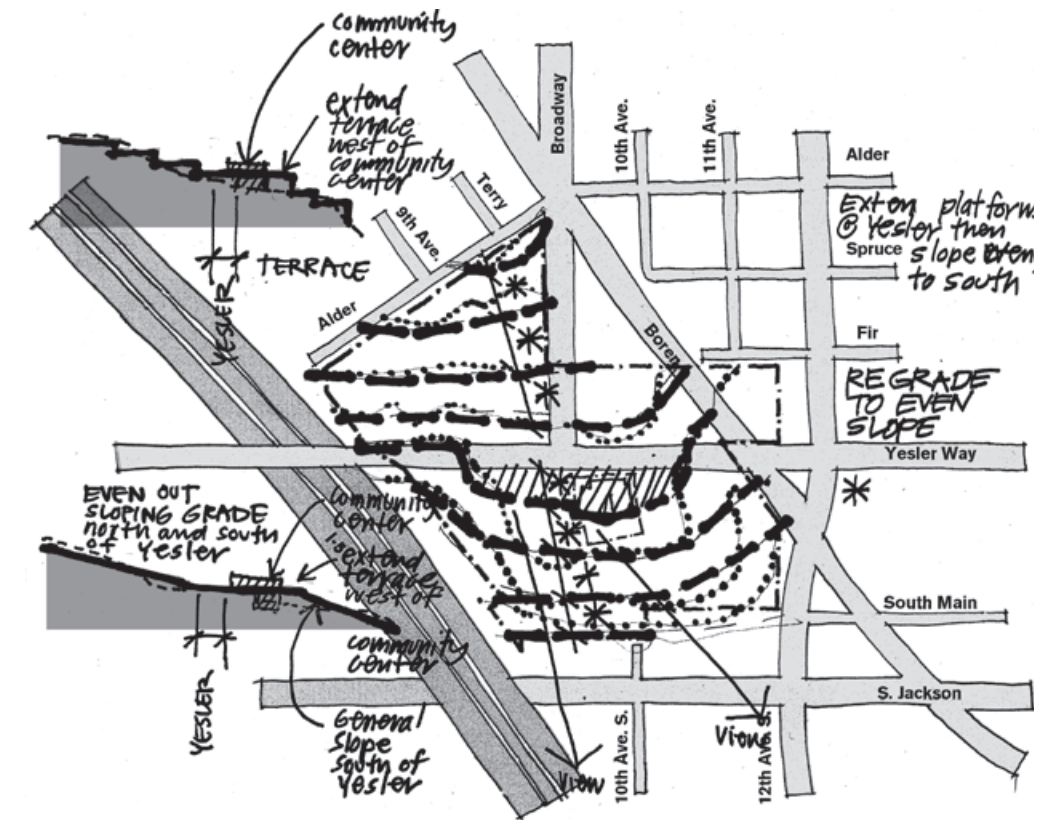
TOPOGRAPHY STRATEGY #2

PROS

- provides for strongest integration of the south and north portions of YT
- provides relatively level building sites in south portion of YT

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



Cut Topography

TOPOGRAPHY STRATEGY #3

PROS

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

CONS

- requires significant cost for regrading
- makes phased development difficult

Connections/Edges

How can Yesler Terrace improve connections to adjacent neighborhoods?

Opportunities

- Broadway, Yesler Way, and Boren are good connectors to the site.
- Site boundaries along the west and south have excellent view potential.
- Though the south edge to Little Saigon has steep grades, connections can be enhanced through internal circulation and topography.
- Connections to downtown, Harborview, districts east of Boren, and Little Saigon can all be enhanced through connections to add value and livability to the community.

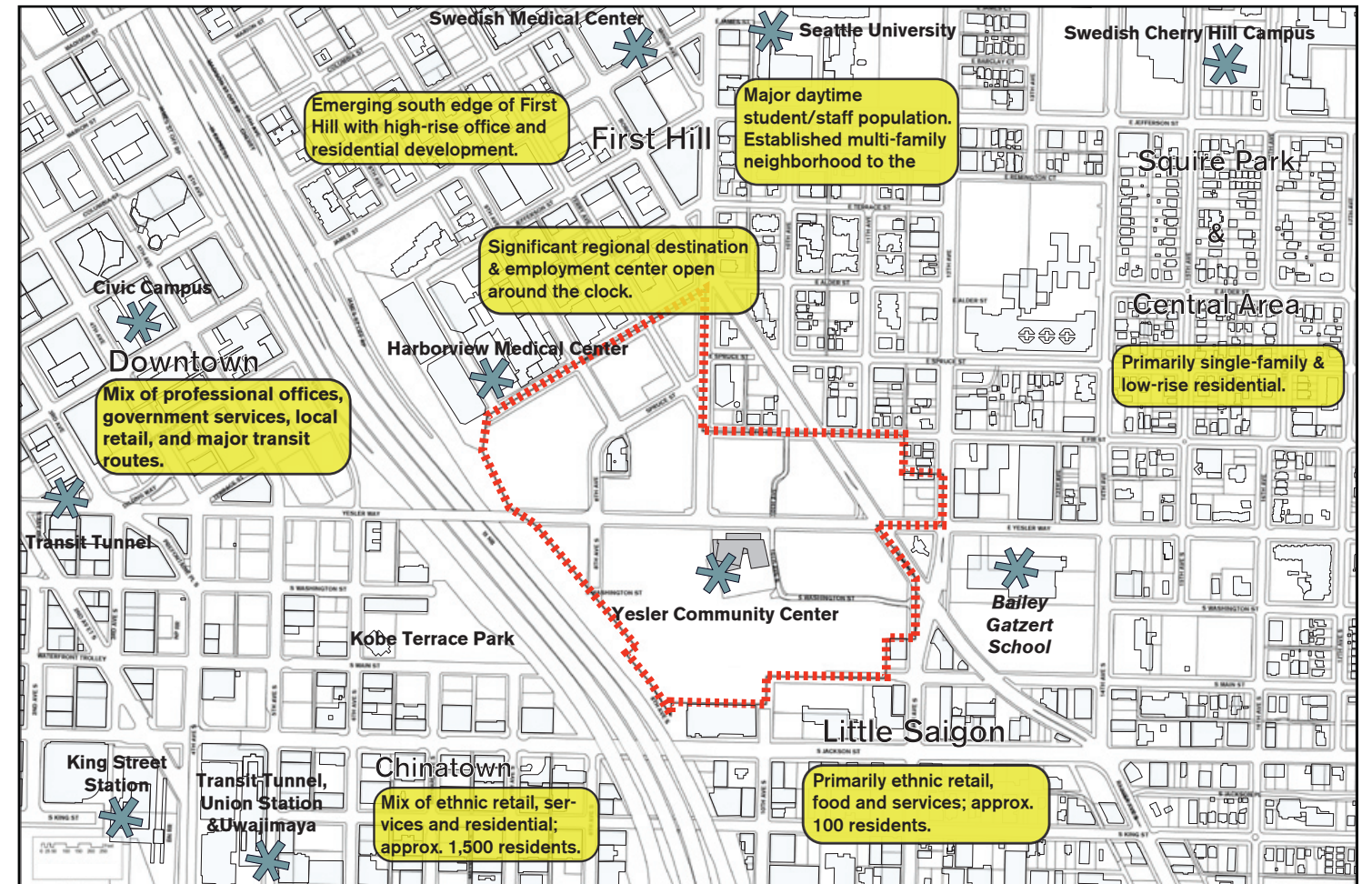
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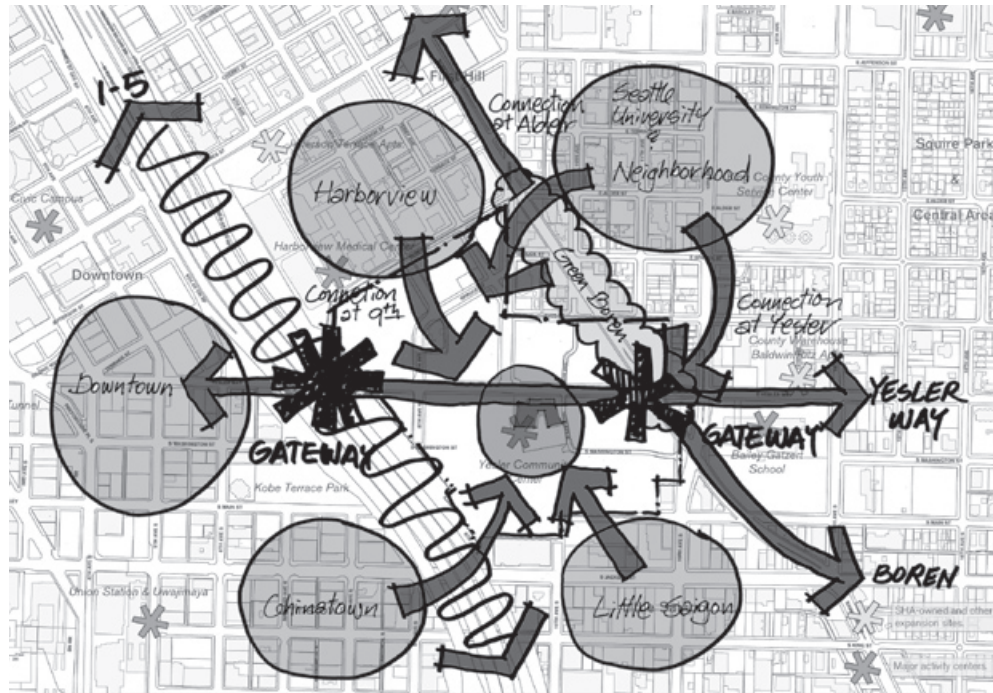
- Harborview and downtown are continually growing and will need office space in the future that will not be available in their districts.
- All adjacent neighborhoods, and especially Little Saigon and the International District, will grow over time and enhance the desirability of retail and connections through and next to Yesler Terrace.

Things to Consider

Following are issues to consider when thinking about the pros and cons of a particular strategy toward connections and edges. They were compiled partly from the Guiding Principles and Planning Concepts, and partly from insights gained during the planning process. If an item is related to a specific Guiding Principle (GP) or Planning Concept (PC), the corresponding number is indicated in parentheses.

- Establishment of strong connections with surrounding neighborhoods (GP 3, 28)
- Fostering of social, economic, and cultural integration (GP 1, 3, 4, 22)
- Encouragement of dense mixed-use development along existing Yesler Terrace boundaries (PC 5)
- Improvement of north-south and east-west neighborhood connections
- Consideration of building height with regard to neighboring properties, views, light
- Establishment of community gateways
- Incorporation of the proposed First Hill street car
- Reduction of pedestrian barriers at street crossing including Boren, Yesler, I-5 bridge, Broadway, etc.





Connections to All Neighbors with Green Boren

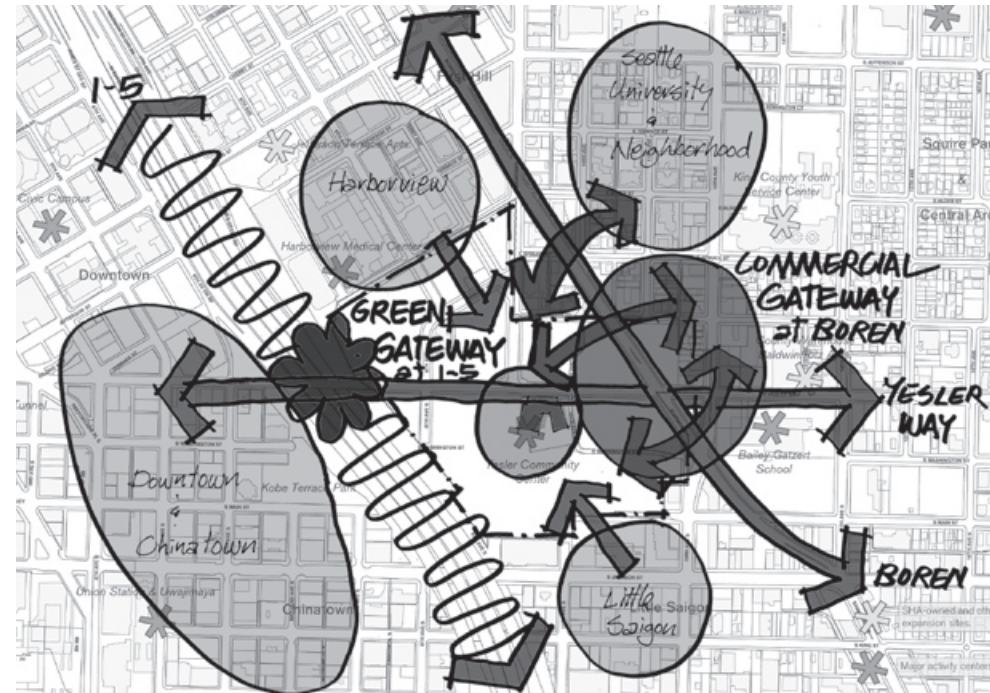
CONNECTIONS STRATEGY #1

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



Connections at Boren and I-5

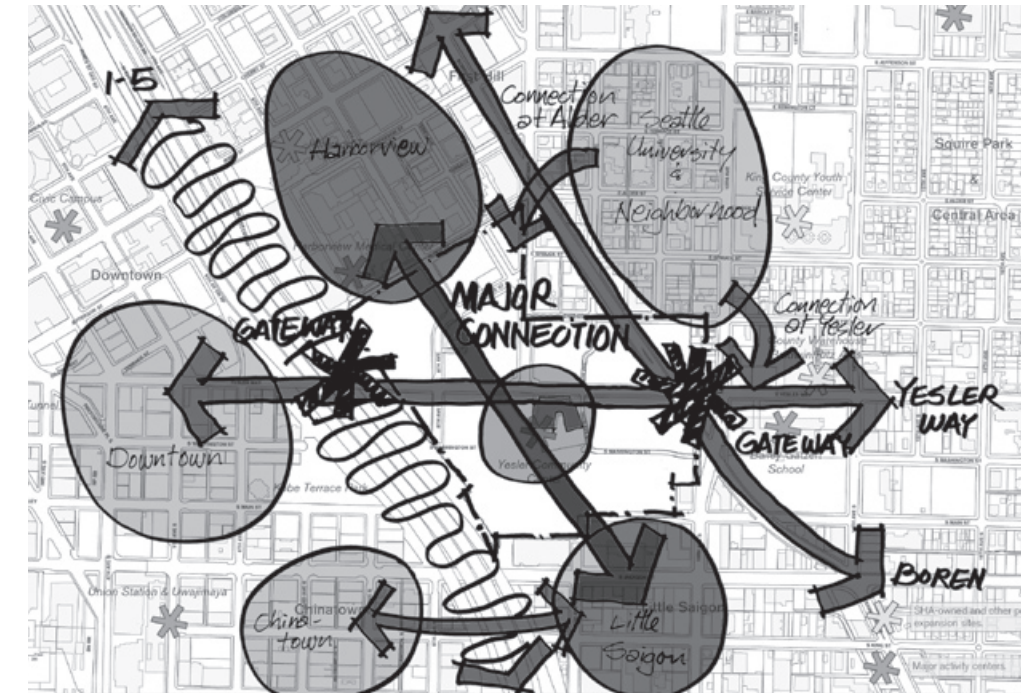
CONNECTIONS STRATEGY #2

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



Connection from Harborview to Little Saigon; Gateways

CONNECTIONS STRATEGY #3

PROS

- strengthens north-south neighborhood connections

CONS

- tries to establish a connection across a long distance and big grade change - laudable but challenging

Circulation

How can the circulation system be designed to improve neighborhood connections and internal circulation?

Opportunities

- Existing streets have a relationship to the topography - topography will influence new circulation routes.
- New streets, paths, and typologies for ROW and buildings can combine to add value to Yesler Terrace connections.
- Circulation coupled with topography changes will strengthen connection of Yesler Terrace north and south.
- Circulation will weave a sense of community and provide accessibility and safety for all residents, workers, and visitors.

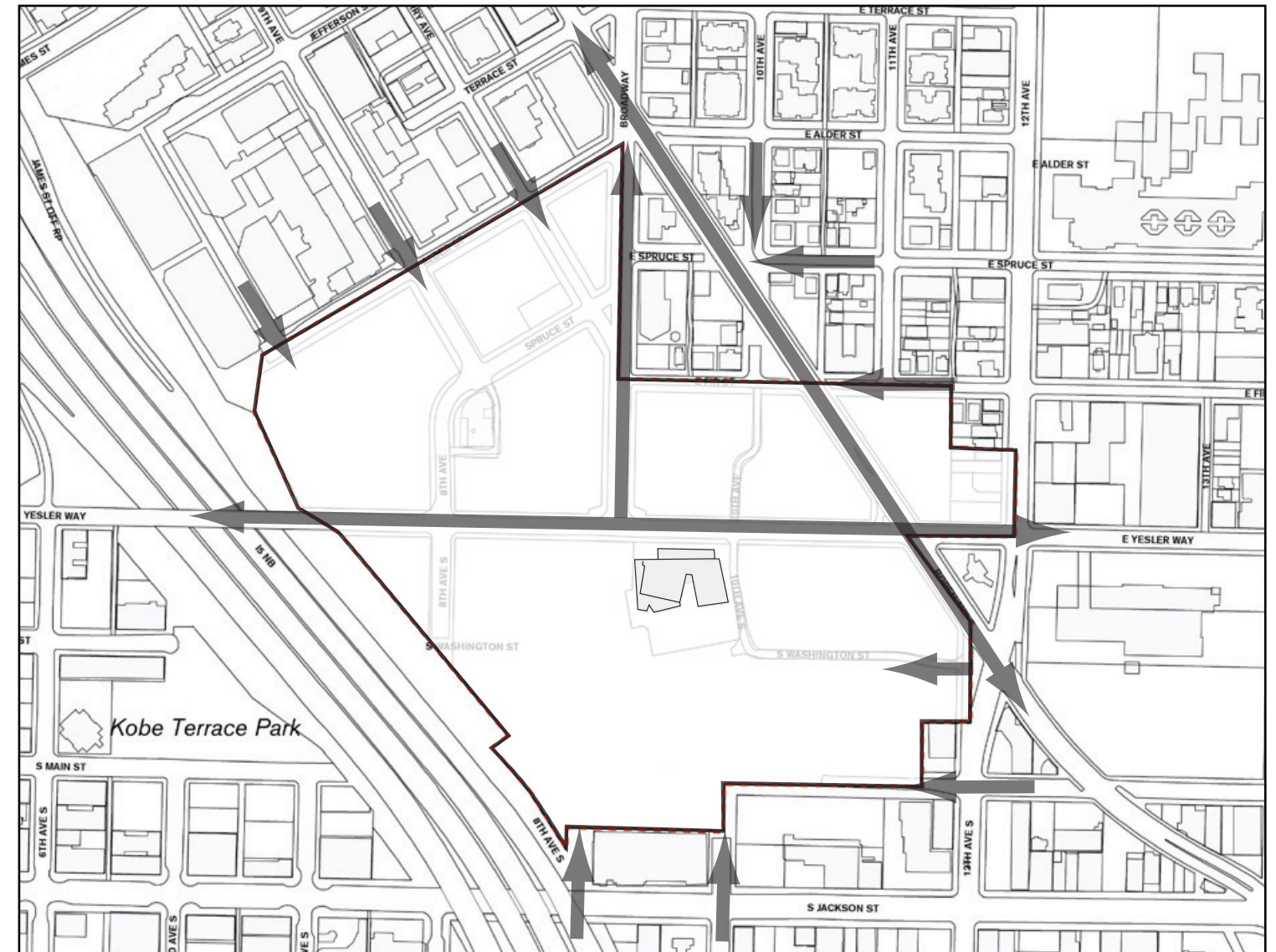
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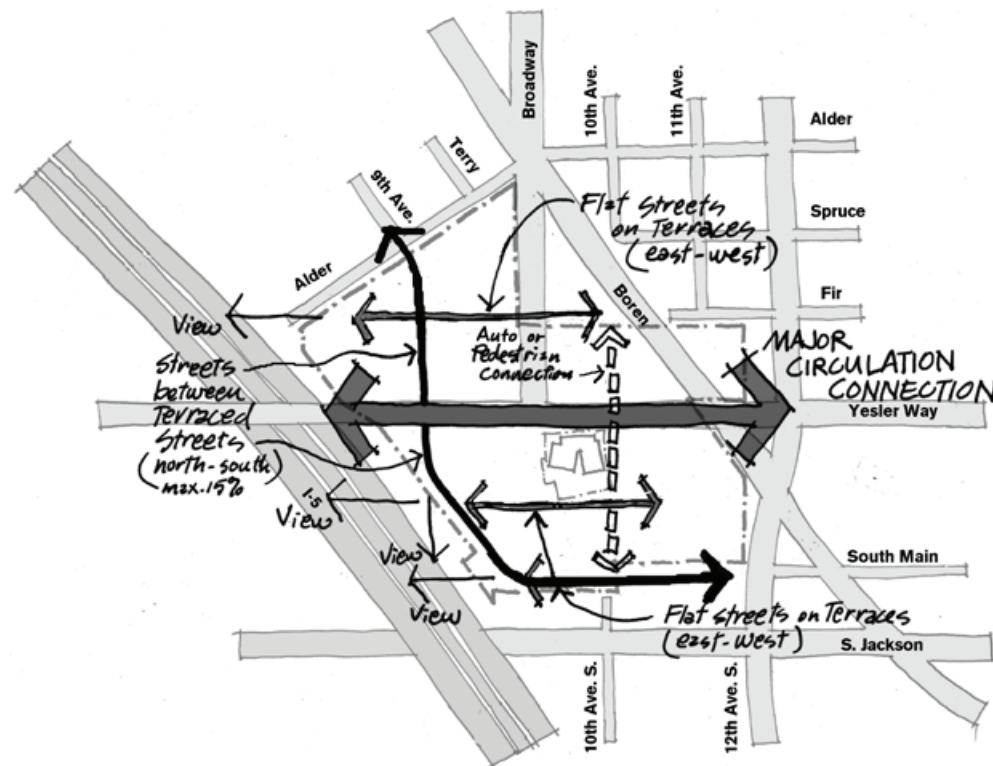
- Yesler Way, Boren, and Broadway will remain the same in alignment and height; right of ways and setbacks will change to enhance livability and neighborhood character.
- New streets and paths will be designed and combined with other concept variables to enhance connections.
- Low slope streets with double sided housing and retail entries will create neighborhood character, add value to the community, and enhance livability.

Things to Consider

Following are issues to consider when thinking about the pros and cons of a particular strategy toward circulation. They were compiled partly from the Guiding Principles and Planning Concepts, and partly from insights gained during the planning process. If an item is related to a specific Guiding Principle (GP) or Planning Concept (PC), the corresponding number is indicated in parentheses.

- Strengthening of Yesler Way as a primary east-west vehicular and pedestrian corridor (PC 2)
- Strengthening of Broadway as a primary north-south vehicular and pedestrian corridor (PC 3)
- Integration of Yesler Terrace into the community by completing the urban street grid where feasible (PC 4)
- Design of street widths to accommodate views, sunlight, tree retention, storm water management, pedestrians, bikes, cars
- Provision of adequate on-street and off-street parking
- Provision of convenient visibility and access to the commercial uses by cars and pedestrians
- Balance of construction cost with value added to the community or real estate
- Ability to be phased to accommodate reasonable parcel sizes and economic cycles (GP 29)





Strong East/West Circulation

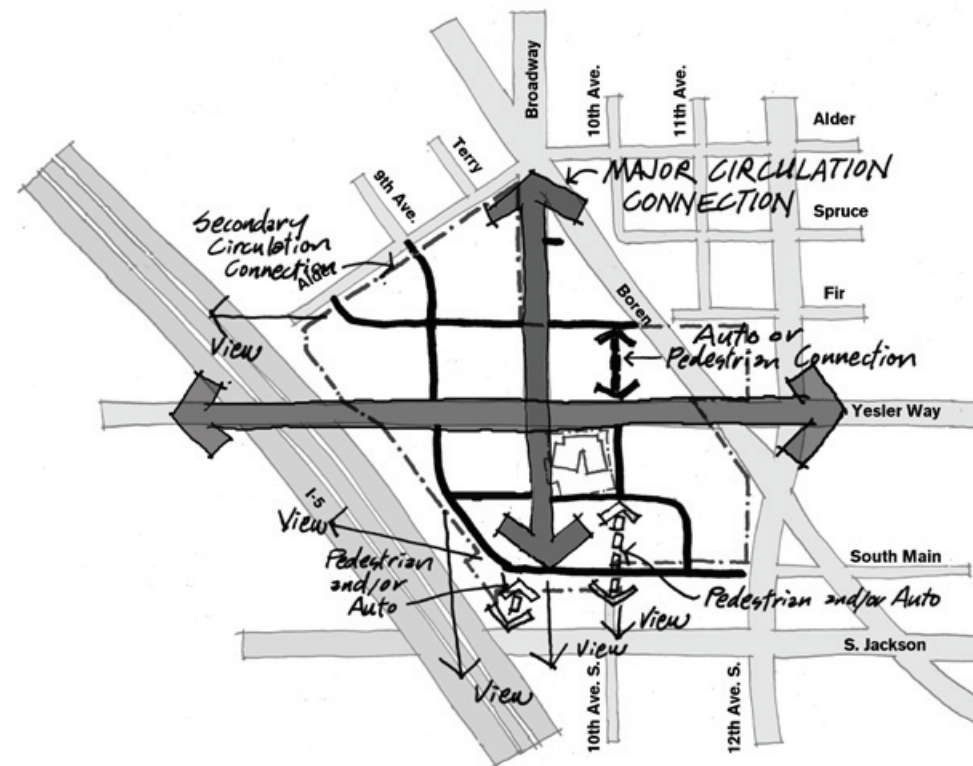
CIRCULATION STRATEGY #1

PROS

- creates traditional Seattle neighborhood feeling through block sizes and street network
- creates integration into the community by using existing urban street grid
- creates development parcel sizes familiar to developers
- allows for ease of project phasing
- enhances east-west view opportunities
- takes advantage of shallow grades in east-west direction

CONS

- expends greater portion of resources to streets - will need to be balanced by added value of other strategies



Strong Broadway & North/South Circulation

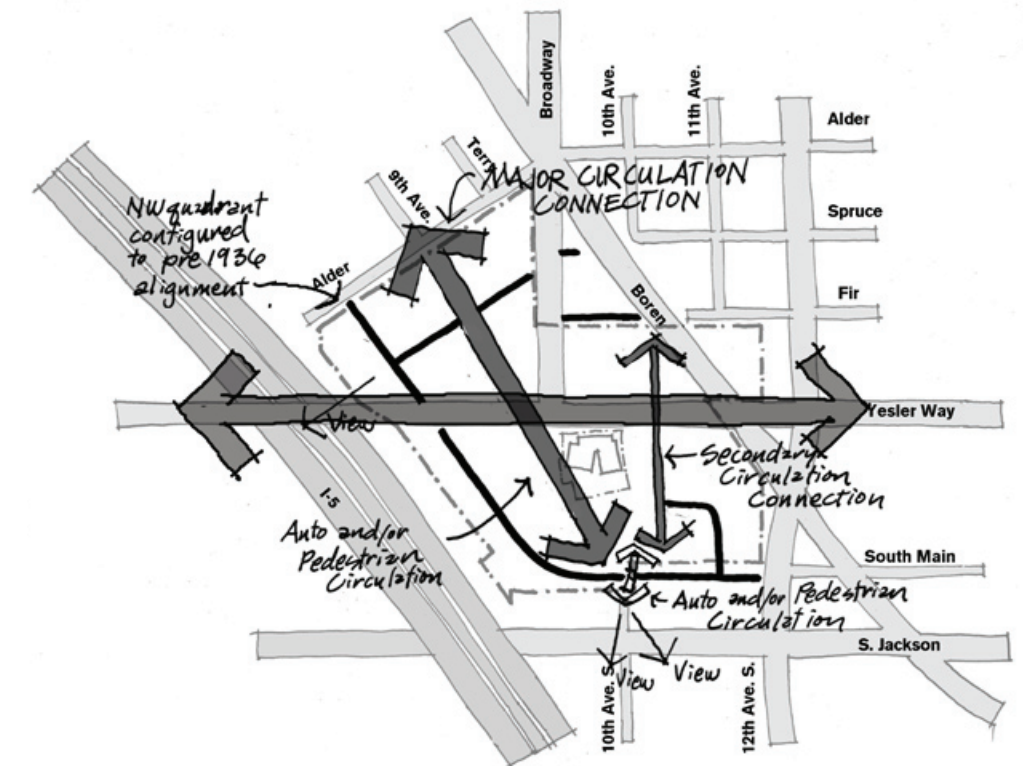
CIRCULATION STRATEGY #2

PROS

- creates integration into the community by using existing urban street grid
- allows for ease of project phasing
- enhances north-south view opportunities
- creates development parcel sizes familiar to developers

CONS

- fights steep slopes in north-south direction



Strong Harborview to Little Saigon Circulation

CIRCULATION STRATEGY #3

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

Land Use - Office

What types of offices are viable at Yesler Terrace and in what locations?

Opportunities

- Office space is relatively easily designed and constructed
- Office buildings can be placed anywhere on the site with good infrastructure and soils.
- Office can be mixed with retail and housing or be programmed with minimal retail.
- Office placement & the economy work together to support best possible locations, especially large bldgs.
- Low-rise and mid-rise office buildings are viable in the area.
- Best locations of towers or high-rises are currently near Harborview for medical office space, near Little Saigon to absorb office needs near the International District, near I-5 and Yesler Way to be adjacent to downtown markets and possibly by Yesler Way and Boren for future street car station adjacency.
- Mid rise office space can be evenly distributed around the project, but more market study is needed for tower and high-rise development viability.
- Except for mixed use buildings, office buildings tend to have little use or life at night or weekends. Office parking may be leveraged for other uses during these times.

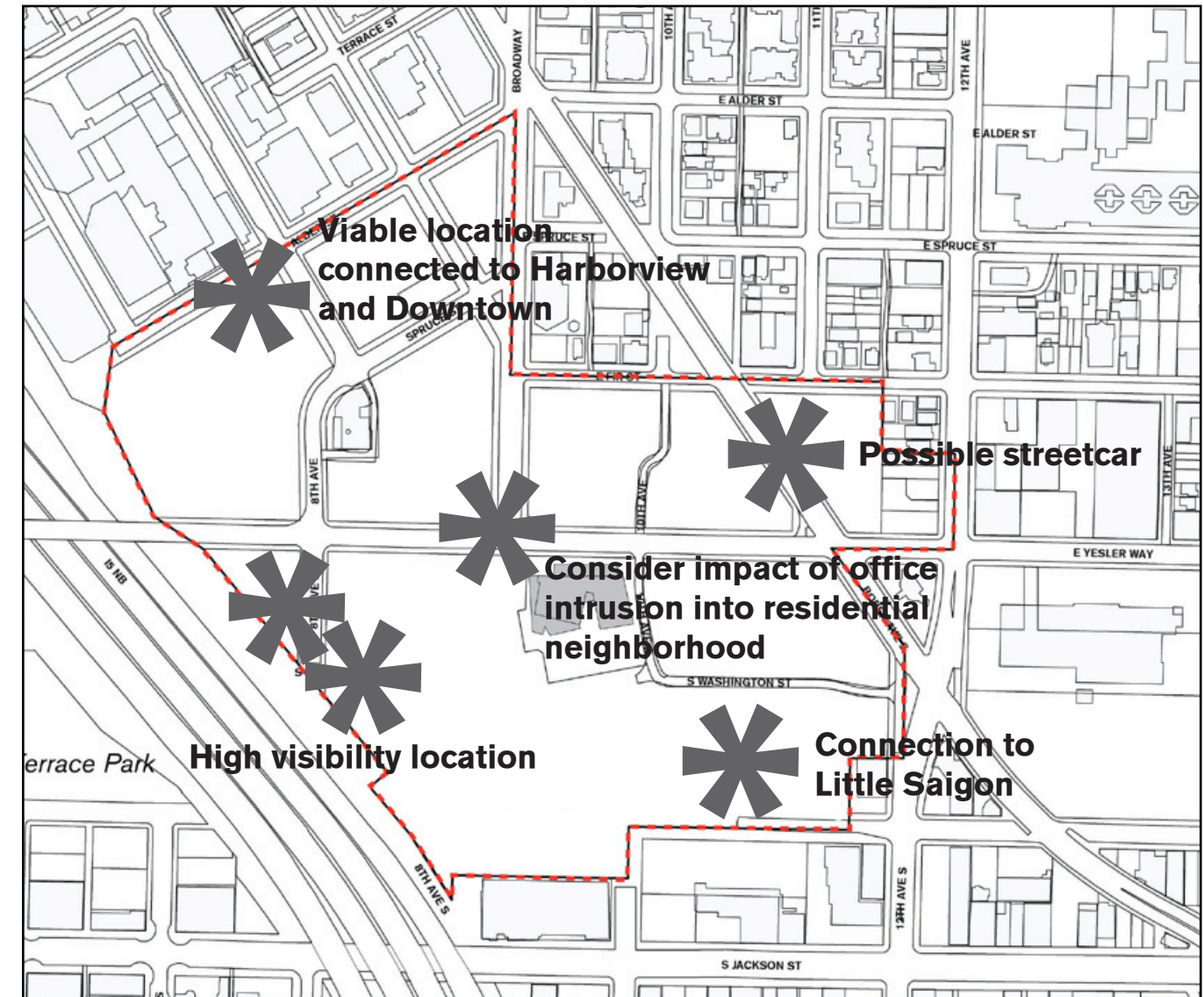
Office Strategies

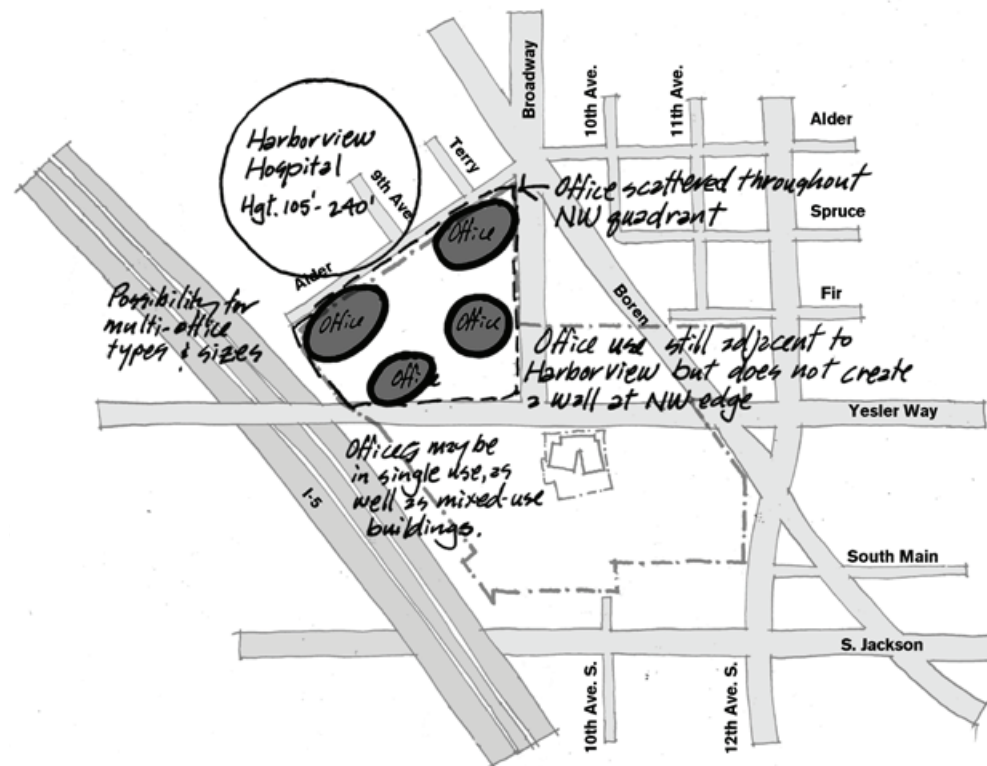
- #1 Office buildings placed adjacent to neighborhood markets with towers or high-rise
- Limits taller buildings to perimeter of site
 - Makes walls around site – need to separate or change orientation of masses where possible
 - Buildings at edges allow commercial synergies from adjacent neighborhoods and districts
 - Greater height - allows lower height of other buildings and more open space
- #2 Office buildings are a mixture of low, mid and high-rise distributed evenly through site
- More possibilities of even mass site distribution with less tower intrusion, especially at street level.
 - Mixture allows for evenly distributed massing and uses in each district or neighborhood
- #3 Office Buildings are high-rise at Alder and Boren, Mid-rise central and west of Broadway and Low to Midrise at remainder of site.
- Site profile cascades from high at north to low at south – more open feeling at south with greater mass towards Harborview
 - Lower density near little Saigon
 - Matches with current scale of projects at north and south

Things to Consider

Following are issues to consider when thinking about the pros and cons of a particular strategy toward office uses. They were compiled partly from the Guiding Principles and Planning Concepts, and partly from insights gained during the planning process. If an item is related to a specific Guiding Principle (GP) or Planning Concept (PC), the corresponding number is indicated in parentheses.

- Provision for an integrated mixture of land uses (GP 20, PC 6)
- Use of office locations to establish strong connections to surrounding neighborhoods (GP 3, 28)
- Use of office locations to establish strong connections within Yesler Terrace (GP 22, PC 4)
- Provision of up to 1,000,000 SF of a variety of office types
- Provision for visibility, access, and parking to ensure that office locations are economically sustainable
- Ability to be phased to accommodate reasonable parcel sizes and economic cycles (GP 29)
- Provision for home businesses for residents of Yesler Terrace
- Provision for access to community services within Yesler Terrace





Office at Northwest Quadrant

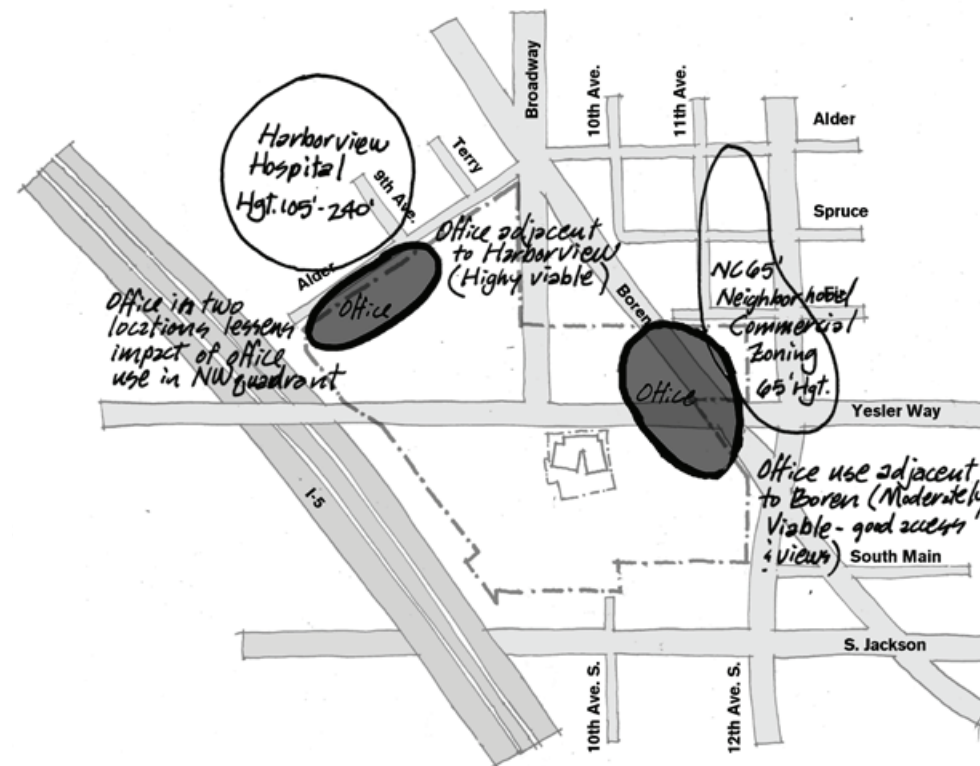
OFFICE STRATEGY #1

PROS

- locates bulk of office uses in area of known demand

CONS

- fosters less integration throughout the rest of Yesler Terrace



Office at Harborview and Boren

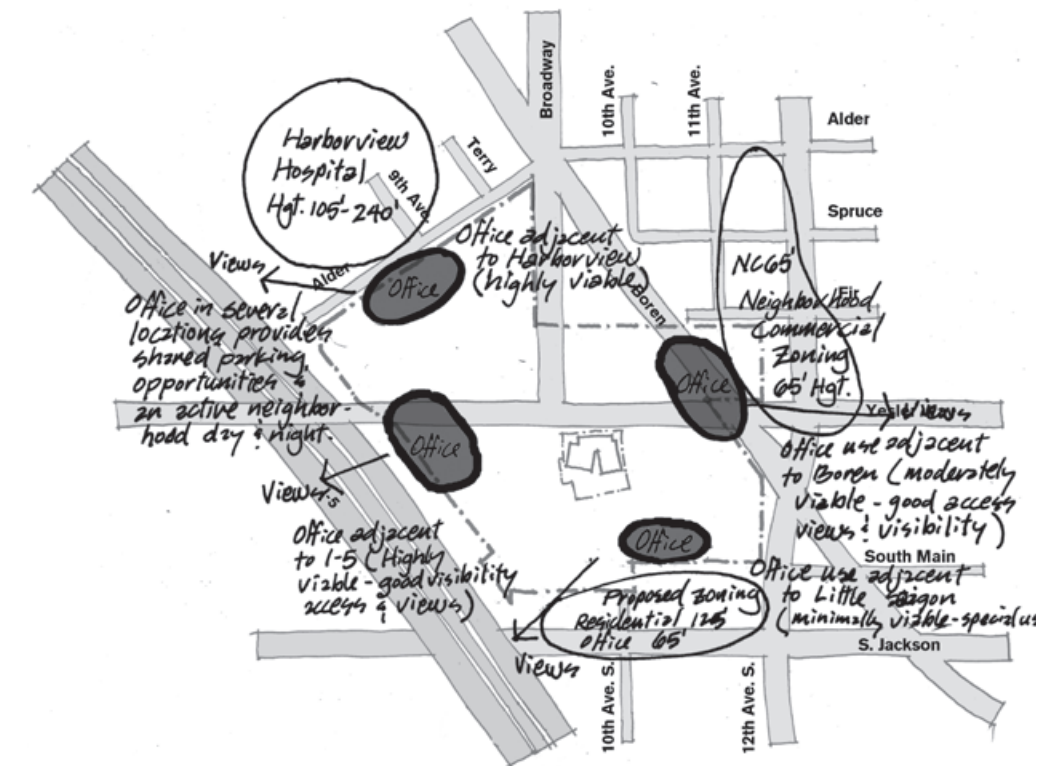
OFFICE STRATEGY #2

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 Scattered

OFFICE STRATEGY #3

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

Land Use - Retail

What types of retail are viable at Yesler Terrace and in what locations?

Constraints

Opportunities

- Medium and larger retail works well at the NE corner of Yesler Terrace and Broadway.
- Compatible smaller and medium street-level retail in mixed use buildings across Broadway moving towards the northwest.
- Locate near Harborview to capture hospital population.
- Complement Little Saigon for existing and growing customer base.

Retail Strategies

#1 Large/Medium Retail at Broadway and Yesler Way

- Yesler Way and Broadway – Heart location with adjacency to main streets and Community Center
- Additional street related retail at and near Ninth Avenue and Broadway
- Activates connections at heart – ties north to south across Yesler Way

#2 Small/Medium Retail at near Ninth and Alder

- Works well with office towers – near Harborview – brings workers and visitors to project
- Activates connections at northern edge

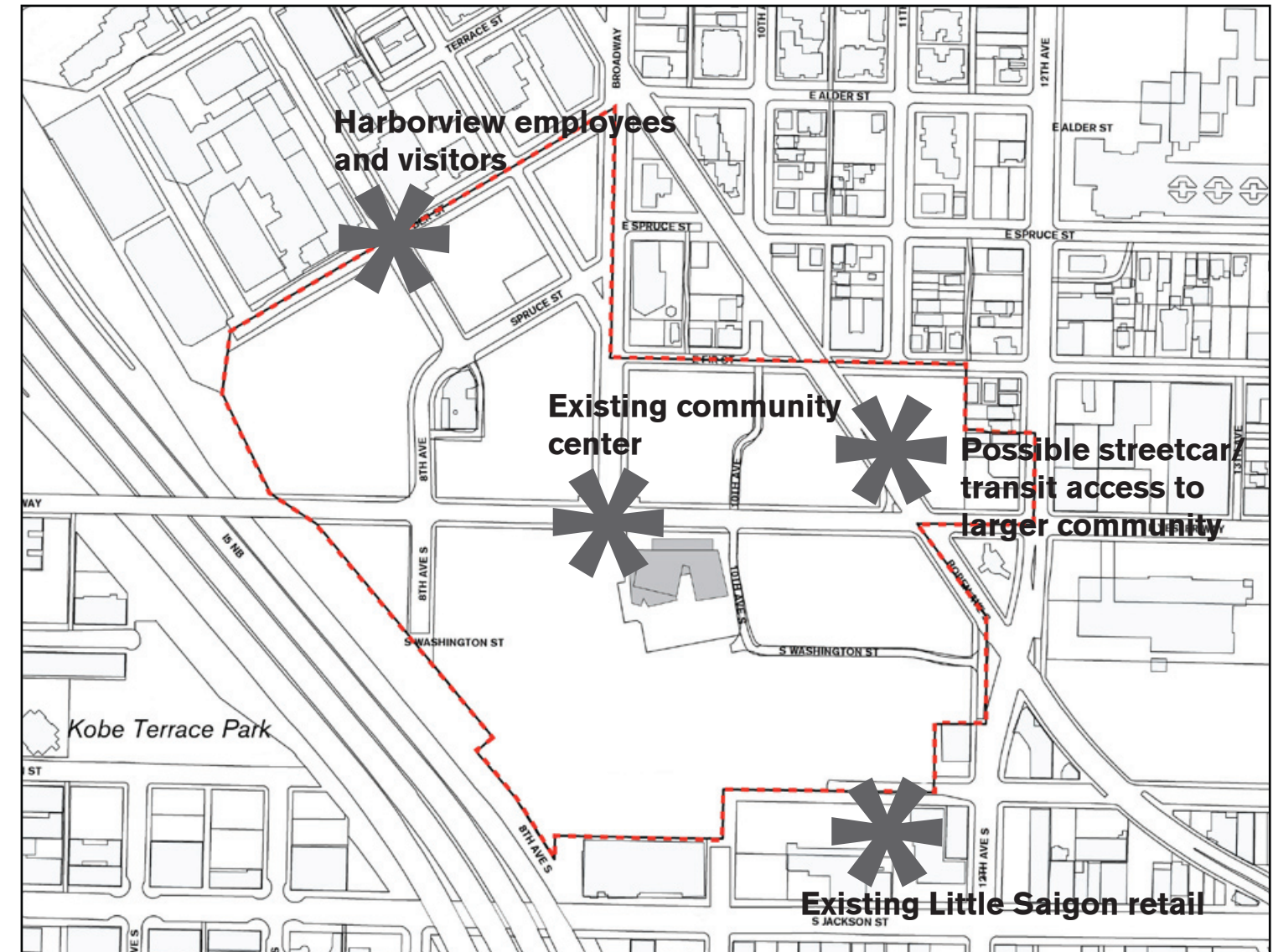
#3 Small/Medium Retail at near Main and Little Saigon

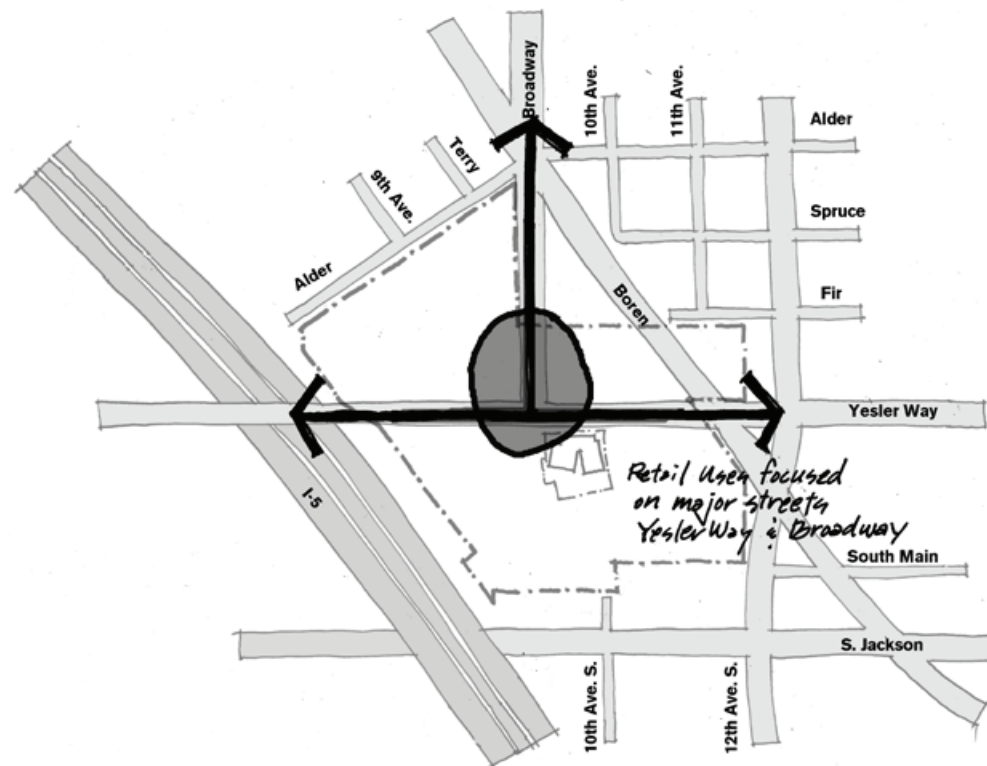
- Retail adjacent to Little Saigon – adds link to International District
- Activates connections at southern edge

Things to Consider

Following are issues to consider when thinking about the pros and cons of a particular strategy toward office uses. They were compiled partly from the Guiding Principles and Planning Concepts, and partly from insights gained during the planning process. If an item is related to a specific Guiding Principle (GP) or Planning Concept (PC), the corresponding number is indicated in parentheses.

- Provision for an integrated mixture of land uses (GP 20, PC 6)
- Use of retail locations to establish strong connections to surrounding neighborhoods (GP 3, 28)
- Use of retail locations to establish strong connections within Yesler Terrace (GP 22, PC 4)
- Provision of up to 50,000 SF of a variety of retail types
- Provision for visibility, access, and parking to ensure that retail locations are economically sustainable
- Use of retail locations to help create a community heart near the community center (PC 1)
- Ability to be phased to accommodate reasonable parcel sizes and economic cycles (GP 29)
- Provision of effective locations for small and micro-businesses (<100 SF) (GP 16)





Retail at Street on Yesler Way and Broadway

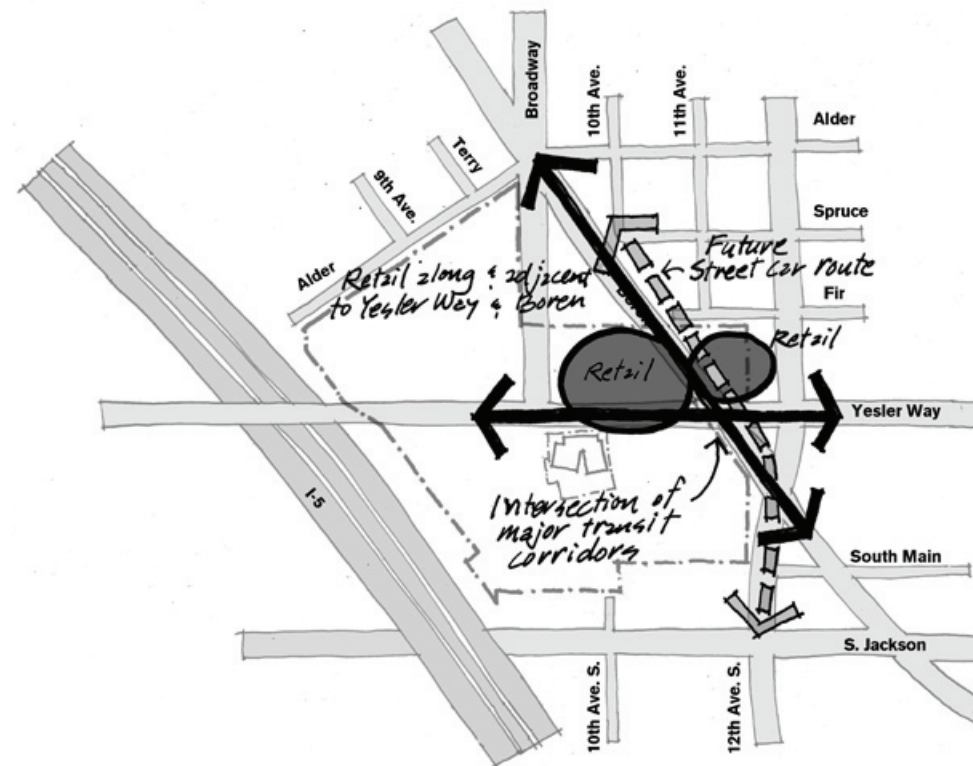
RETAIL STRATEGY #1

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 Boren and Yesler Way

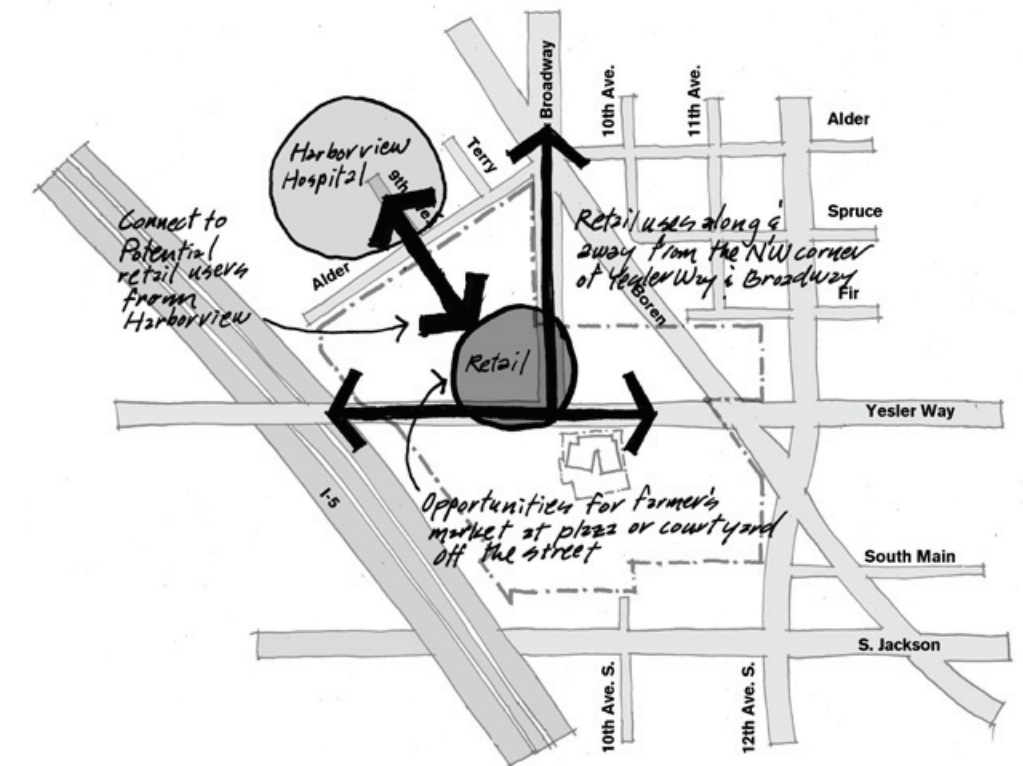
RETAIL STRATEGY #2

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 Northwest of Yesler Way & Broadway

RETAIL STRATEGY #3

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

Concept A *(similar Building Height/Massing & Open Space to previous Model B)*

Summary of Concept Variables

This concept looks at the combination of a strong Seattle street grid with a north/south orientation 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.

Building Height & Massing

- LOW/MID/HIGH BUILDINGS TYPES;
- UNIFORM HEIGHT & DENSITY.

Open Space

- GREEN STREETS & ON-STREET PARKS

Topography

- EXISTING

Connections & Edges

- CONNECT TO ALL NEIGHBORS; GREEN BOREN.

Circulation

- STRONG EAST/WEST CIRCULATION.

Land Use - Retail

- AT STREET ON YESLER WAY & BROADWAY

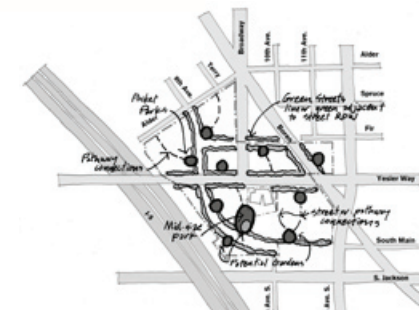
Land Use - Office

- AT NORTHWEST QUADRANT

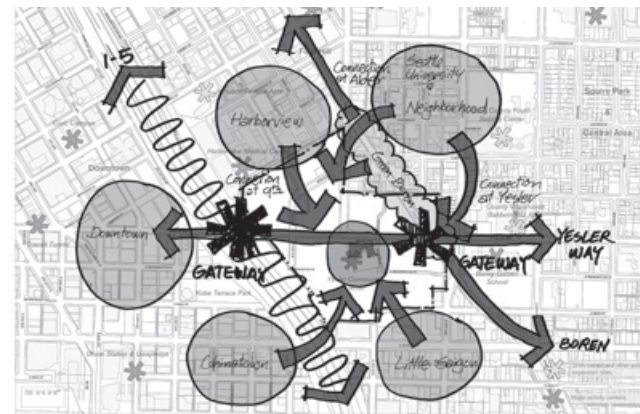
Associated Concept Variables



Low/Mid/High Bldg Types
Uniform Height & Density



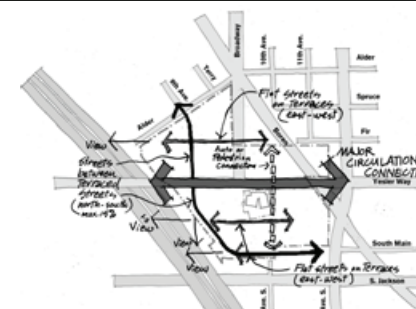
Green Streets & On-Street Parks
Front Yard



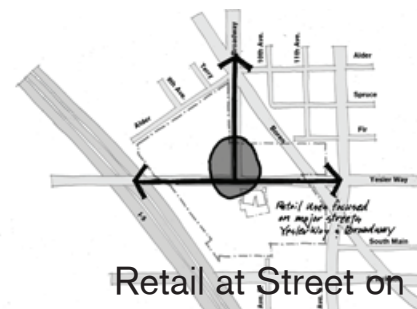
Connections to all
Neighbors; Green Boren.



Existing Topography



Strong East/West Circulation

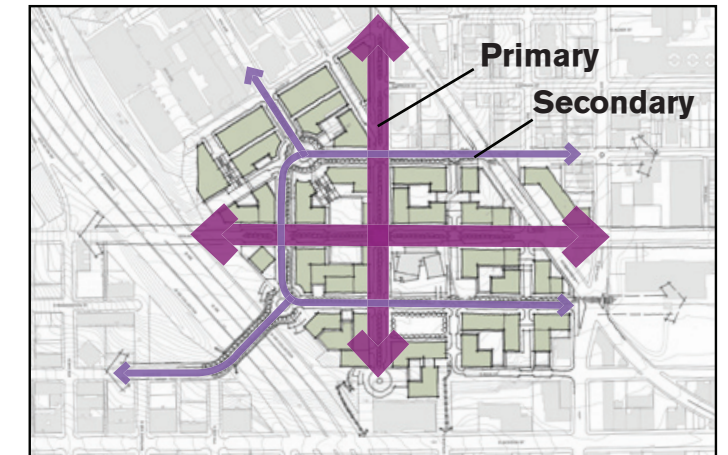


Retail at Street on
Yesler Way & Broadway

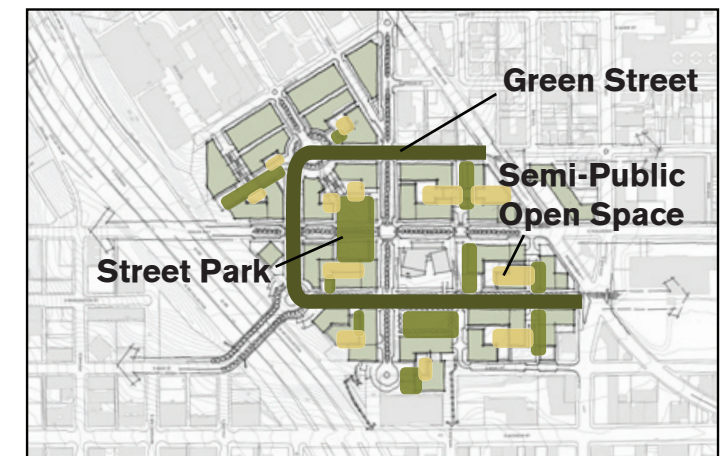


Office at Northwest Quadrant

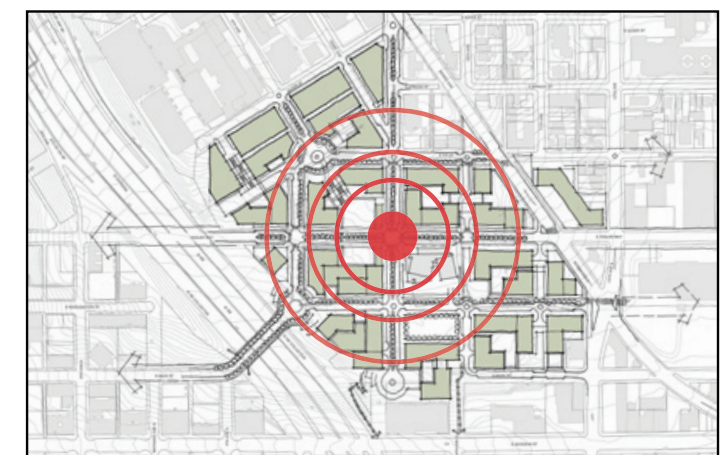
Concept Essence



Extend street network (Connections Out)



Hierarchy of open space (Connections In)

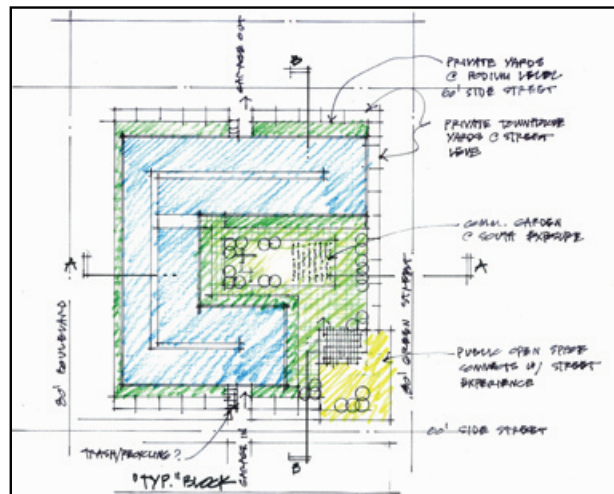


Community Heart (Yesler Way & Broadway)

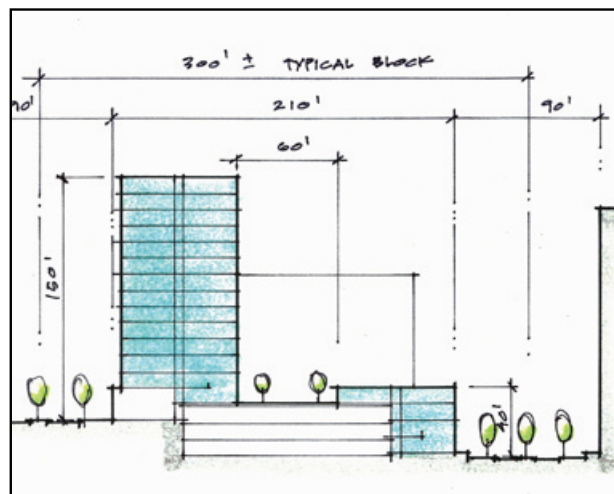
Concept A



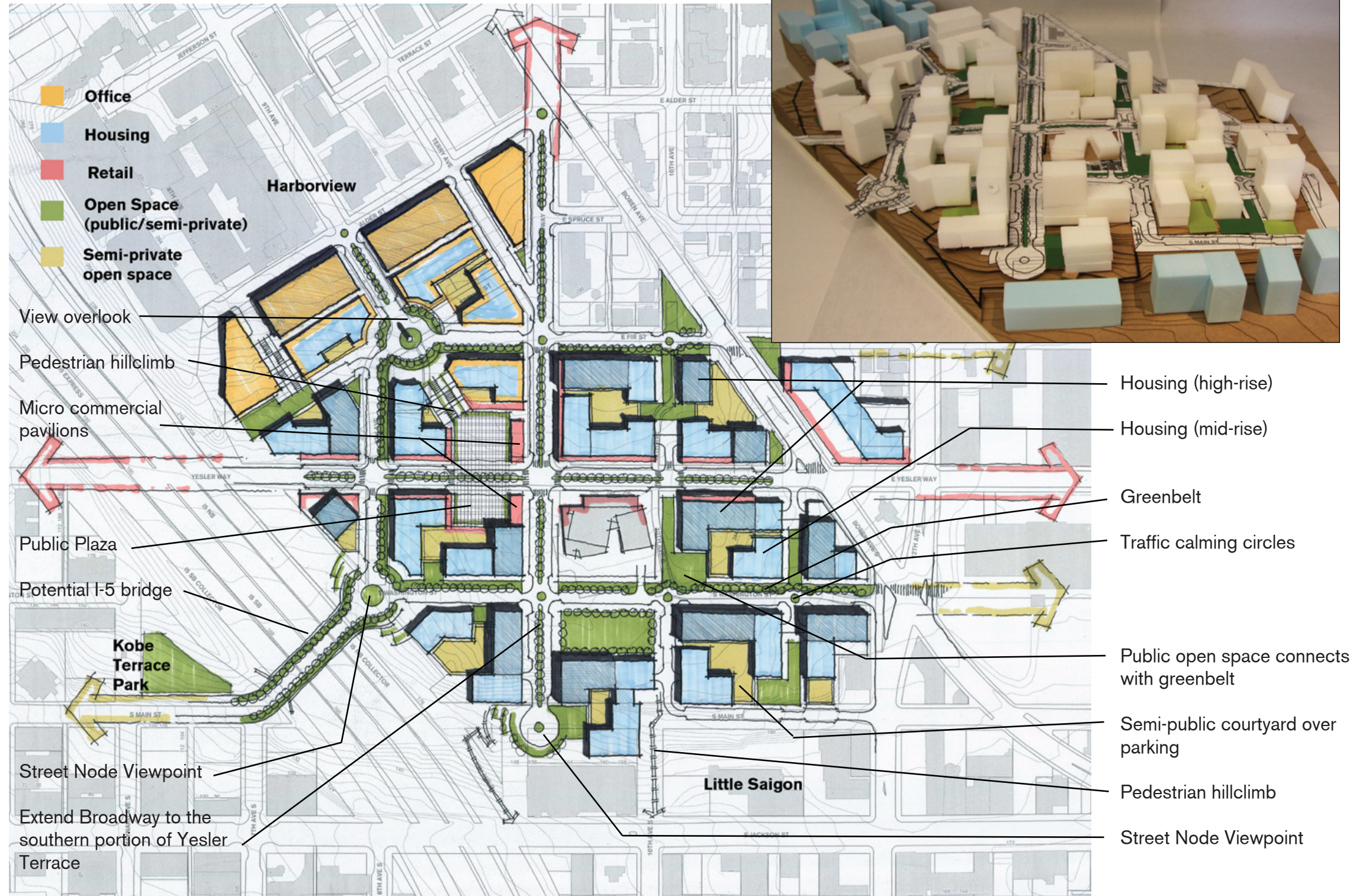
Open space between block developments



Potential housing plan



Section at housing



Site Plan

Concept B *(similar Building Height/Massing & Open Space to previous Model A)*

Summary of Concept Variables

This concept looks at moving the commercial center of the neighborhood to Yesler Way and Boren to establish a new center for an expanded Yesler neighborhood. The street circulation system is separated from the major open space system to create a back yard of parks off the street. Office uses are near Harborview & Boren and retail is focused adjacent to Yesler Way and Boren.

Using the fill topography concept variable on the south of the site provides for developments along the street connecting to South Main to have a greater opportunity for connection to the northern portion of the site.

Building Height & Massing

- ALL BUILDING TYPES; HIGHEST HEIGHT & DENSITY AT HARBORVIEW & ON BOREN

Open Space

- OFF-STREET PARKS & GREEN LINKS

Topography

- FILL TOPOGRAPHY

Connections & Edges

- CONNECTIONS AT BOREN & I-5

Circulation

- STRONG BROADWAY & NORTH/SOUTH CIRCULATION

Land Use - Retail

- AT STREET ON BOTH YESLER WAY & BOREN

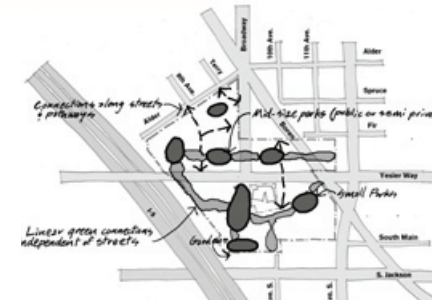
Land Use - Office

- AT BOTH HARBORVIEW & BOREN

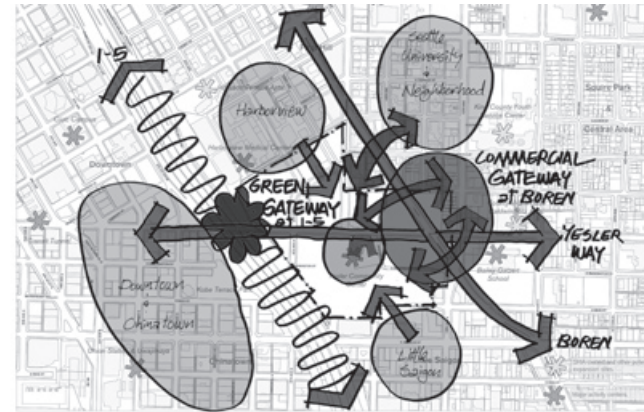
Associated Concept Variables



All Building Types; Highest Height & Density at Harborview and on Boren



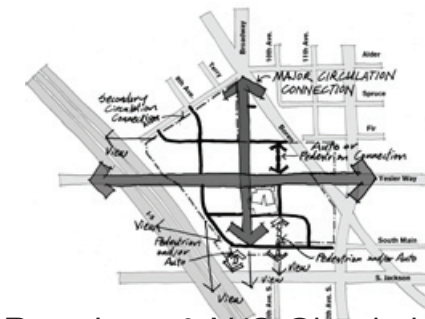
Off-Street Parks & Green Links
Back Yard



Connections at Boren & I-5.



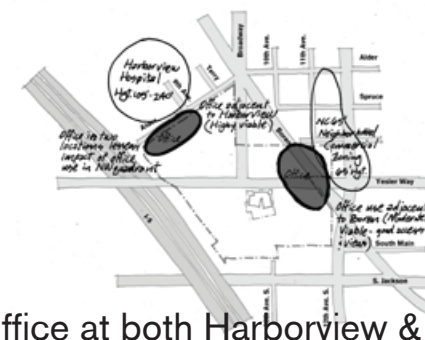
Fill Topography



Strong Broadway & N/S Circulation

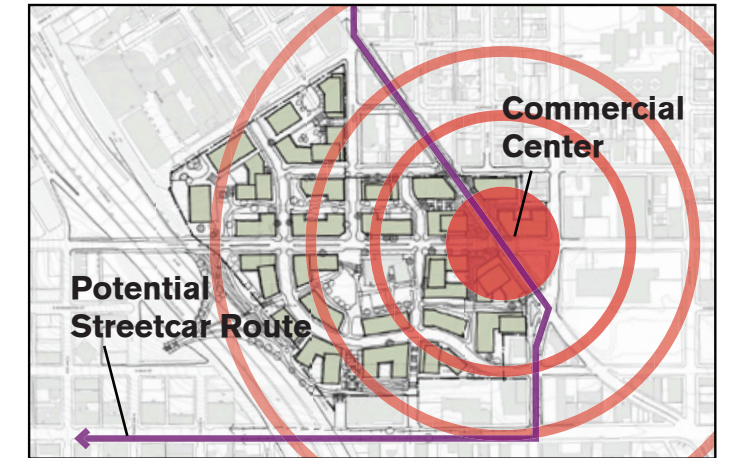


Retail at Street on both Yesler Way & Boren

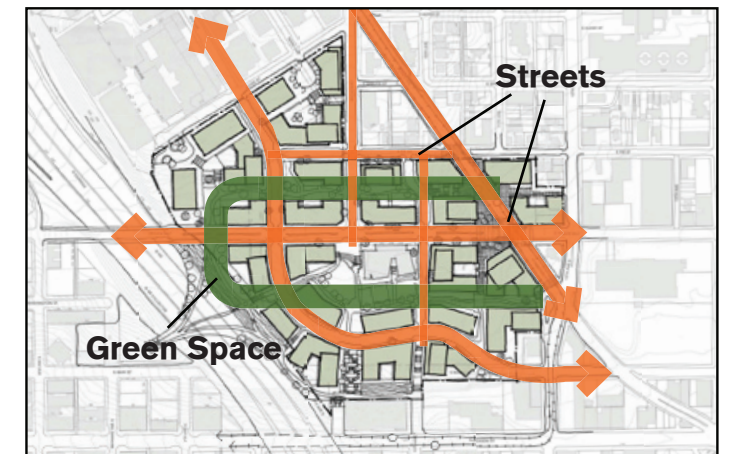


Office at both Harborview & Boren

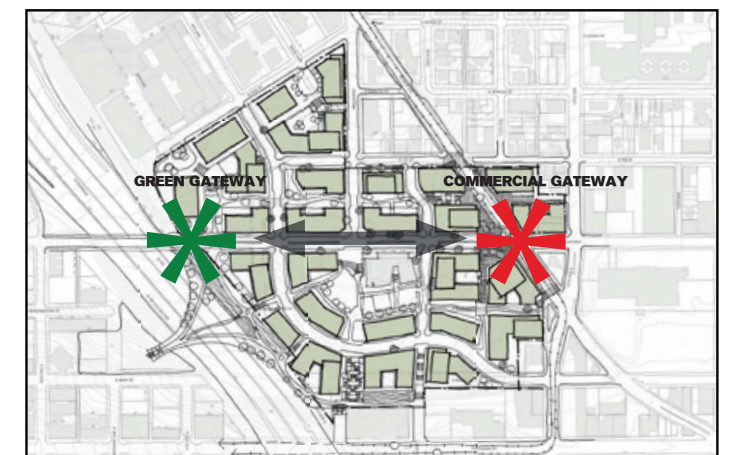
Concept Essence



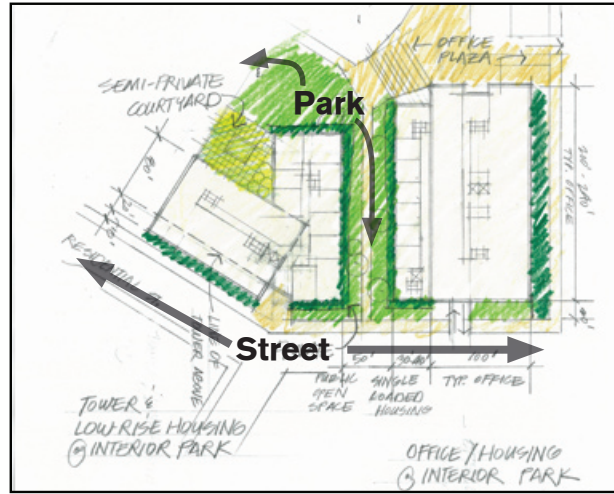
Expand Yesler neighborhood



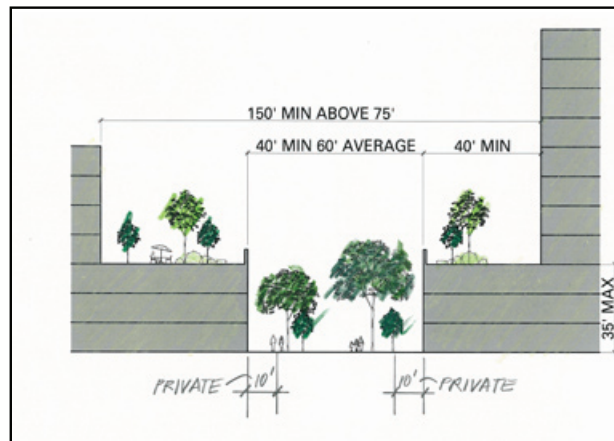
Separate open space and street networks



Unique gateways frame neighborhood



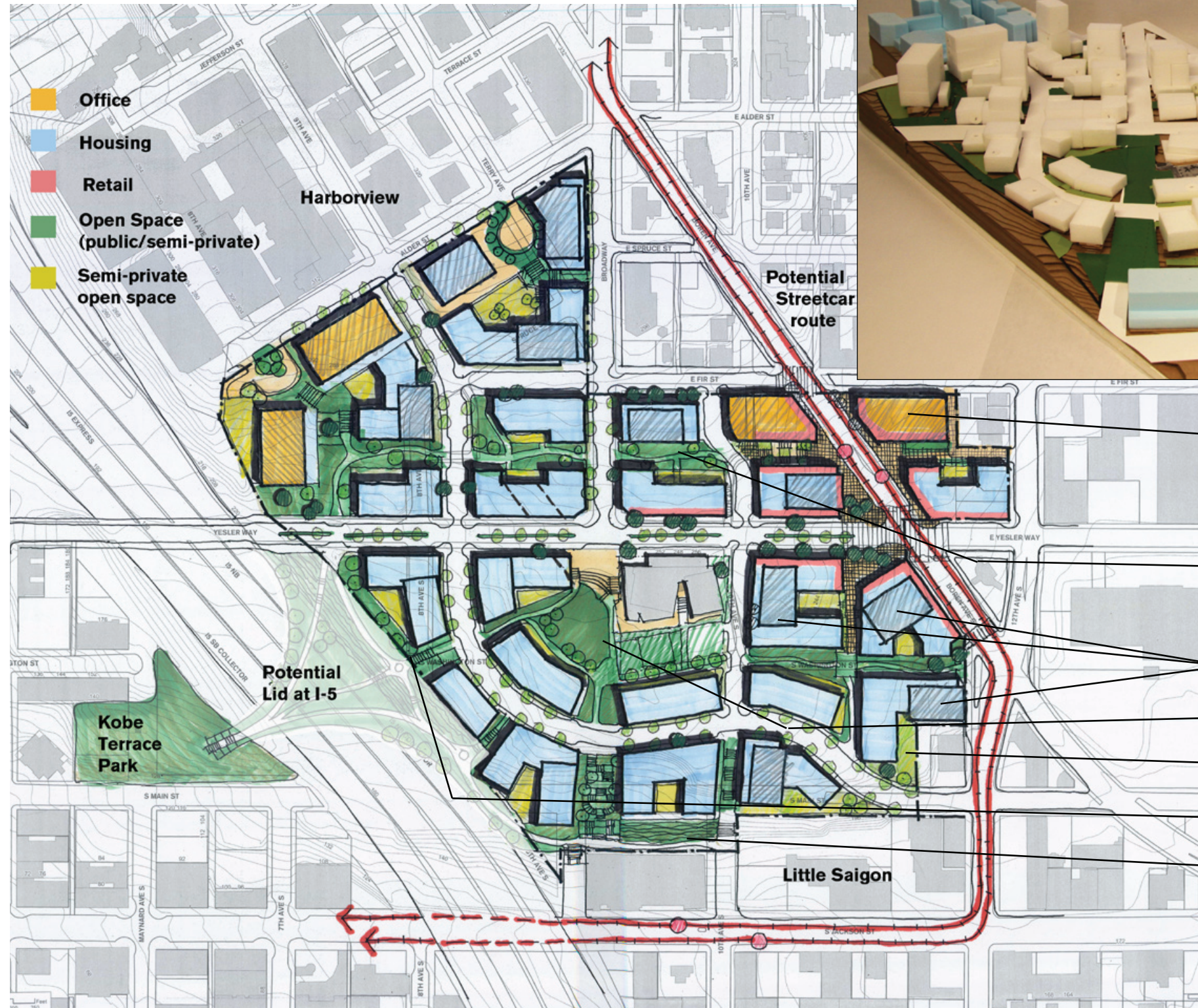
Street and park network



Section at interior parks



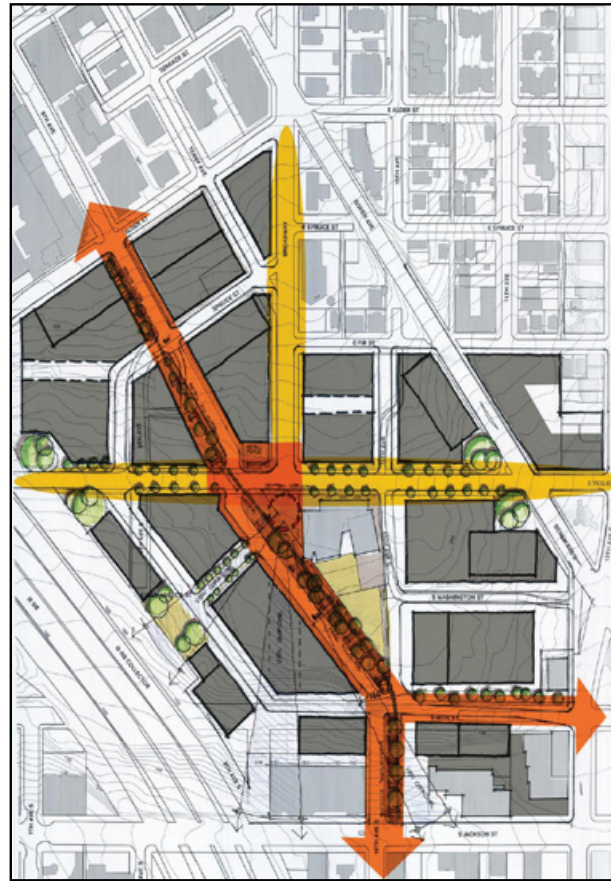
Interior Park



Site Plan



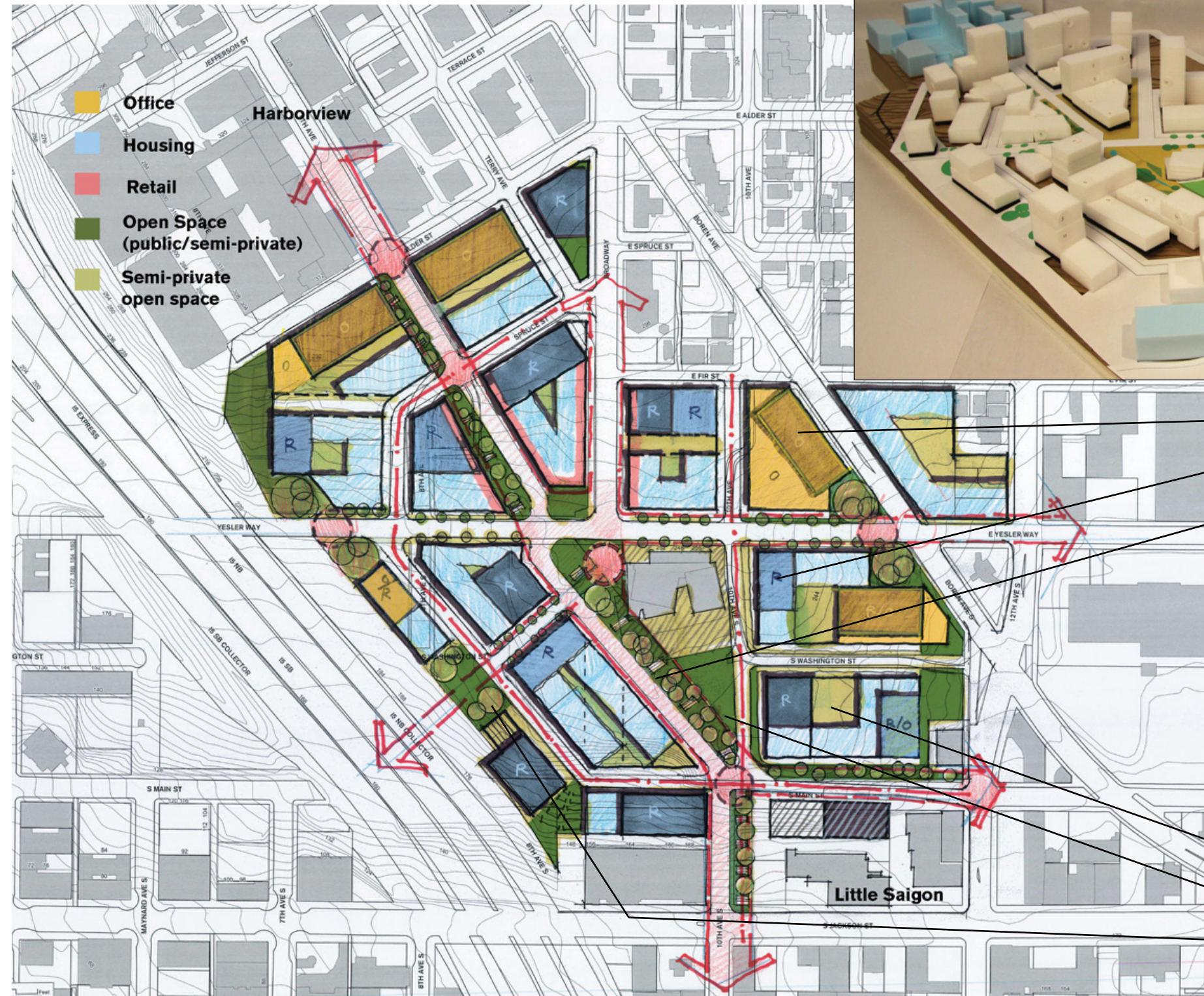
- Commercial Center
 - Office
 - Retail
 - Housing
- Open Space connection
 - Public
 - Semi-public
- Housing (High-rise)
- Large Community Park
- Semi-public open space
- Green connection
- Gardens



Hillclimb spine of parks



Example of a hillclimb



- Office Tower (typical)
- Residential Tower (typical)
- N/S Connector
"Hillclimb Spine of Parks"
 - Connects Harborview to Little Saigon
 - Incorporates the following:
 - wide street
 - wide walkway
 - surface water management
 - art & landscape
 - stairs & benches
 - Touches 5 of 6 districts
- Semi-public open space
- Mid-size Community Park
- Satellite Park & Gardens

Site Plan

