



CRC Evaluations Summary

9 June 2009

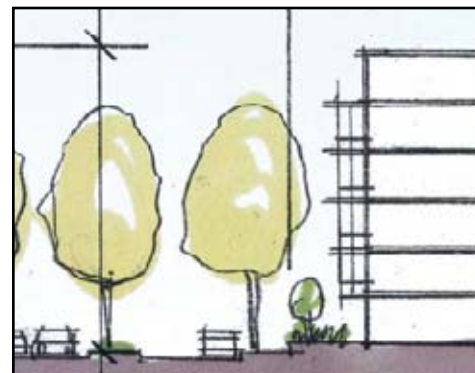


Table of Contents

Introduction..... 1

Concept Variables

 Building Height & Massing.....4

 Open Space 6

 Topography.....8

 Connections/Edges 10

 Circulation..... 12

 Land Use - Office..... 14

 Land Use - Retail..... 16

Preliminary Concepts

 A 18

 B 20

 C 22

Comments24

Concept Evaluation Report

This report is the culmination of a process which began in January 2009 with the second phase of Citizen’s Review Committee (CRC) involvement. During this process, the planning team showed how physical elements of the site could be separated into seven variables that would influence site planning. Three distinct options for each variable were developed showing a range of possibilities. The individual options were then assembled into three preliminary concepts for evaluation purposes.

The evaluation report reflects thoughts from the CRC about the individual concept variables as well as each of the three preliminary concepts. These thoughts and comments will be considered along with input from other stakeholders and consultants (i.e. City of Seattle Department of Planning and Development, Transportation, Utilities, Seattle Design Commission, the development community, financial consultants, etc.) to inform and guide the Yesler Terrace redevelopment plans.

The following outlines the process and reports leading up to the Concept Evaluation Report:

Guiding Principles/Planning Goals/Financial Model - 15 January 2009
The Guiding Principles and Planning Concepts adopted by the CRC were the starting point for the planning process. Additional planning goals were established by the planning team to guide, develop and evaluate the preliminary site concepts. These included goals for community, streetscapes, open space, housing, office, retail, green & healthy, social services and economy & jobs. The planning team shared the preliminary financial model showing why rehabilitation of the existing units was not a feasible option and the preliminary cost estimates of redevelopment.

Neighborhood Studies - 9 February 2009
The planning team studied two Seattle neighborhoods of comparable density and uses to better understand the proposed density for Yesler Terrace. A portion of the Belltown and First Hill neighborhoods were chosen for the study. While each neighborhood has similar density and uses to the new Yesler Terrace, the character of the two existing neighborhoods are very different.

Exploration of Ideas - 11 March 2009
Within any concept, some things would remain constant (i.e. program, CRC

Guiding Principles and Planning Concepts, etc.) and some things would be evaluated in the future (i.e. sustainability, phasing, etc.). The planning team showed which site variables would significantly influence the planning efforts. Two concept variables (building height & massing and open space) were depicted in model form to stimulate discussion and input from the CRC.

Concept Variables and Planning Concepts - 8 April 2009
Options for the seven concept variables were shown. This built on the initial discussions of building height & massing and open space in the previous session. The other seven concept variables include: topography, connections, circulation, office uses, retail uses. The seven concept variables were shown along with plans and rough study models depicting three preliminary concepts. Discussion and comments were given by the CRC.

Concept Evaluations - 2 May 2009
The planning team presented the three refined preliminary concepts based on the ideas shown in the previous meeting. The three preliminary concepts included further descriptions and images of housing typologies which could occur on the site. Study models and plans were shown depicting how each of the concept variables was combined into the three concepts. Evaluations focused on the individual concept variables depicted in each concept.

Evaluation Results - 13 May 2009
The planning team shared the results of the individual evaluations from the CRC as well as the residents who had participated in the May 2nd evaluation session. The results for each of the concept variables were discussed and approved by the CRC. During the process the planning team also provided insight about the results and implications of their meaning on future concepts. Individual CRC members also gave comments about their overall impressions of the three concepts.

This report compiles the evaluation data and comments for each of the concept variables. Comments from individual CRC members and residents about their overall impressions of the three concepts are also included. This report is for the CRC’s use to modify or add to as it desires. The planning team thanks the Citizen’s Review Committee for their dedication and hard work over the past year.

Introduction

There are common attributes used for each of the preliminary concepts, including:

- 4,000 dwelling units, 1 million sq. ft. of office, and 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 (3 and 4-bedroom units) 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.

*The planning program for Yesler Terrace will use a range of development: 3,000-5,000 dwelling units, 800,000 to 1.2 million sq. ft. of office, and up to 25,000 to 100,000 sq. ft. of retail.

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 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 interaction 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 that 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 Terrace is expanded, any lost units will be replaced in the neighborhood.							
35. Pursue those alternatives for Yesler Terrace which will result in the greatest balance.							
36. Encourage innovative home ownership opportunities 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				●			

Building Height & Massing

How should building heights be distributed across Yesler Terrace?

Building heights and massing help define the quality and character of the streetscape, associated open spaces and the community in general. For example, tall building façades can be set back so they do not dominate the street, which helps create an environment that is welcoming to pedestrians. Building height is also important because it is one factor that affects the cost of construction, degree of necessary excavation, and the amount and quality of amenities available for the development.

Opportunities

- Adjacent zoning to the north within Harborview allows building heights of 240 feet.
- Proposed zoning in Little Saigon could allow building heights of 125 feet.
- Taller buildings create more view opportunities and concentrate densities on a smaller footprint increasing land values.
- Taller buildings may enhance the identity and branding of the redevelopment.
- Taller buildings reduce building footprints assuming the same program.
- A blend of massing and heights adds character to neighborhoods and districts.
- Taller buildings can mitigate some off-site impacts such as noise from I-5.

Assumptions

- Grade related housing or retail uses can be included in any building height configuration.
- Taller buildings over seven (7) stories are more expensive to construct.
- Taller buildings add more value per area of land.
- Taller buildings will have larger excavations for structure and parking.
- Office tower or high-rise locations are best suited

near Harborview and along the I-5 corridor due to adjacent heights, proximity of users and high visibility for brand identification.

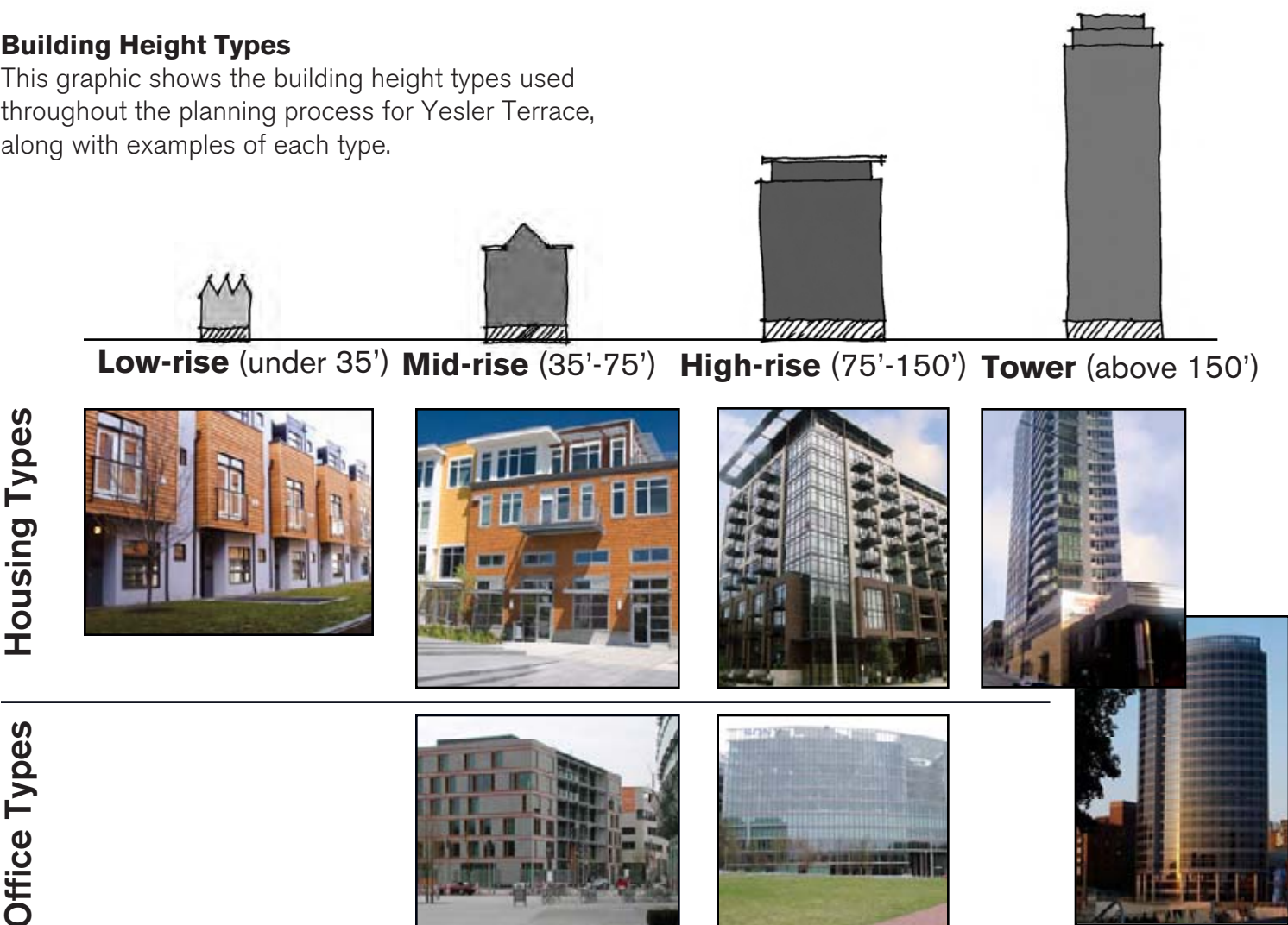
Things to Consider

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)

Building Height Types

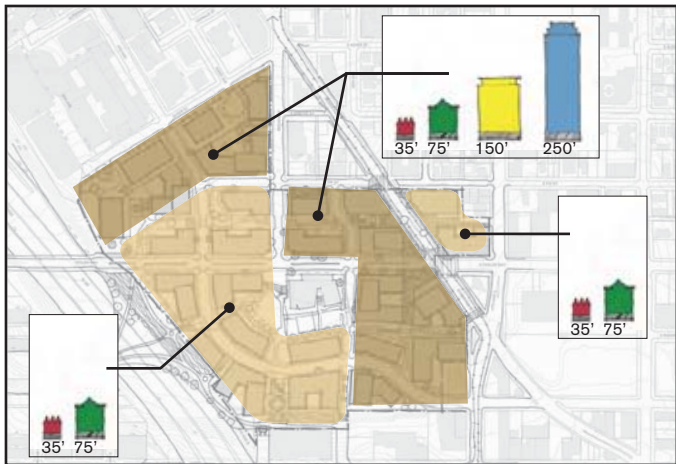
This graphic shows the building height types used throughout the planning process for Yesler Terrace, along with examples of each type.



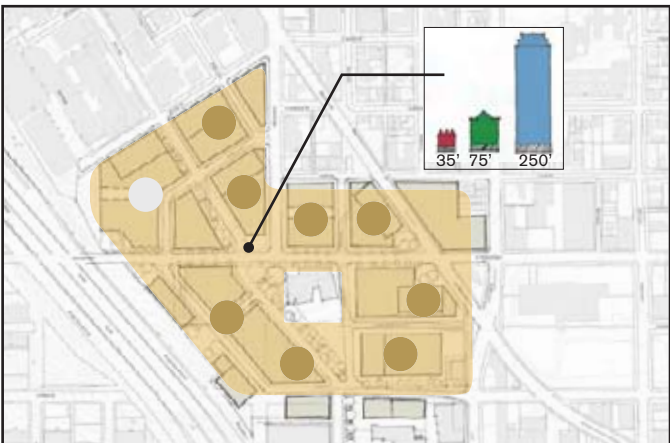
Building Height & Massing



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



Greatest heights along Harborview and Boren



Higher and lower; evenly distributed.

BUILDING HEIGHT & MASSING 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

BUILDING HEIGHT & MASSING STRATEGY #2

PROS

- Locates tallest YT buildings near tallest off-site buildings (Harborview)
- Steps height down for best access to views and sunlight
- 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

BUILDING HEIGHT & MASSING 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 & street
- Entails higher construction cost
- Casts long shadows on and off site
- Creates single high-cost development model

Evaluation Scores for Building Height

Building heights and massing creates strong connections to surrounding neighborhoods.					
Strategy #1	3.2	Strategy #2	2.6	Strategy #3	3.0
Building heights and massing creates strong connections within Yesler Terrace.					
Strategy #1	3.8	Strategy #2	3.3	Strategy #3	2.9
Views are preserved and enhanced from buildings.					
Strategy #1	3.3	Strategy #2	2.9	Strategy #3	3.2
Views are preserved and enhanced between buildings.					
Strategy #1	3.0	Strategy #2	3.1	Strategy #3	3.1
Building locations and types provides a range of housing opportunities and choices.					
Strategy #1	3.4	Strategy #2	3.6	Strategy #3	3.3
Building locations and types enhance neighborhood character and optimizes access to sunlight for housing and open spaces.					
Strategy #1	3.3	Strategy #2	3.2	Strategy #3	3.1
Strategy #1 Average	3.3	Strategy #2 Average	3.1	Strategy #3 Average	3.1

CRC and Individual Resident Comments

- Which mix of densities makes a community? What makes a neighborhood? This needs to be researched. We need to look at other neighborhoods that have succeeded and failed.
- Concept B resembles isolated towers like those in First Hill. They are busy 5 days a week, but silent at night and on the weekends. The towers in this scheme would create a void, it would be an L shape pocket that is silent. Towers could be located near Harborview.
- Do more towers entail more open space?
- It is a bad idea to have tall buildings on the southern edge adjacent to Little Saigon. It creates an ominous cliff like feeling in Little Saigon. It creates a wall with no connection.
- Is a mixed income neighborhood livable? We don't have a rubric that shows what is most livable by a low income resident. It would be helpful to establish where low income residents would live on the site.

Open Space

How should open space be incorporated into Yesler Terrace?

Open space will help define the new Yesler Terrace and provide much of the new neighborhood character. Public and private open spaces help provide balance within the built environment and provide natural elements to an urban setting. Open spaces can support the multiple needs of residents by providing locations for active and passive activities.

Opportunities

- Design open spaces for a variety of users and uses.
- Bailey Gatzert Elementary School provides a large active recreational space.
- Provide a cohesive open space system from large public open spaces to small building-related private open spaces.
- Integration of the public street system into the public open space system.
- Enhance view opportunities using open space in conjunction with building placement.
- Integration of open spaces and uses with the Yesler Terrace Community Center.

Assumptions

- Topography limits designs of major open space in some areas of the site.
- A large public open space for active informal recreation activities such as kicking a soccer ball and throwing a football should be provided on site.
- In-home day care providers need access to semi-private or private open spaces at or near ground level next to their units.
- Provide safe and well monitored open spaces using CPTED and other design principles.

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)
- Safety enhancement 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

Hierarchy of Open Space

The images below show the range of open space types, from largest to smallest, and most public to most private.



Large Park



Plaza



Pocket Park



Green Street



Semi-Private Courtyard



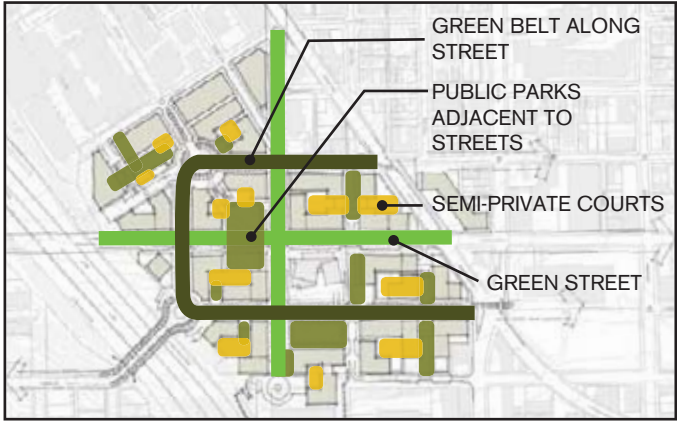
Shared roof-top deck
(private for building residents)



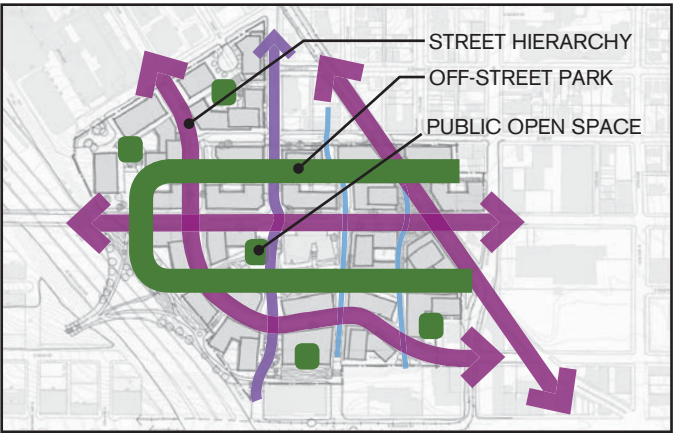
Private front yard



Private Deck



Parks on green streets



Off-street parks and green links



Parks in each district

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

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

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

Evaluation Scores for Open Space

A variety of multiple-use open space sizes are provided to support a diversity of needs.					
Strategy #1	3.9	Strategy #2	3.3	Strategy #3	3.4
Uses and activities around the intersection of Yesler and Broadway complements the Community Center and creates a dense urban node.					
Strategy #1	3.9	Strategy #2	3.1	Strategy #3	3.1
Open spaces are connected to the circulation network.					
Strategy #1	3.9	Strategy #2	3.1	Strategy #3	3.1
There is a clear hierarchy of overlapping public and private open spaces and buildings.					
Strategy #1	3.6	Strategy #2	3.0	Strategy #3	3.2
Views are preserved and enhanced from public open spaces.					
Strategy #1	2.8	Strategy #2	3.8	Strategy #3	3.2
Strategy #1 Average	3.6	Strategy #2 Average	3.2	Strategy #3 Average	3.2

CRC and Individual Resident Comments

- It would be best if there was a circulation pattern where you can walk the entire neighborhood without crossing a street so that pedestrians do not have to dodge traffic.
- All plans and grids make it tempting to cut thru secondary streets. All concepts should focus on traffic slowing through the neighborhood.
- Open space should be kept contiguous. There should be no blockade to open space.
- There is a vote for C for open space. Each open space needs to have an IDENTITY.

Topography

How should the site south of Yesler Way be regraded?

Topography is the most defining characteristic of the existing site. The portion of the site north of Yesler Way will not be significantly regraded as a result of keeping certain rights-of-way (Yesler Way, Broadway, Boren Avenue, Alder Street and Fir Street) in their present alignment and grade. Regrading the southern portion of the site can affect view potentials, ease of connections with adjacent neighborhoods, circulation and many other features.

Opportunities

- Connect north and south portions of Yesler Terrace and to adjacent neighborhoods.
- Enhance territorial views from open spaces and buildings.
- Simplify construction of buildings, streets and parks.
- Improve accessibility and promote pedestrian activities.
- Modify grades to enhance property values.

Assumptions

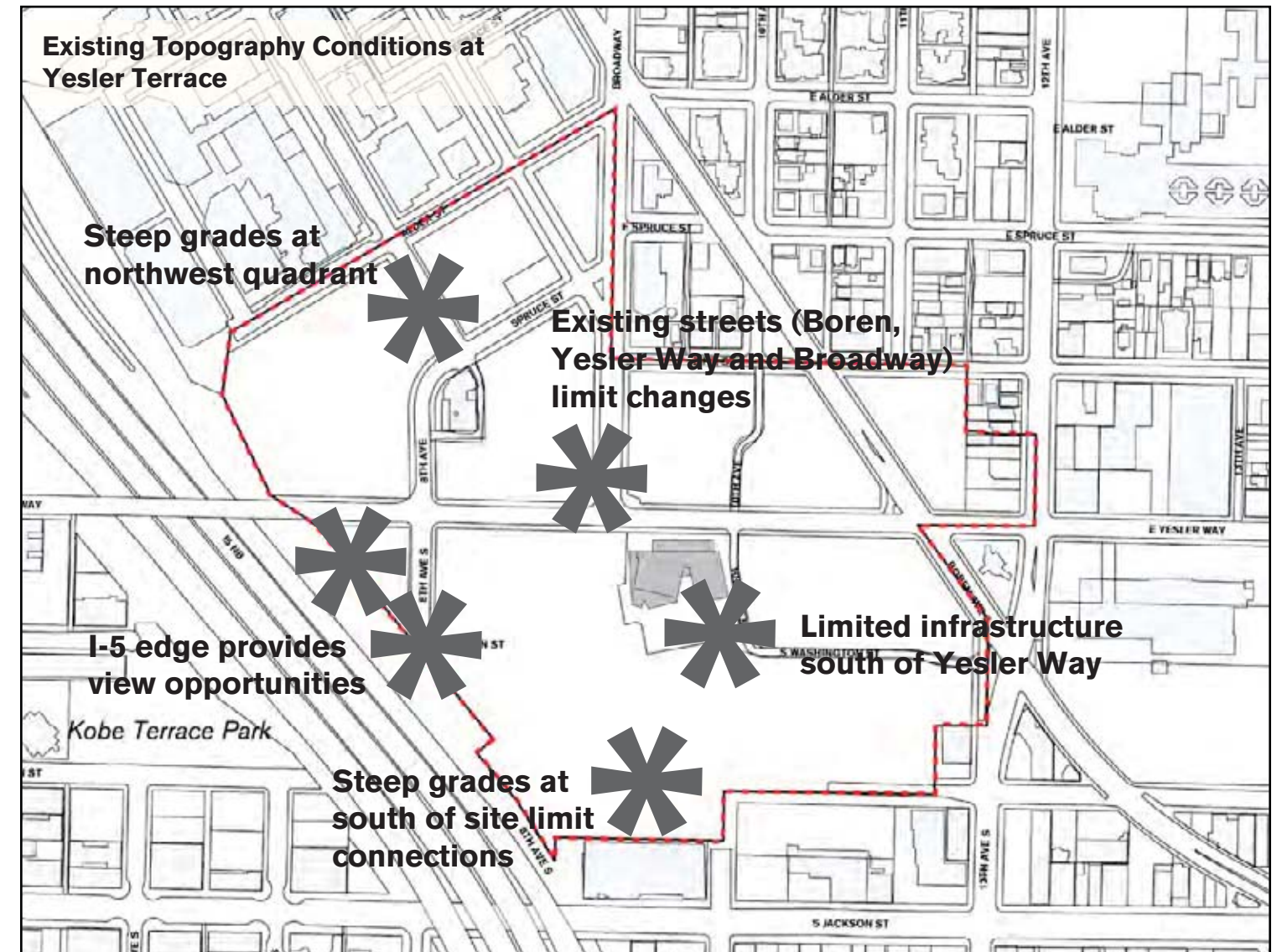
- No significant changes to the alignments and grades of Yesler Way, Broadway, Boren Avenue, Alder Street and portions of Fir Street.
- The north half of Yesler Terrace (north of Yesler Way) will not be significantly regraded.

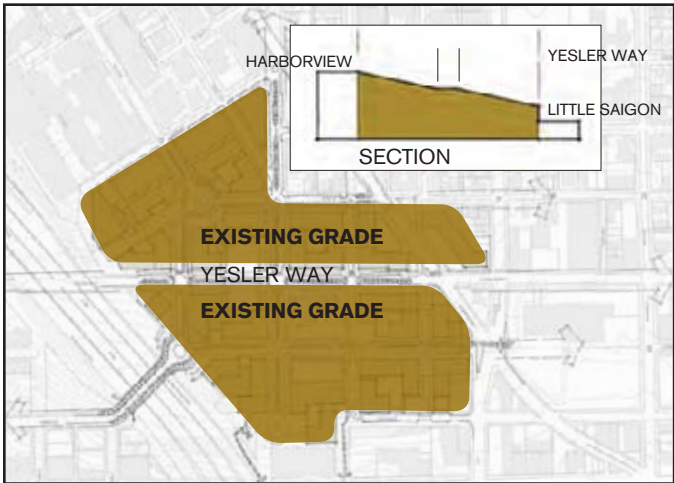
Things to Consider

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 to remain

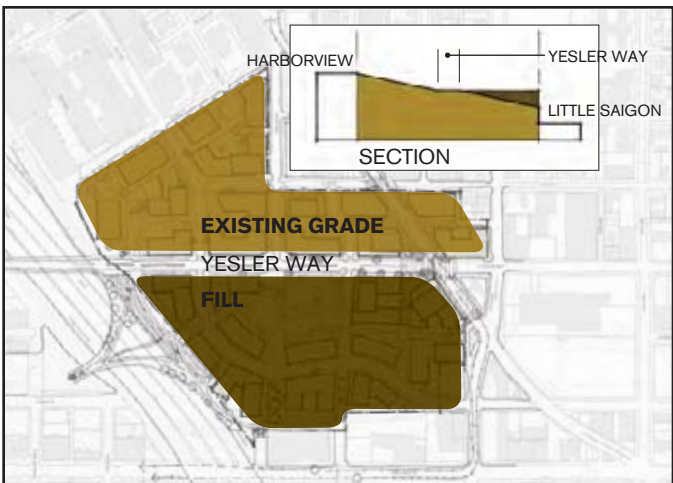
TOPOGRAPHY STRATEGY #1

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 south of Yesler Way to create a plateau

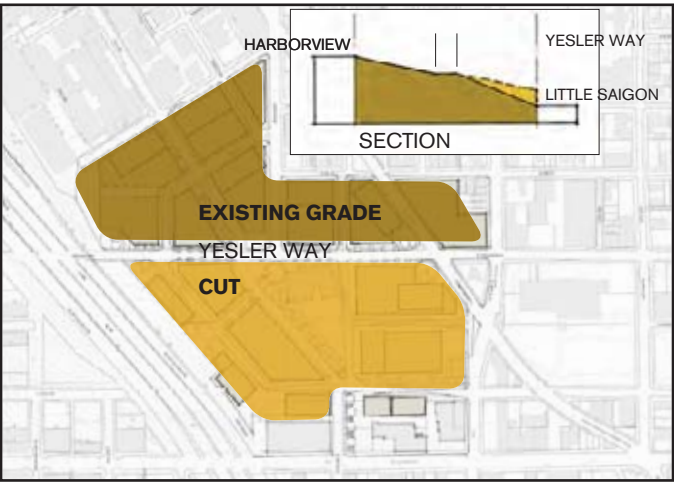
TOPOGRAPHY STRATEGY #2

PROS

- 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 YT to Little Saigon connection more difficult
- Requires the south portion of YT be constructed in one phase



Cut south of Yesler Way to connect with Little Saigon

TOPOGRAPHY STRATEGY #3

PROS

- Provides for the strongest connection of YT to Little Saigon

CONS

- Requires significant cost for regrading
- Makes phased development difficult

Evaluation Scores for Topography

Topography creates strong connections to surrounding neighborhoods.					
Strategy #1	3.1	Strategy #2	2.9	Strategy #3	3.6
Topography creates strong connections within Yesler Terrace.					
Strategy #1	3.6	Strategy #2	3.3	Strategy #3	3.5
View opportunities are preserved and enhanced.					
Strategy #1	3.5	Strategy #2	3.3	Strategy #3	3.5
Strategy #1 Average	3.4	Strategy #2 Average	3.1	Strategy #3 Average	3.5

CRC and Individual Resident Comments

- What affect would the alternatives have on earth movement and phasing?
- If Concept A's topography is left natural there will be less earth movement, correct?
- There is the fear that a slope or plateau will have nothing on it.

Connections/Edges

How can Yesler Terrace improve connections to adjacent neighborhoods?

Currently, Yesler Terrace is poorly connected to adjacent neighborhoods both physically and socially. Physical barriers include I-5, Boren Avenue, unsafe stairs and pedestrian connections to Little Saigon and general topography. I-5 has 280,000 vehicle trips per day and separates Yesler Terrace from the downtown and International District. As growth occurs in adjacent neighborhoods it will be important to ensure that connections to Yesler Terrace will support new patterns and needs of the community.

Opportunities

- Adjacent neighborhoods that provide health care, jobs, retail, transit, educational, recreational and cultural resources.
- Site boundaries along the west and south have excellent view potential.
- Collaboration with the City of Seattle to enhance the Yesler Way bridge.
- The potential new streetcar route serving Yesler Terrace.
- Supporting the City and WSDOT to lid I-5 and re-connect Yesler Terrace.

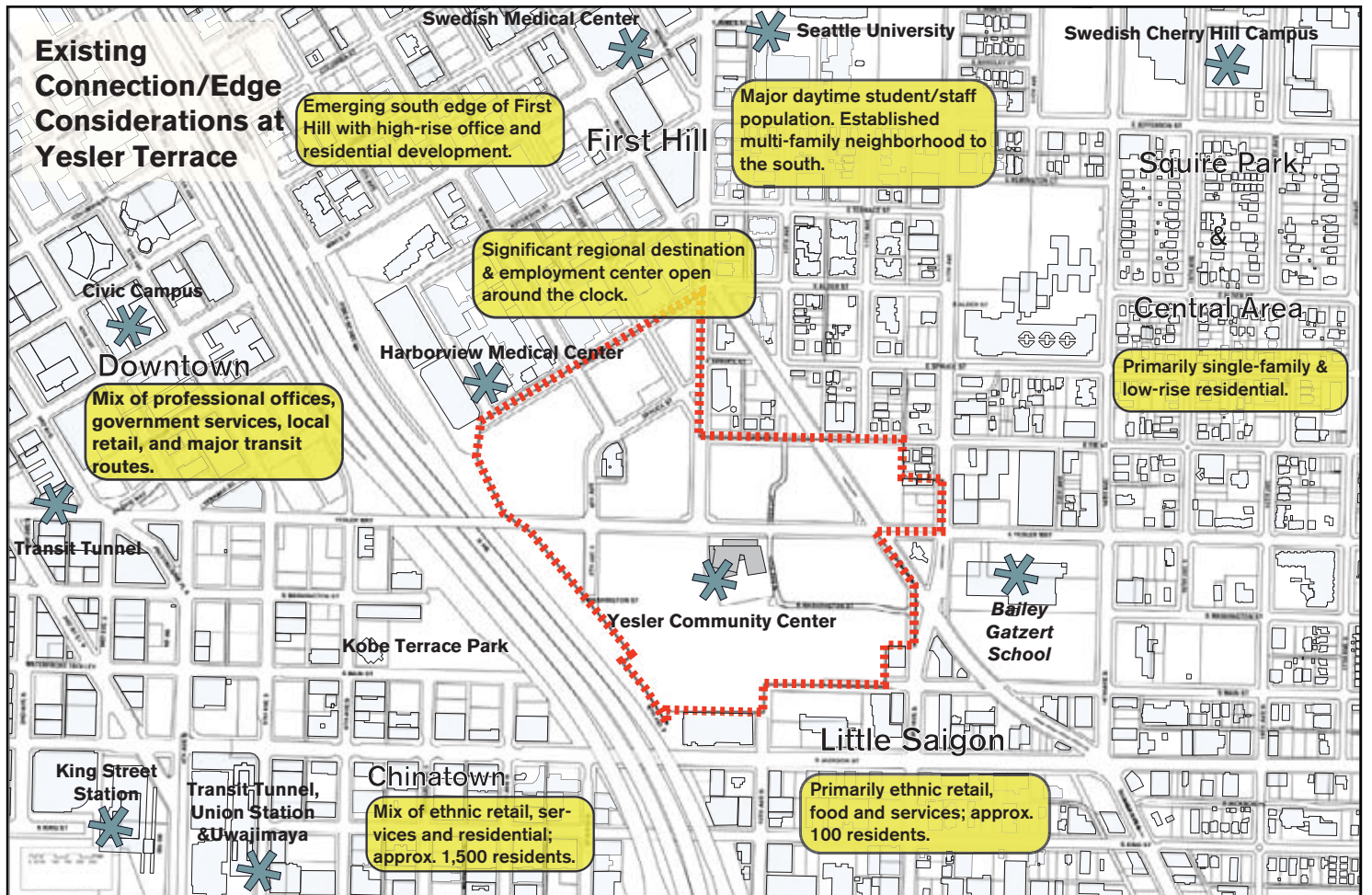
Assumptions

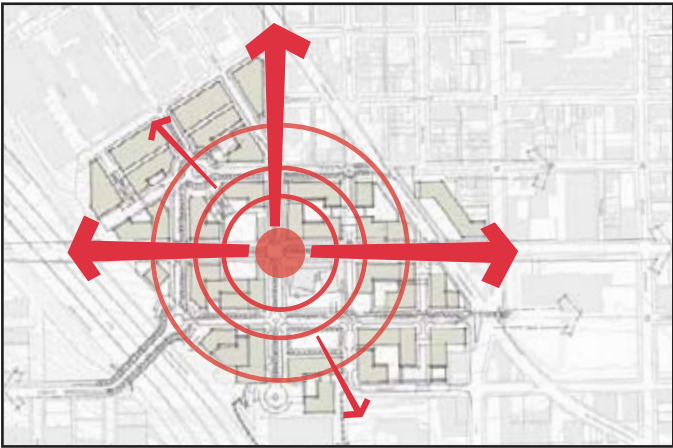
- No significant changes to the alignments and grades of Yesler Way, Broadway, Boren Avenue, Alder Street and portions of Fir Street.
- Adjacent neighborhoods, especially Little Saigon and the International District, will grow and enhance the desirability of connections through and next to Yesler Terrace.

Things to Consider

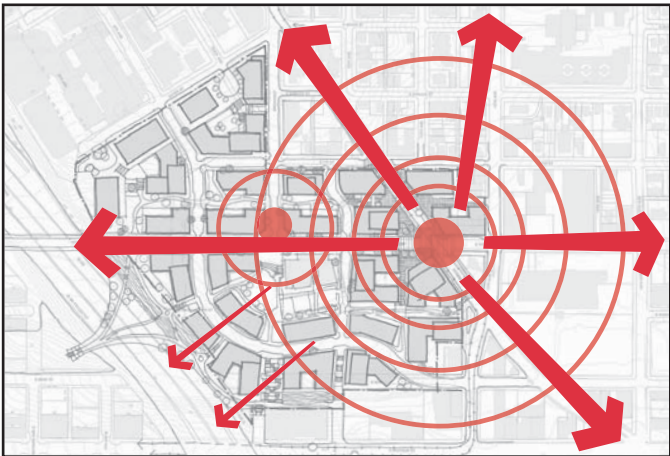
Following are issues to consider when thinking about the pros and cons of a particular strategy toward connections and edges. They were compiled partly from the Guiding Principles and Planning Concepts, and partly from insights gained during the planning process. If an item is related to a specific Guiding 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, and 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.

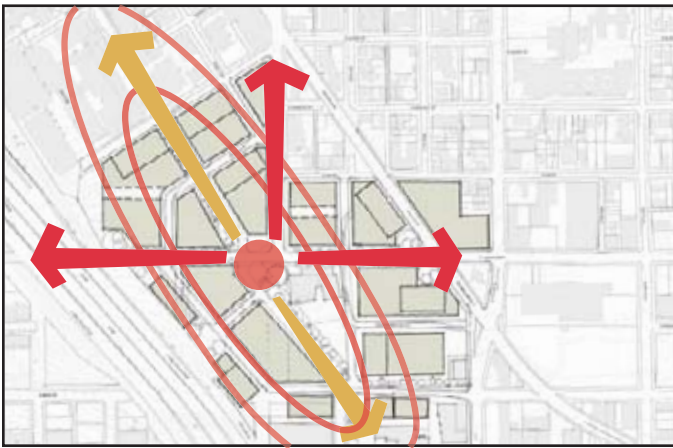




Strengthen the community heart at Yesler & Broadway



Expand Yesler Terrace neighborhood



Reach out to Harborview and Little Saigon

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 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

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

Evaluation Scores for Connections/Edges

Evaluate quality/strength of connections from Yesler Terrace:					
North (Harborview Hospital)					
Strategy #1	2.8	Strategy #2	3.6	Strategy #3	4.0
South (Little Saigon and International District)					
Strategy #1	2.9	Strategy #2	3.2	Strategy #3	3.7
East (12th Avenue and Squire Park)					
Strategy #1	3.3	Strategy #2	3.5	Strategy #3	3.3
West (Downtown)					
Strategy #1	3.2	Strategy #2	3.5	Strategy #3	3.3
Community gateways are highlighted.					
Strategy #1	3.2	Strategy #2	3.6	Strategy #3	3.7
Strategy #1 Average	3.1	Strategy #2 Average	3.5	Strategy #3 Average	3.6

CRC and Individual Resident Comments

- Contradiction between flow with neighborhoods and gateways. What exactly do you mean by gateway?
- We need to activate entryways from Yesler Terrace to Little Saigon. Safety and ease of circulation are important.

Circulation

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

In many ways, the circulation system defines a neighborhood. Shapes of buildings, access points, sense of direction, parking, safety and neighborhood character are all related to the street system. Streets can be looked at as the backbone of the community. This is where cars and people interact, social connections occur, public views are framed and a sense of place created.

Opportunities

- Street designs should consider safety, pedestrian scale lighting and accessibility for the elderly and disabled.
- Consider alternatives for the six way intersection of Broadway, Alder and Boren and a gateway at this location.
- Enhance Yesler Way as a primary east-west connector to the downtown and consider gateway treatments at both ends.
- Incorporate a potential streetcar stop to serve Yesler Terrace.

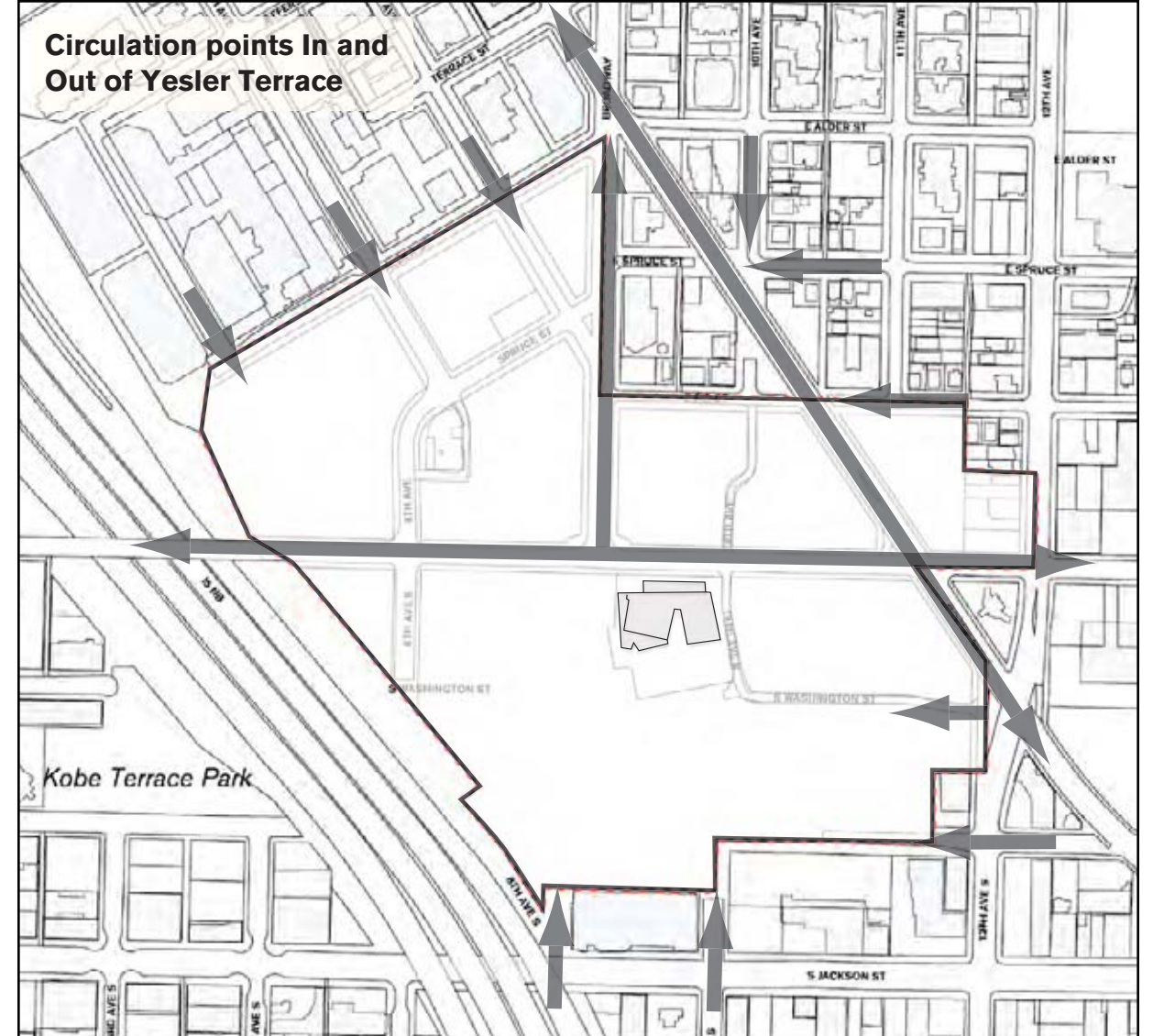
Assumptions

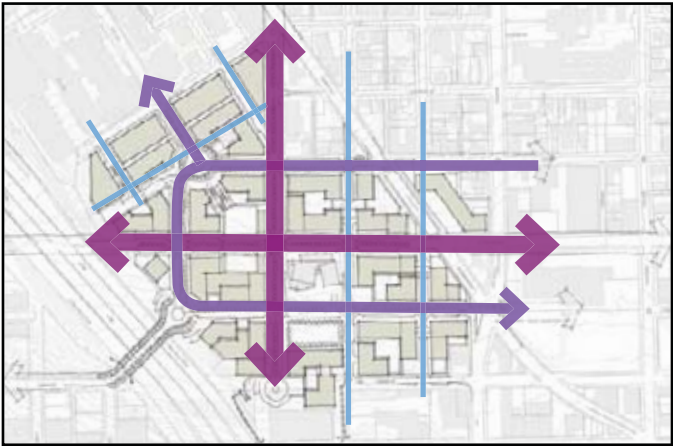
- No significant changes to the alignments and grades of Yesler Way, Broadway, Boren Avenue, Alder Street and portions of Fir Street.
- Yesler Way is the primary east-west connector through Yesler Terrace.
- Broadway is the primary north-south connector through Yesler Terrace.
- Streets will be designed to accommodate all users (vehicles, bicycles and pedestrians) and include landscaping, natural drainage and other amenities when appropriate.

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, cyclists, 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)

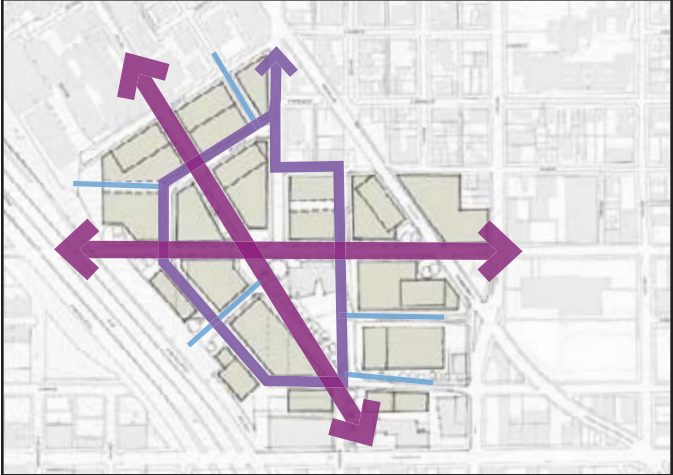




Extend the existing street network



Create a street network unique to Yesler Terrace



Core axes with residential loop

CIRCULATION STRATEGY #1

PROS

- Creates traditional Seattle neighborhood feeling through block sizes and street network
- Integrates into 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

- Uses greater portion of resources on streets; will need to be balanced by added value of other strategies.

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

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

Evaluation Scores for Circulation

Circulation patterns create a walkable neighborhood.					
Strategy #1	4.2	Strategy #2	3.5	Strategy #3	3.7
Circulation strengthens Broadway as a primary north-south vehicular and pedestrian corridor					
Strategy #1	3.5	Strategy #2	2.2	Strategy #3	3.1
Circulation strengthens Yesler Way as a primary east-west vehicular and pedestrian corridor					
Strategy #1	4.3	Strategy #2	3.8	Strategy #3	3.8
The street grid integrates Yesler Terrace with the surrounding community.					
Strategy #1	3.8	Strategy #2	3.7	Strategy #3	3.7
Views are preserved and enhanced from the public rights-of-ways.					
Strategy #1	3.3	Strategy #2	2.9	Strategy #3	3.6
Strategy #1 Average	3.8	Strategy #2 Average	3.2	Strategy #3 Average	3.6

CRC and Individual Resident Comments

- Is there a possibility of an active space? Maybe something similar to Harbor Steps? We would like to see the connection to Little Saigon activated and safe.
- Strengthen Yesler Way and Broadway as a north-south vehicular connection.
- We would like a library connection. There used to be a local book station on Yesler Terrace.
- Density is a part of this 20th century neighborhood. It should be a walkable neighborhood that discourages the use of cars and encourages mass transit.

Land Use - Office

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

Office buildings provide jobs and create vitality during the day. Office buildings tend to have little use or life at night and on weekends, except for mixed use buildings that incorporate retail and/or housing.

Opportunities

- Office buildings can have retail and/or housing located at ground level.
- Collaboration with Harborview Hospital to determine future medical office needs.
- Leverage office parking supply at night or on weekends.
- Expansion of office uses could occur in the future along Boren Avenue.

Assumptions

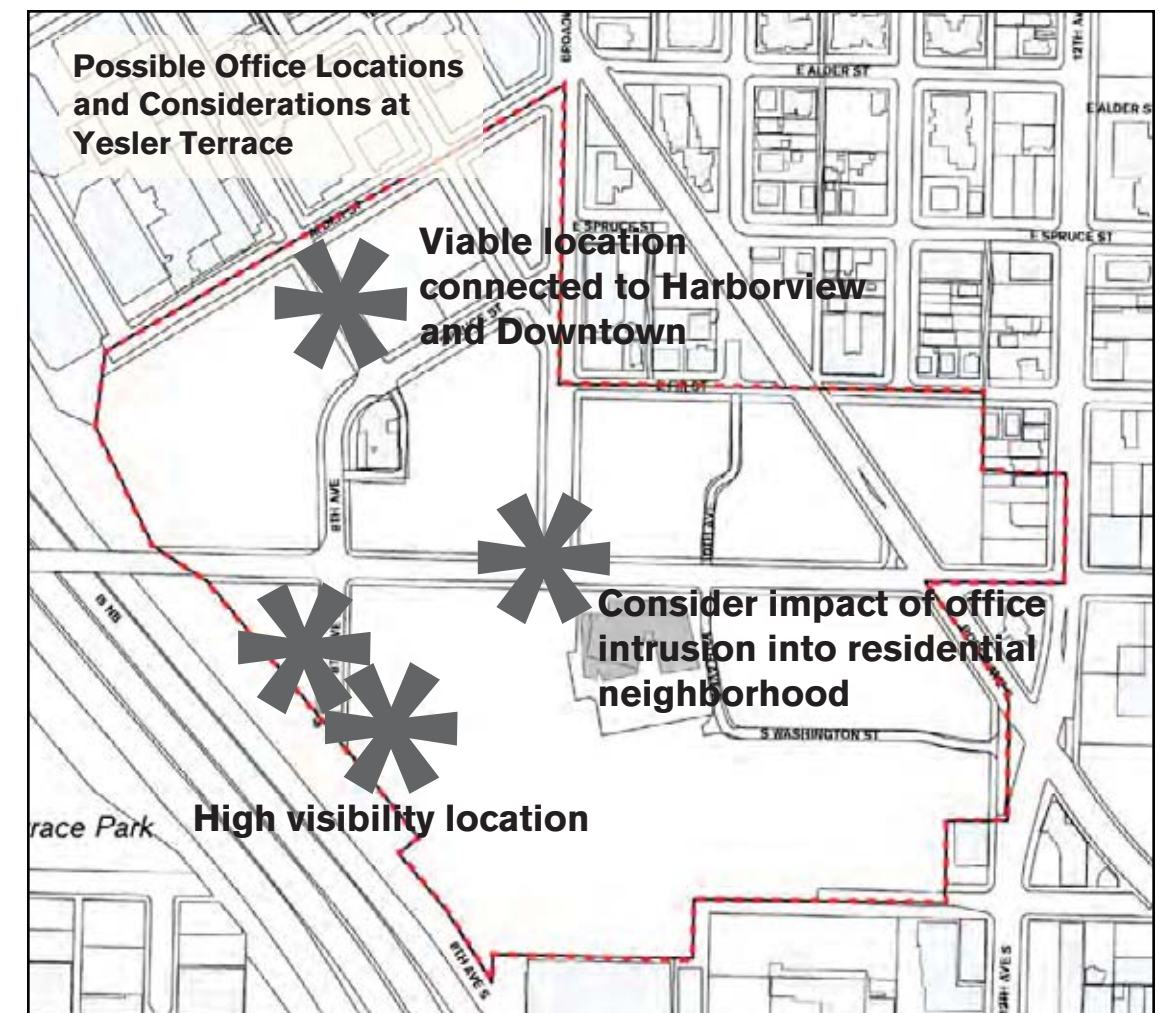
- Locations adjacent to I-5 offer important corporate identity opportunities.
- Office buildings can be placed anywhere on the site with good infrastructure and soils.

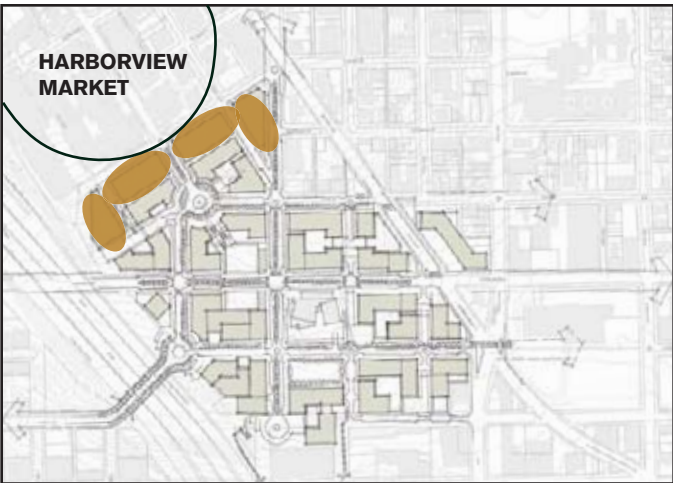
Things to Consider

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 1,200,000 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

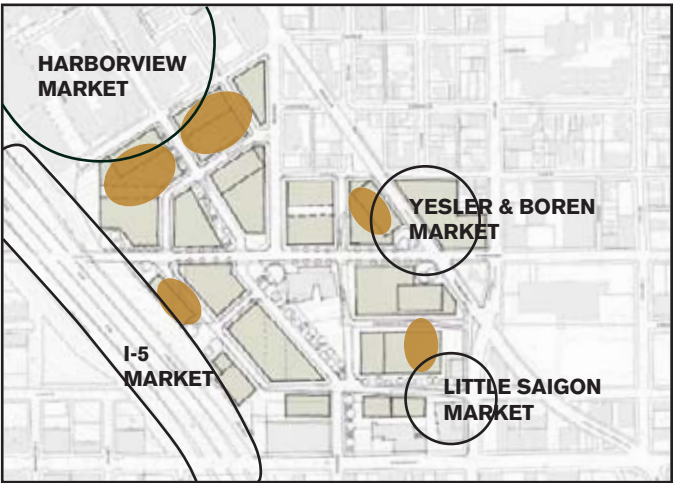




Office in northwest quadrant



Office near Harborview and along Boren



Office around the perimeter of the site

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 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 STRATEGY #3

PROS

- Most integration of office use throughout Yesler Terrace
- 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

Evaluation Scores for Land Use - Office

Office locations create strong connections to surrounding neighborhoods					
Strategy #1	3.7	Strategy #2	3.1	Strategy #3	3.2
Office locations provide an integrated mix of land uses.					
Strategy #1	3.2	Strategy #2	2.7	Strategy #3	2.9
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)					
Strategy #1 Average	3.4	Strategy #2 Average	2.9	Strategy #3 Average	3.1

CRC and Individual Resident Comments

- There is concern about making both retail and office work.
- Has the practicality of the office space on the site been researched?
- Spreading the office throughout the site is better from a parking and traffic perspective. This would spread out commuters lessening the traffic impacts. The key will be what type of retail will be on the site.

Land Use - Retail

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

Local access to retail goods and services within the neighborhood reduces vehicular trips and provides jobs. Retail provides places for social networking and could provide start-up business opportunities. Retail uses can reinforce and add vitality to streets and public open spaces.

Opportunities

- Retail uses and locations could tap into the large employee base at Harborview Hospital.
- Topography is relatively flat around the Community Center.
- Broadway and Yesler Way intersection provides a strong corner for retail activities.
- Micro-retail spaces could enhance small business development and provide culturally based goods and services.
- Potential streetcar stop serving Yesler Terrace could expand retail activities.
- Complement Little Saigon and the International District for existing and growing customer base.

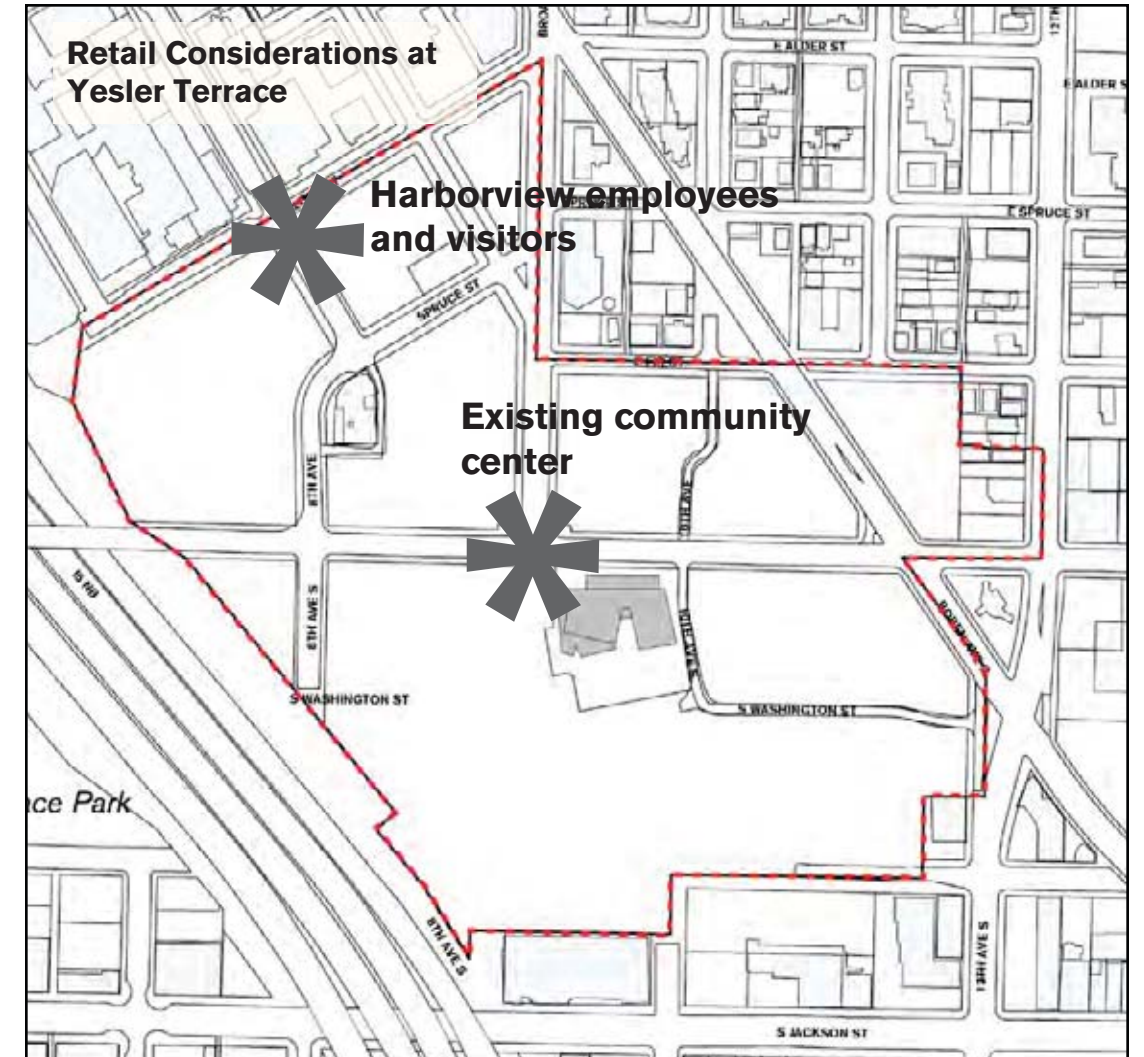
Assumptions

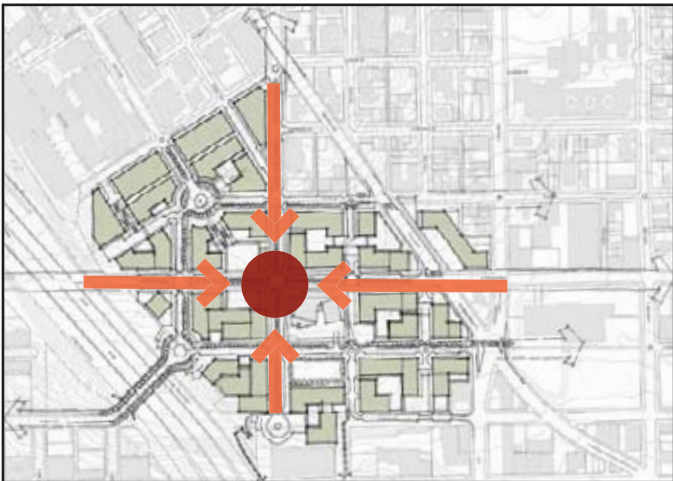
- Community and retail heart will be at the intersection of Broadway and Yesler Way.
- Big-box retail is not appropriate for any redevelopment scenario.
- Yesler Terrace Community Center is the heart of the community.

Things to Consider

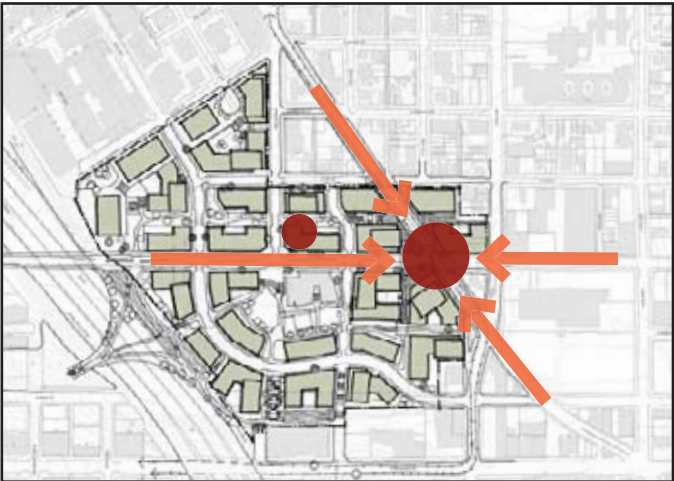
Following are issues to consider when thinking about the pros and cons of a particular strategy toward retail uses. They were compiled partly from the Guiding Principles and Planning Concepts, and partly from insights gained during the planning process. If an item is related to a specific Guiding Principle (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 100,000 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 Yesler Way & Broadway



Retail on both Yesler Way and Boren



Retail northwest of Yesler Way & 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 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 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

Evaluation Scores for Land Use - Retail

Retail locations create strong connections to surrounding neighborhoods.					
Strategy #1	3.3	Strategy #2	3.5	Strategy #3	2.8
Retail locations create strong connections within Yesler Terrace.					
Strategy #1	3.8	Strategy #2	2.8	Strategy #3	3.5
Provide effective locations for small and micro-businesses.					
Strategy #1	3.4	Strategy #2	2.9	Strategy #3	3.3
Strategy #1 Average	3.5	Strategy #2 Average	3.2	Strategy #3 Average	3.2

CRC and Individual Resident Comments

- There is concern about making both retail and office work.
- Retail stores may influence neighborhood kids and increase risk of shoplifting. Is there any way we can keep the retail in one place?

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

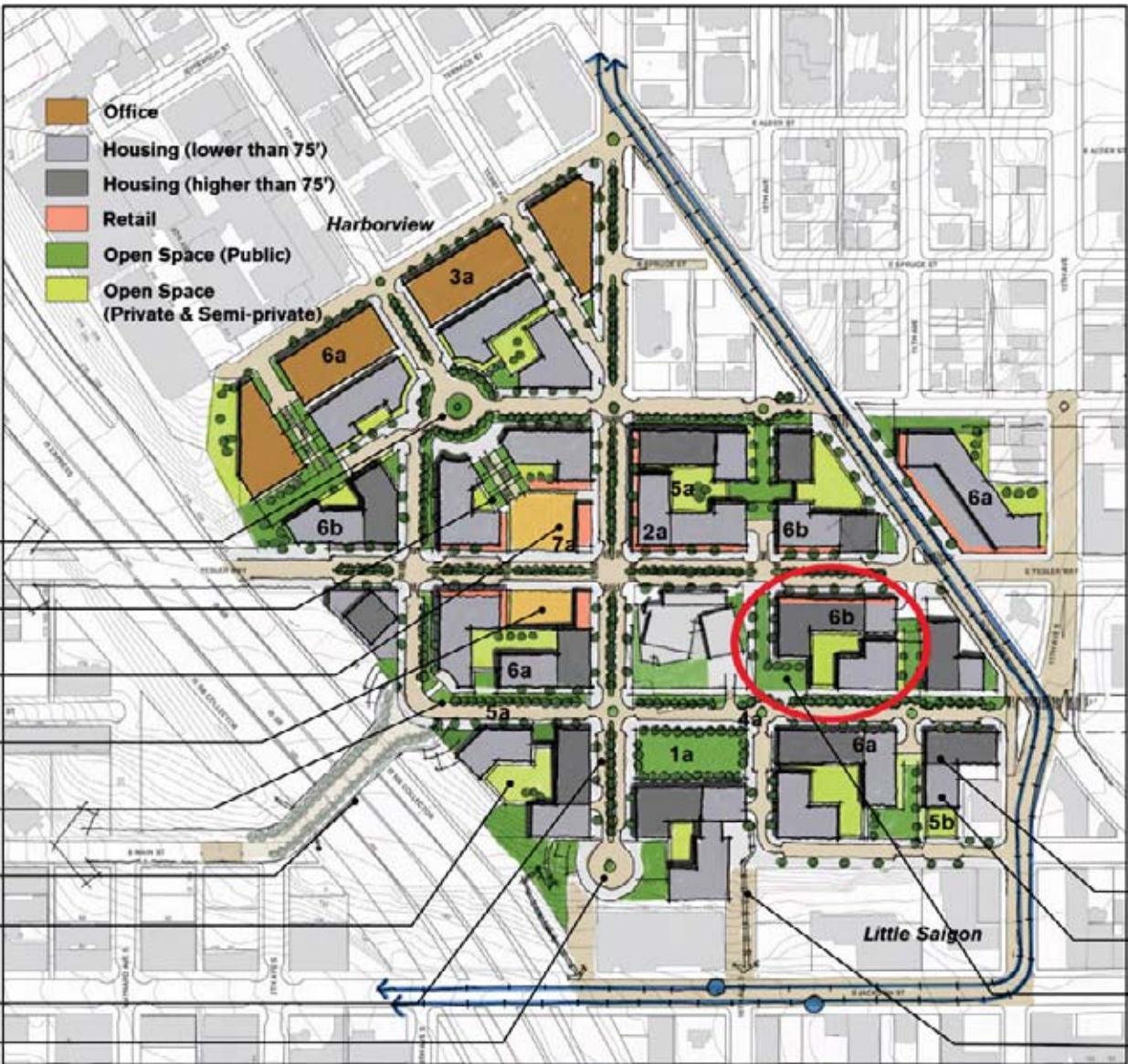
Green belt

Potential bridge over I-5

Semi-private courtyard over parking

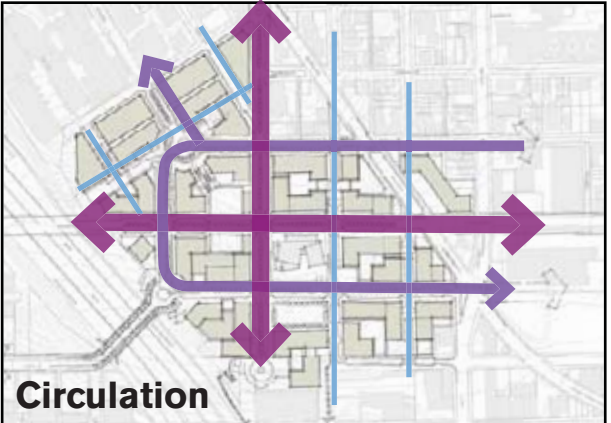
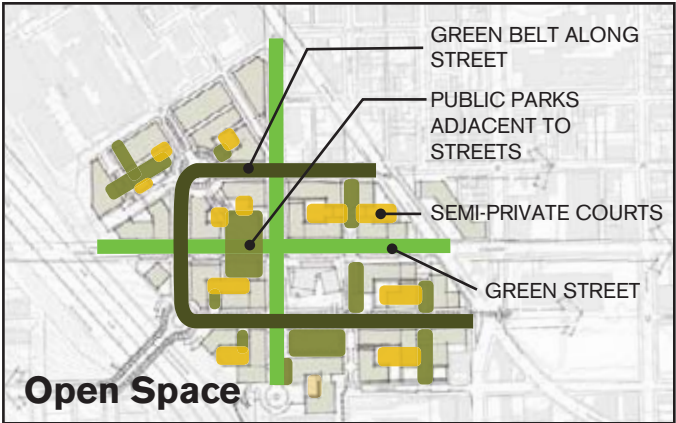
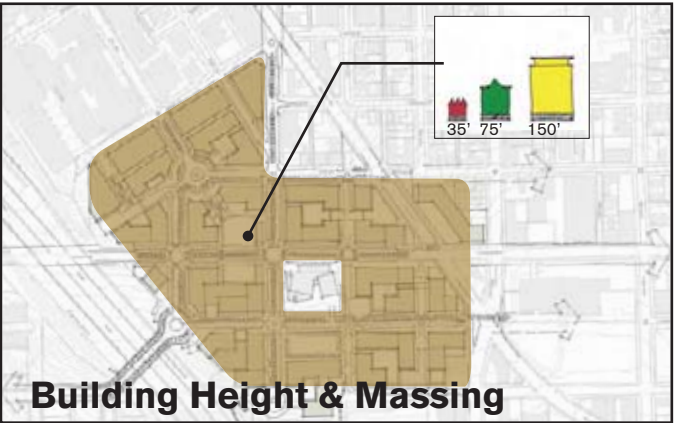
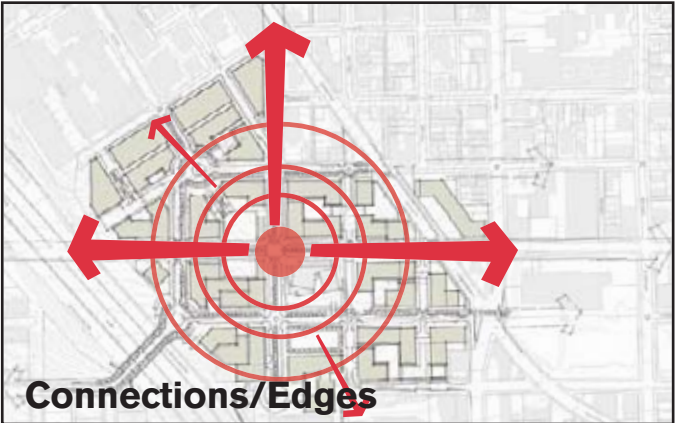
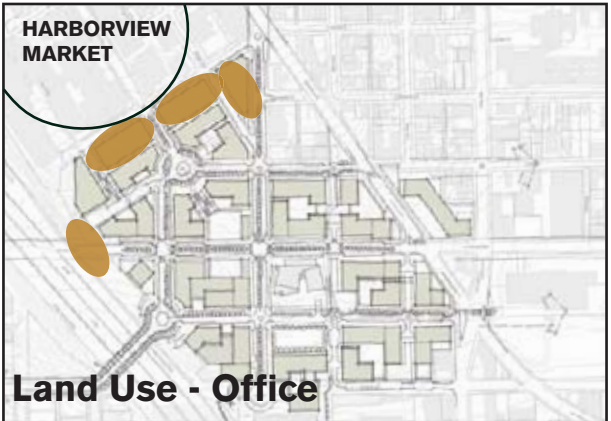
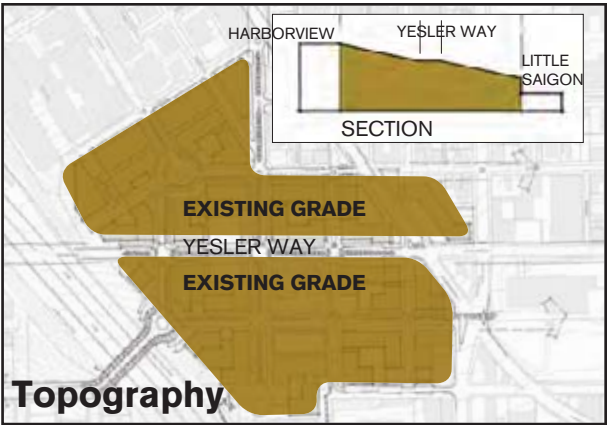
Extend Broadway to the southern portion of Yesler Terrace

Street node viewpoint



Concept Variables A

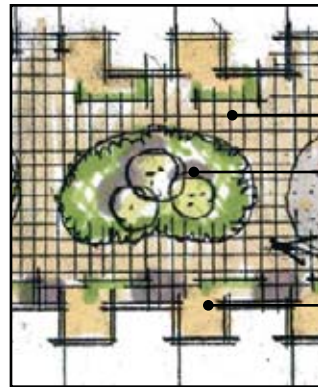
1. Topography
 - 1a. Existing topography to remain
 2. Land Use - Retail
 - 2a. Retail along Yesler Way & Broadway
 3. Land Use - Office
 - 3a. Single use offices (high-rise)
 4. Circulation
 - 4a. Extend the existing city grid
 - 4b. Strongest circulation along Broadway and Yesler Way
 5. Open Space
 - 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

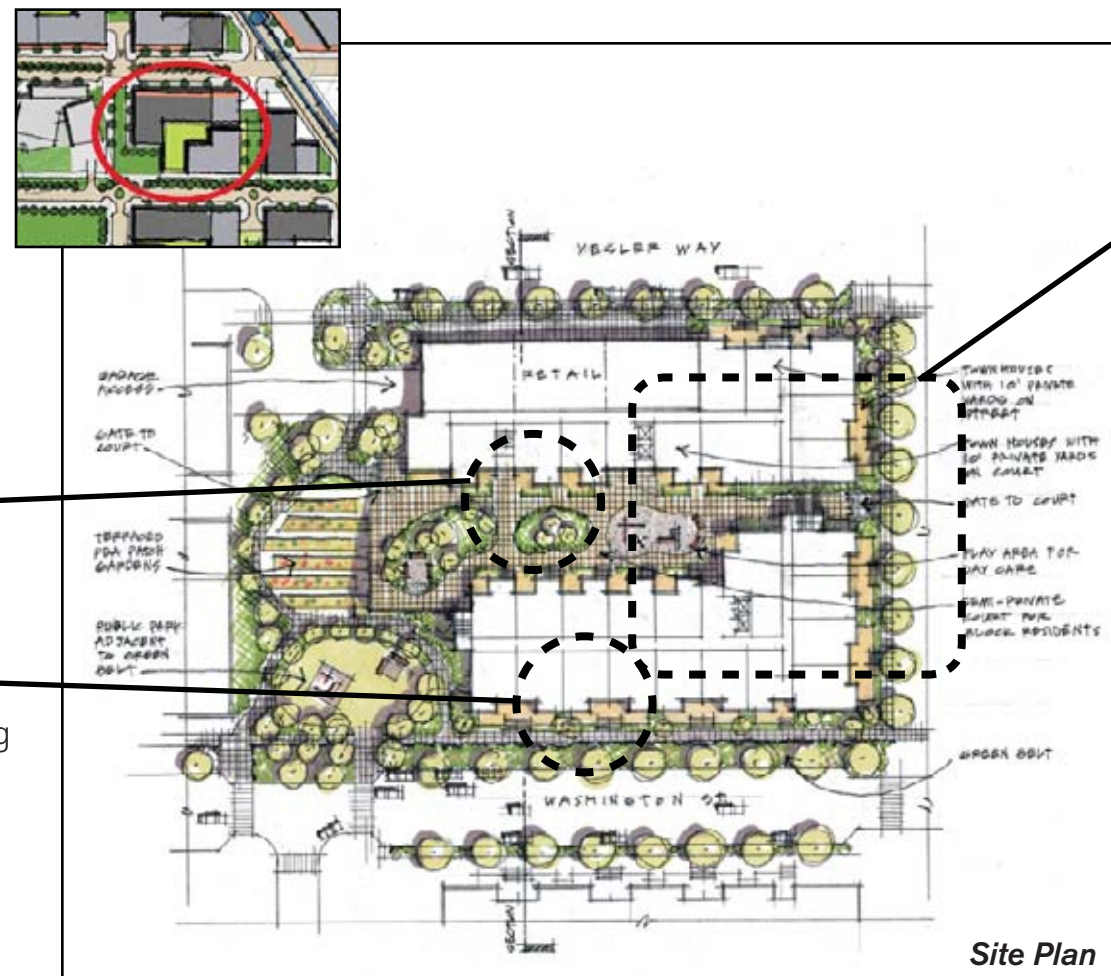


Example of unit entry



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 B

Concept Summary

One of the ideas for this concept envisions Yesler Terrace being part of a larger neighborhood that 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 intersection near the proposed streetcar line that will serve Yesler Terrace.

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)

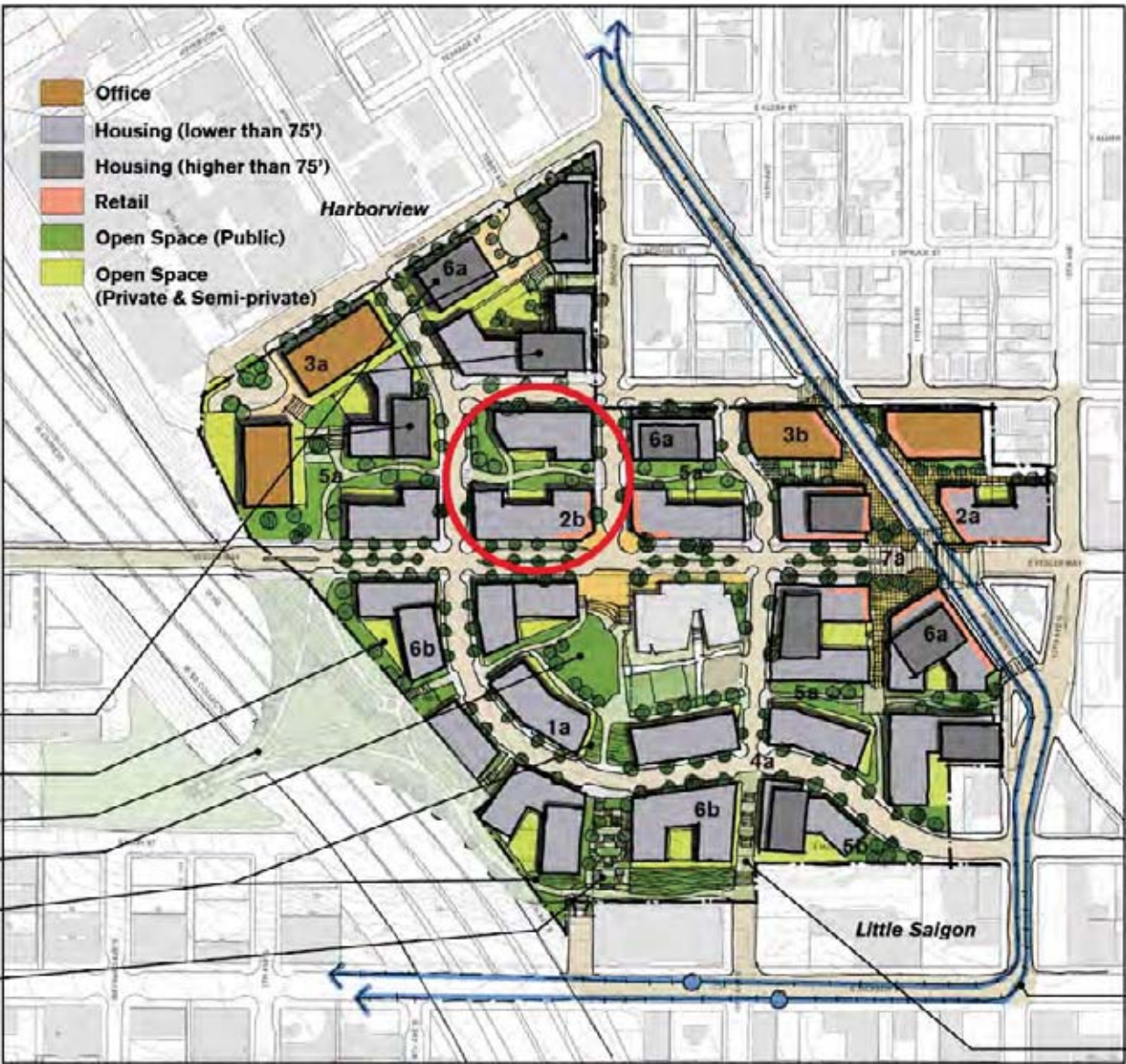
Semi-private open space

Potential pedestrian lid over I-5

Large community park

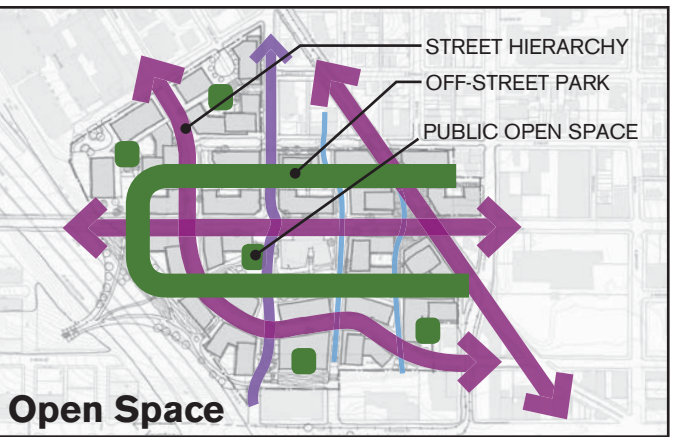
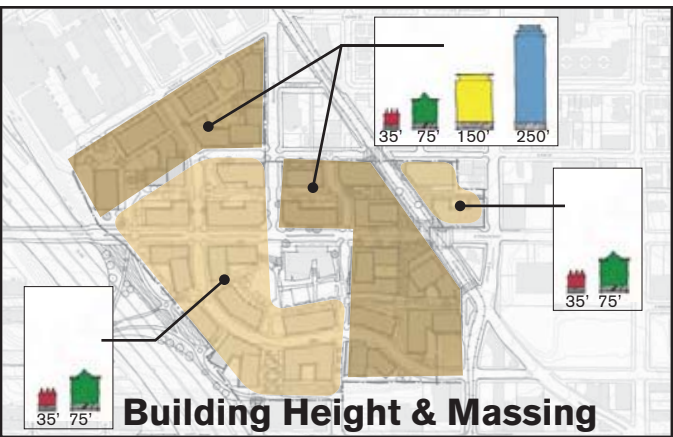
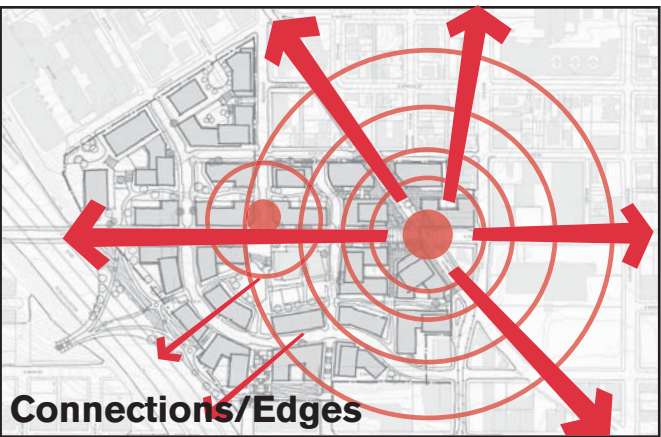
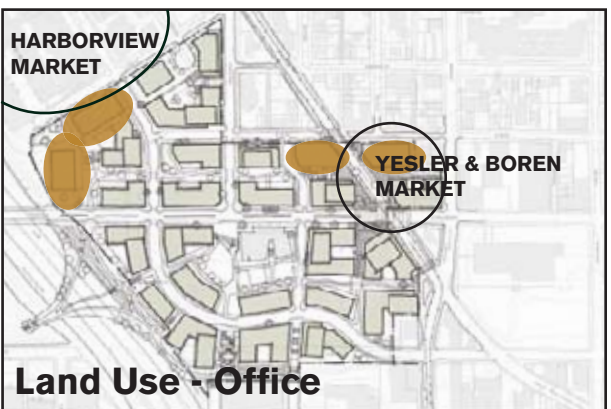
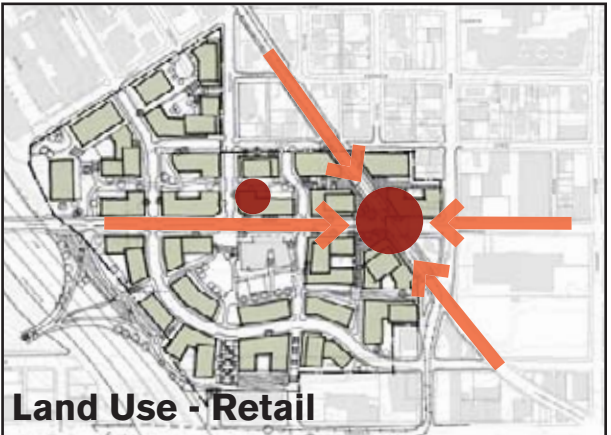
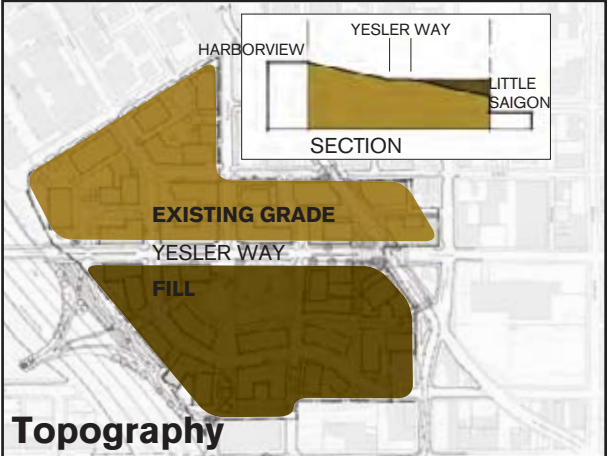
Community pea patch gardens

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



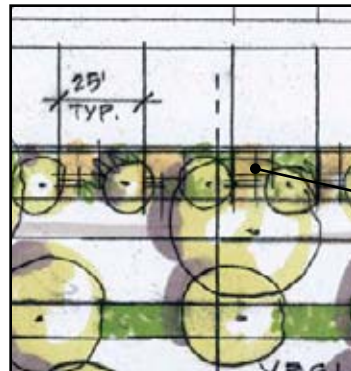
Courtyard private unit entry



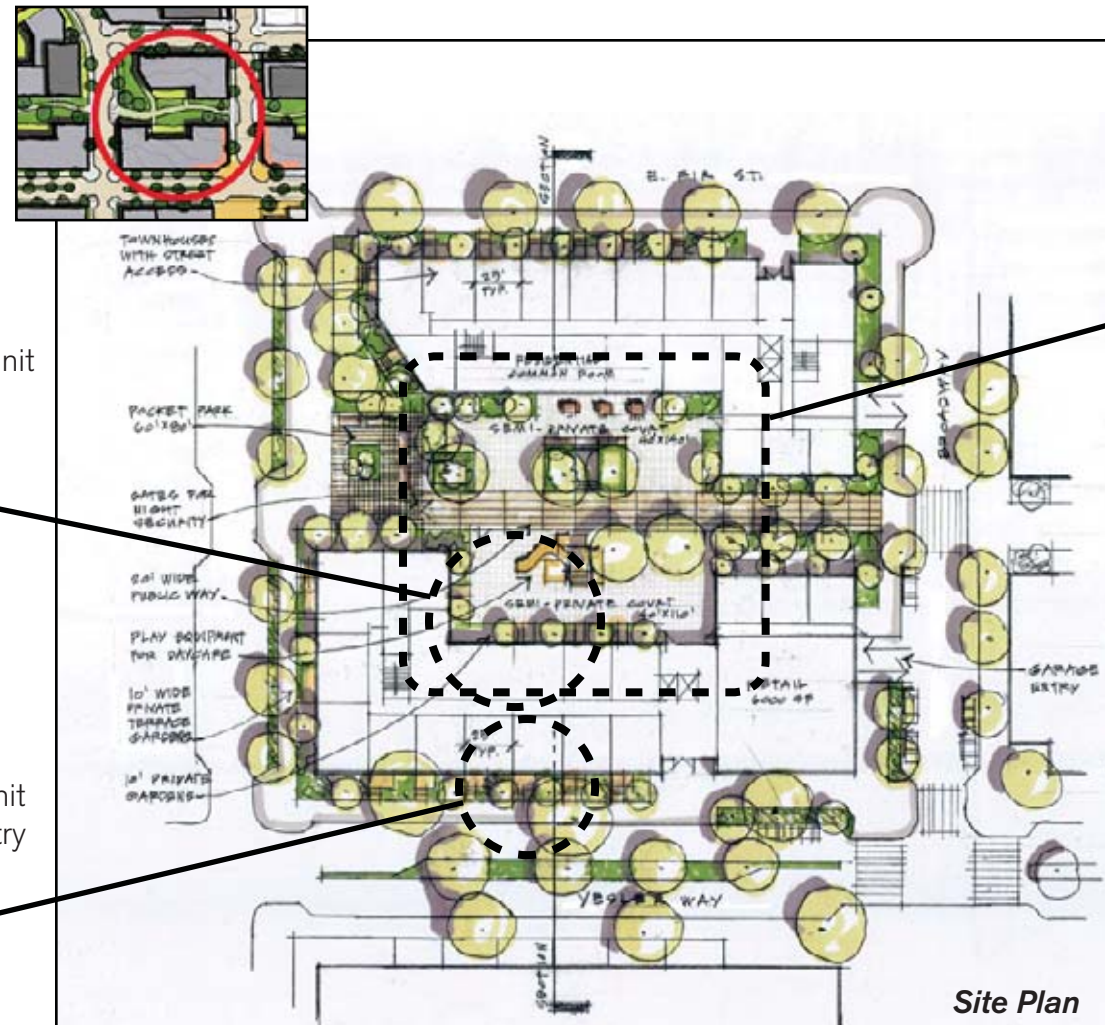
Ground-level units at courtyard



Street private unit entry



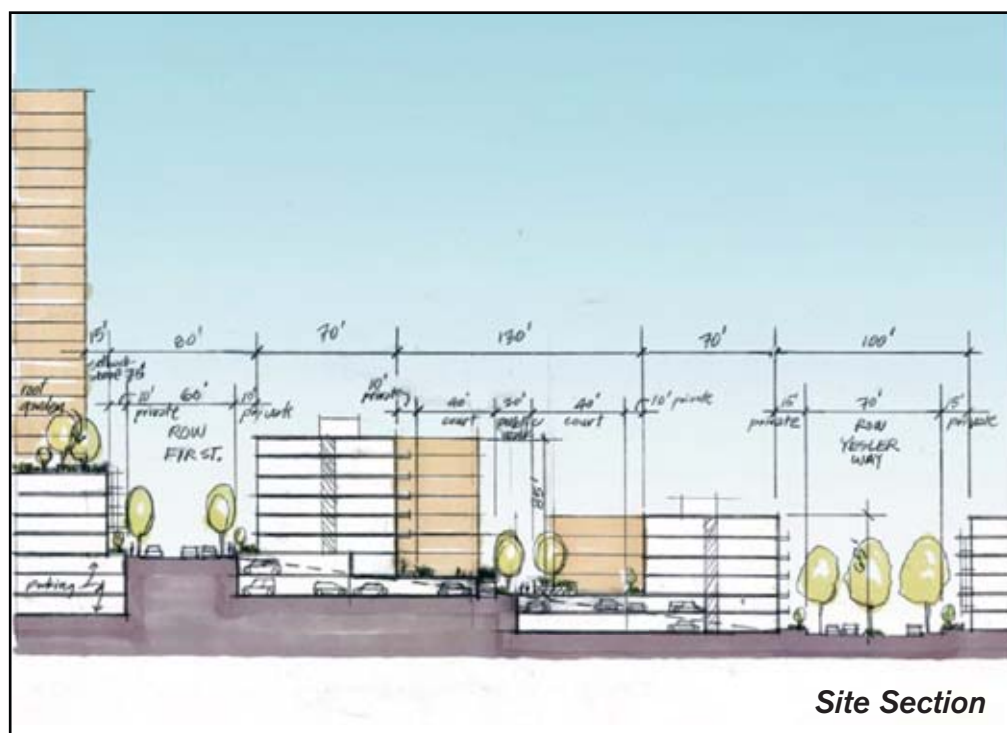
Ground-level units on Yesler Way



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



Alternate semi-private courtyard.



Concept C

Concept Summary

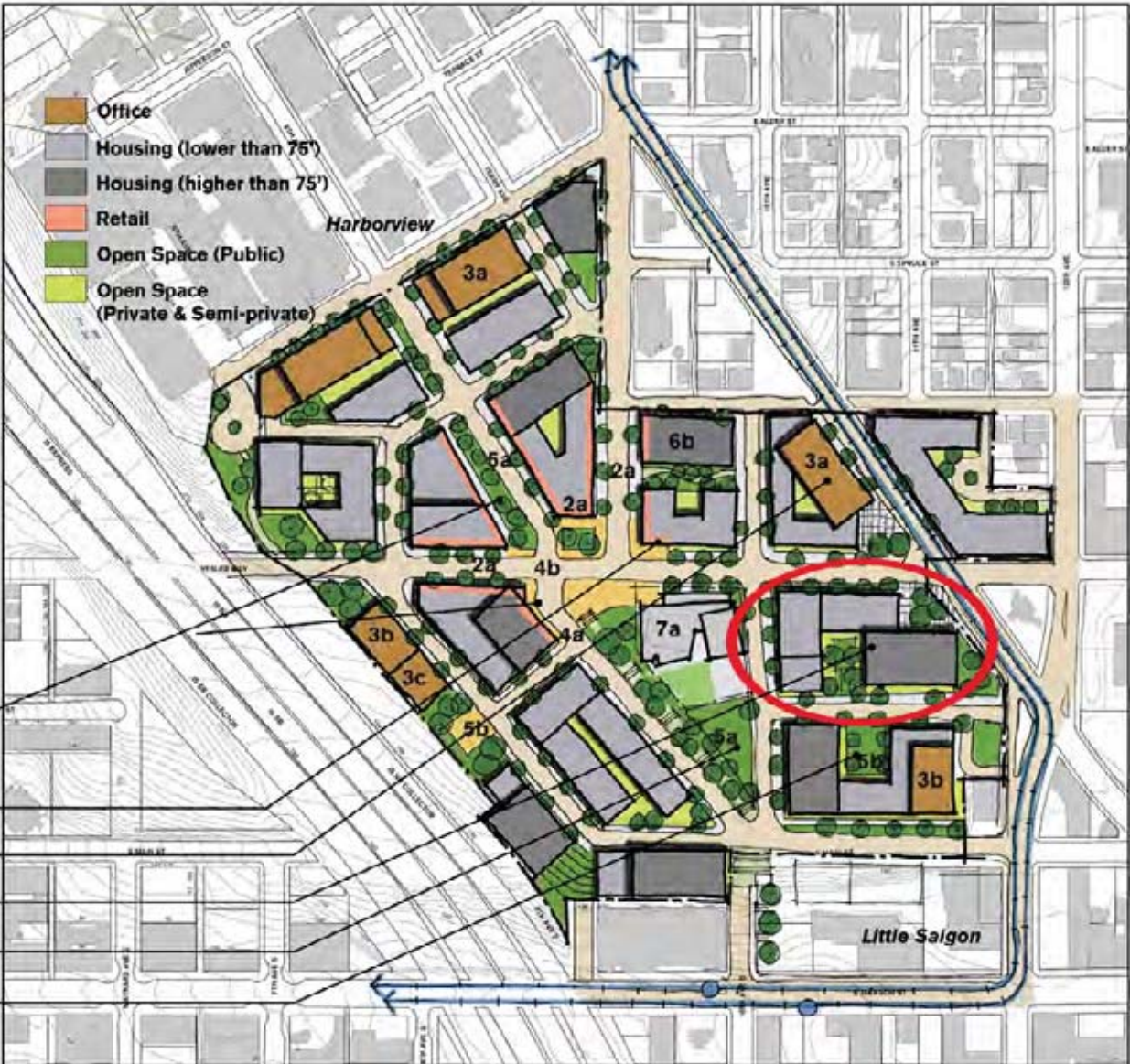
Connections are strong from Harborview to Little Saigon and touch most of the adjacent districts. Circulation parallels I-5 and Boren and strengthens the main north/south connection at the 9th to 10th Ave hillclimbs.

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.

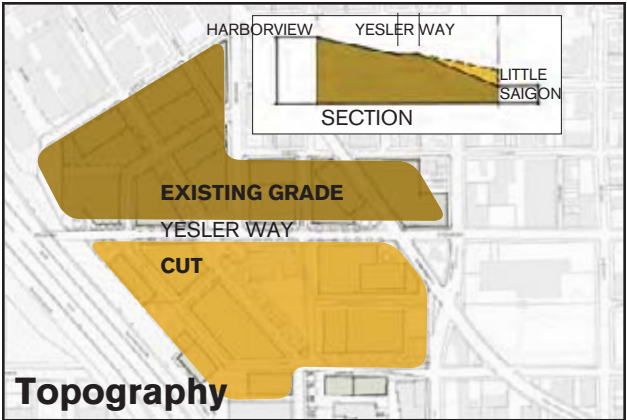
North/south connector; Hillclimb "spine of parks" connects Harborview to Little Saigon

- Retail (typical)
- Office tower (typical)
- Residential tower (typical)
- Mid-size community park
- District open space (typical)



Concept Variables C

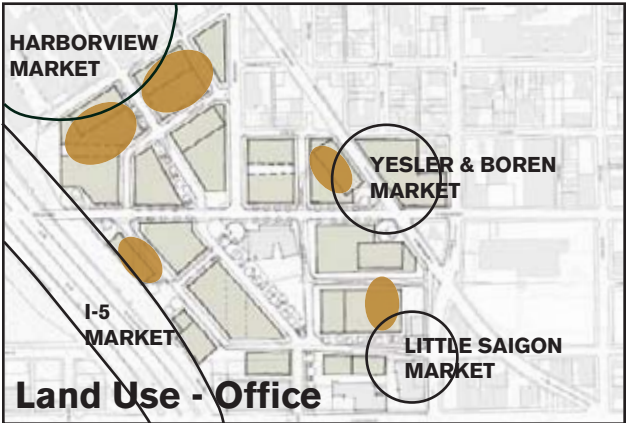
1. Topography
1a. Cut site south of Yesler Way
2. Land Use - Retail
2a. Retail northwest of Yesler Way & Broadway
3. Land Use - Office
3a. Single use offices (towers)
3b. Mixed-use offices (mid-rise)
3c. Single use offices (low-rise)
4. Circulation
4a. Create a strong connection between Harborview & 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



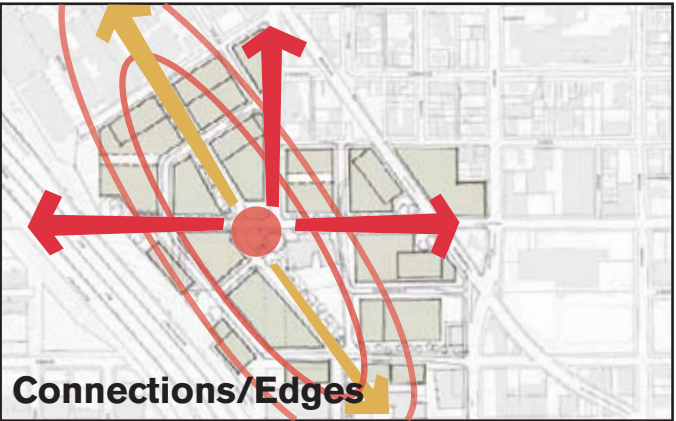
Topography



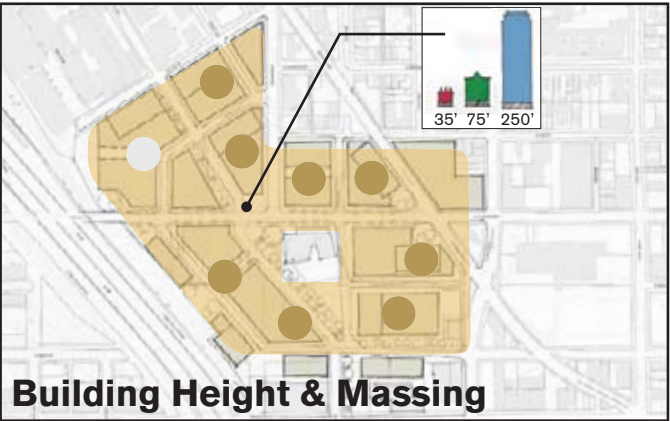
Land Use - Retail



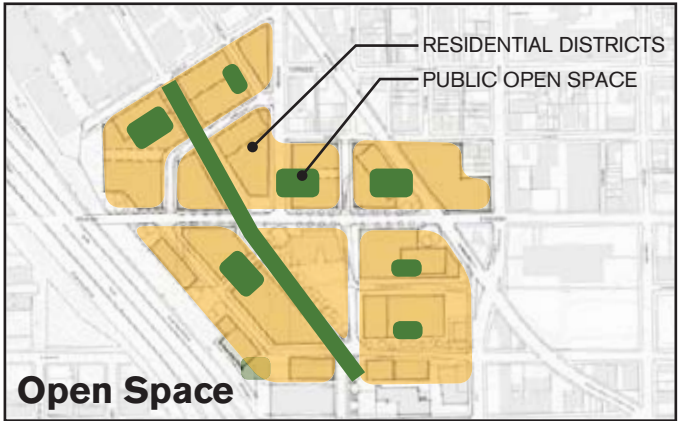
Land Use - Office



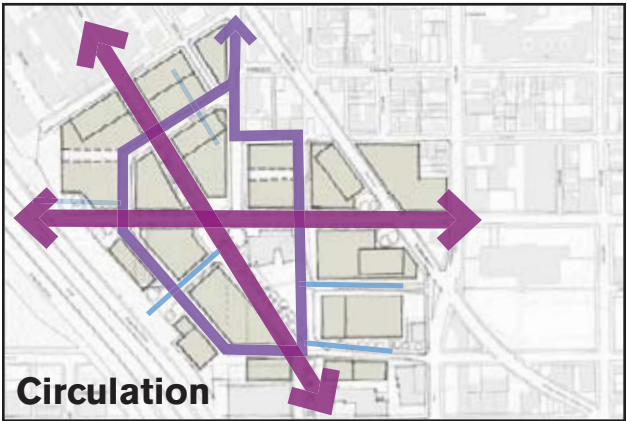
Connections/Edges



Building Height & Massing



Open Space



Circulation

Housing Typologies & Character



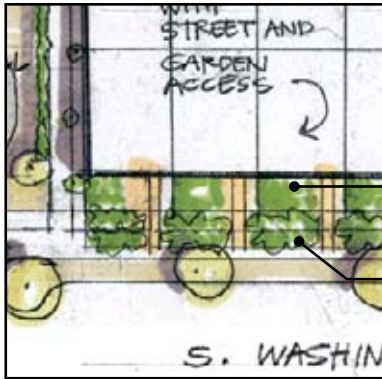
Example of day care unit



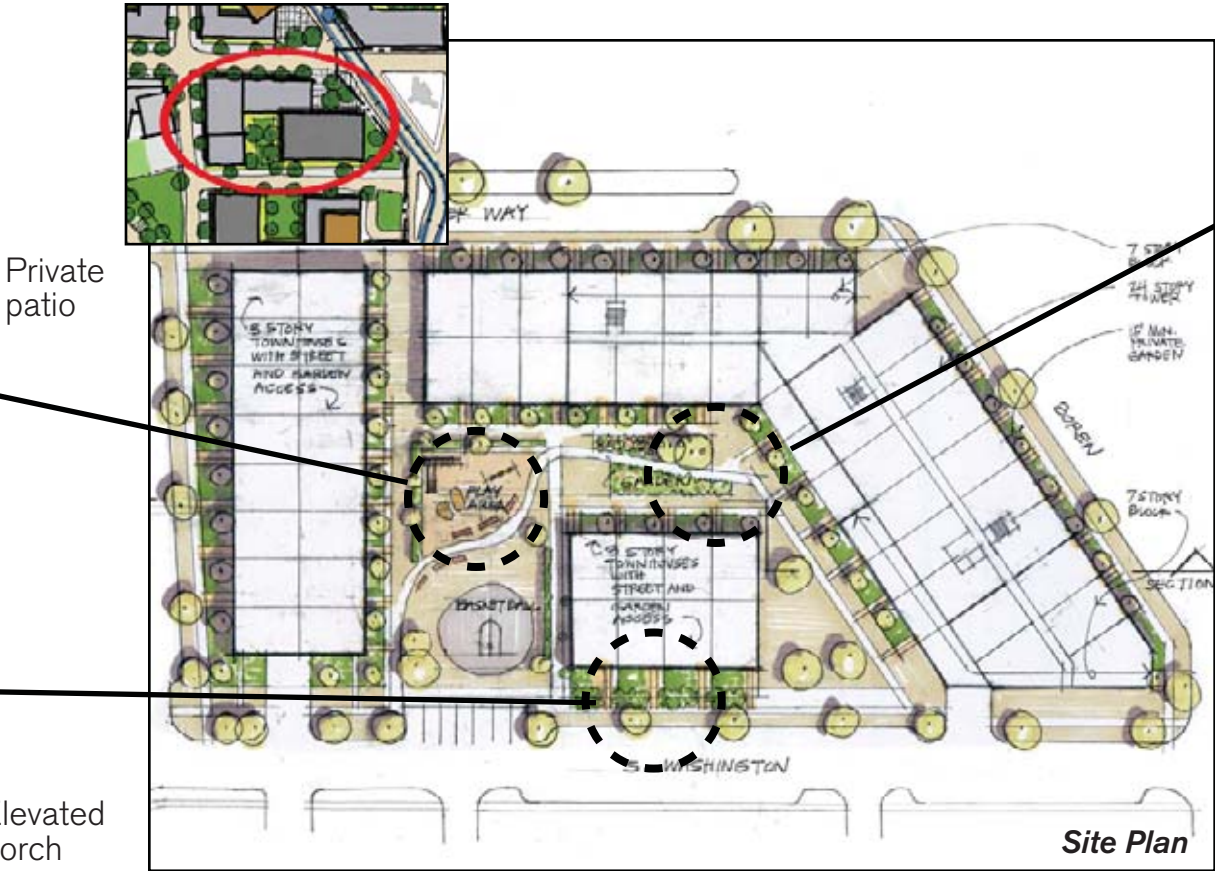
Day care unit possibilities



Private entry at street facing unit



Street facing unit



Private patio

Elevated porch
Private landscape

Site Plan

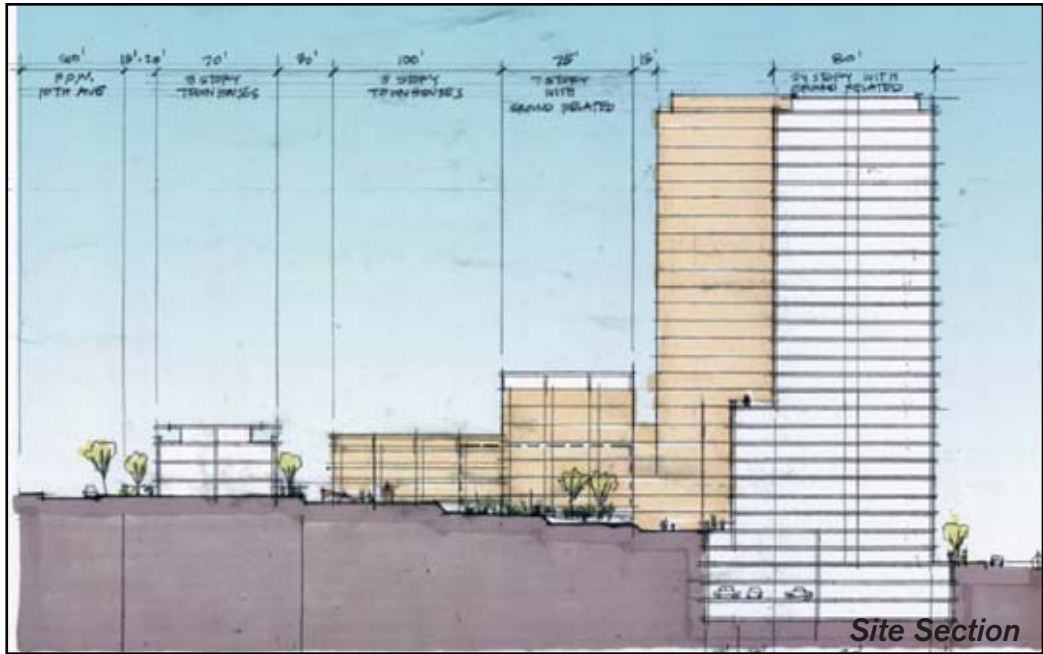


Community garden
Private patio
Elevated porch

Garden unit



Garden unit connection to public open space



Site Section



District Park



Perspective View

Comments on Preliminary Concepts by Individuals



Favored Elements

- Good downtown connection
- Grid is similar to other Seattle neighborhoods
- The office is in one area and doesn't leave closed buildings at night
- Prefer office
- Transition from downtown to Yesler Way is not gradual, high rises create a formal entry
 - o We want eyes on the street and no hidden spaces
 - o Vehicular access/emergency services access

Elements of Concern

- The location of the office is a concern for night time activity
- Least favorite. East-west orientation of buildings blocks does not provide adequate sun for green space
- The two buildings at south end block views significantly
- The Broadway dead end seems like a waste of space
- Open space on street seems less child friendly (eg. cars & humans)
 - o Cul-de-sacs/dead ends are not safe

Key

- Individual CRC Member Comments
- o Individual Resident Comments



Favored Elements

- Great play and safe spaces for children
- Attention to retail at east boundary
- Office by Harborview and by Boren where there is already office
- Has less streets but a lot of trail/path possibility
- Great connection with Lid
- Concentration of retail at Boren/Yesler
- Retail dispersal
- Choices of height for living spaces

Elements of Concern

- East-west orientation of most buildings shuts out sun to green spaces
- Buildings on Boren are isolated
- The towers should not block views of other towers
- Shading and landscaping concerns with building heights and spacing
- Concept is sensitive to the potential streetcar, depending on the final route
 - o Spreading high rises out is less appealing



Favored Elements

- Diagonal street between freeway & Boren
- This is the best one
- Some low office by the freeway to buffer air pollution and noise but it needs to be low enough to protect views
- Good for pedestrians
- Good bridge to Main Street
- Great play and safe places for children
- Community garden location near market
- Encourages vibrant neighborhood during day
- Location of retail to residential space
- Promenade from Little Saigon to Harborview is an intriguing concept
 - o Gives everyone a choice of housing heights
 - o This is the best concept
 - o Maximizes views and sunlight – looking south

Elements of Concern

- Higher slopes for walkers
- May not attract retail
- Buildings on Boren are isolated
- Concern about elevators creating a connection or sense of community
- Open space configuration leaves questions about safety at night – eg. walkability between large buildings
- Less connection for cars
 - o Slope and snow increases
 - o Shallower grade if possible
 - o Seismic concerns of building proximity/sway

Others Comments & Questions from May 2, 2009 CRC Meeting

Questions

- How useful are front yards on street for gardening, playing, sitting on?
- Need information about parking
- Will the high rise housing integrate with lower density and result in a neighborhood/community?
- Which option results in a sense of neighborhood/community?
- Are all concepts walkable by day and/or night?
- Going to build 5-20 story buildings and enhance views? How is this possible?

Elements of Concern

- Try to connect the ways for the roads to not crack
- Fire safety and life safety issues
- Locks that are not breakable
- Clean water
- Biggest concern for this project is height. It's hard to create a sense of community in a building with an elevator, and the more stories, the more difficult.
- Concerned that the retail spaces be conducive to a neighborhood business feel, and that Yesler Terrace be walk-able and safe and well-lit.
- Neighborhood will be, without question, much darker and shadowed by buildings
- Consider phasing impacts
- All options provide excessive opportunity to avoid lights on 12th & Boren by cutting through on interior streets
- Building heights exceed most surrounding neighborhoods thus detracting from the connection to surrounding neighborhoods

Suggestions

- Build sound proof walls
- Protect gas stoves so that they do not cause fire
- Small retail should be all over the site, this would be better for residents
- Ground related housing for singles and others, seniors and disabled
- Pet accommodations – design for pet friendly environment
- SHA needs to assist the city with the streetcar stop decision and alignment
- Consider Little Saigon and International District changes for future development
 - o The children's playground should be located in the centre of the community
 - o 8th Ave new City project, low level pedestrian lighting
 - o Instead of selling land for development > 50-75 year leases, long term lease scenarios
 - o Land ownership maintaining public ownership. 50-99 year leases

Comments on Process

- The following line items were confusing for the evaluator to answer:
 - “Office locations provide an integrated mix of land uses.”
 - “There is a clear hierarchy of overlapping public and private open spaces and buildings.”
- Regarding the process: It was a complex exercise but CollinsWoerman did a good job of walking them through it.

Key

- Individual CRC Member Comments
- o Individual Resident Comments

Cumulative CRC Evaluation Scores

EVALUATION CRITERIA	CRC responses		
	Concept A	Concept B	Concept C
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?			
Topography creates strong connections to surrounding neighborhoods.	3.1	2.9	3.6
Topography creates strong connections within Yesler Terrace.	3.6	3.3	3.5
View opportunities are preserved and enhanced.	3.5	3.3	3.5
TOPOGRAPHY AVERAGE SCORE:	3.4	3.1	3.5
2. LAND USE - RETAIL: Which locations for retail improves the future Yesler Terrace?			
Retail locations create strong connections to surrounding neighborhoods	3.3	3.5	2.8
Retail locations create strong connections within Yesler Terrace	3.8	2.8	3.5
Provide effective locations for small and micro-businesses.	3.4	2.9	3.3
LAND USE - RETAIL AVERAGE SCORE:	3.5	3.2	3.2
3. LAND USE - OFFICE: Which locations for office improves the future Yesler Terrace?			
Office locations create strong connections to surrounding neighborhoods	3.7	3.1	3.2
Office locations provide an integrated mix of land uses.	3.2	2.7	2.9
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:	3.4	2.9	3.1
4. CIRCULATION: Which circulation pattern improves the future Yesler Terrace?			
Circulation patterns create a walkable neighborhood.	4.2	3.5	3.7
Circulation strengthens Broadway as a primary north-south vehicular and pedestrian corridor	3.5	2.2	3.1
Circulation strengthens Yesler Way as a primary east-west vehicular and pedestrian corridor	4.3	3.8	3.8
The street grid integrates Yesler Terrace with the surrounding community.	3.8	3.7	3.7
Views are preserved and enhanced from the public rights-of-ways.	3.3	2.9	3.6
CIRCULATION AVERAGE SCORE:	3.8	3.2	3.6

	CRC responses		
	Concept A	Concept B	Concept C
5. OPEN SPACE: Which open space approach improves the future Yesler Terrace?			
A variety of multiple-use open space sizes are provided to support a diversity of needs.	3.9	3.3	3.4
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.	3.9	3.1	3.1
Open spaces are connected to the circulation network.	3.9	3.1	3.1
There is a clear hierarchy of overlapping public and private open spaces and buildings.	3.6	3.0	3.2
Views are preserved and enhanced from public open spaces.	2.8	3.8	3.2
OPEN SPACE AVERAGE SCORE:	3.6	3.2	3.2
6. HEIGHT / MASSING: Which Height / Massing approach improves the future Yesler Terrace?			
Building heights and massing creates strong connections to surrounding neighborhoods.	3.2	2.6	3.0
Building heights and massing creates strong connections within Yesler Terrace.	3.8	3.3	2.9
Views are preserved and enhanced from buildings.	3.3	2.9	3.2
Views are preserved and enhanced between buildings.	3.0	3.1	3.1
Building locations and types provides a range of housing opportunities and choices.	3.4	3.6	3.3
Building locations and types enhance neighborhood character and optimizes access to sunlight for housing and open spaces.	3.3	3.2	3.1
HEIGHT / MASSING AVERAGE SCORE:	3.3	3.1	3.1
7. CONNECTIONS / EDGES: Which approach better connects Yesler Terrace to adjacent neighborhoods?			
Evaluate Quality / Strength of Connections from Yesler Terrace:			
North (Harborview Hospital)	2.8	3.6	4.0
South (Little Saigon and International District)	2.9	3.2	3.7
East (12th Avenue and Squire Park)	3.3	3.5	3.3
West (Downtown)	3.2	3.5	3.3
Community gateways are highlighted.	3.2	3.6	3.7
CONNECTIONS / EDGES AVERAGE SCORE:	3.1	3.5	3.6
CUMULATIVE CONCEPT SCORE (WEIGHTED AVERAGE)	3.5	3.2	3.3