Yesler Terrace

COLLINS WOERMAN

Yesler Terrace Explorations of Ideas

11 March 2009

Where are we in the process?

Testing the Yesler Terrace Planning Program

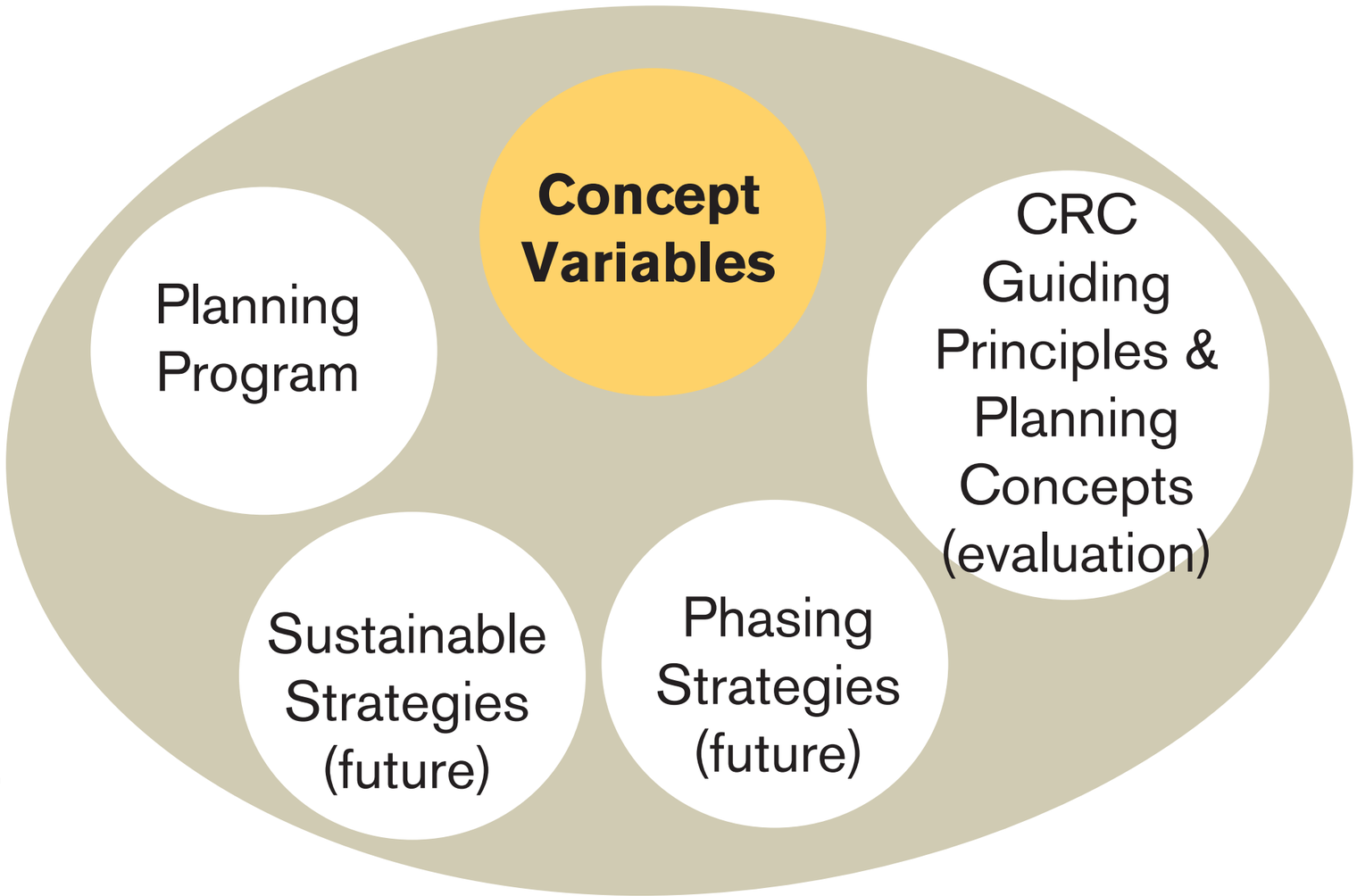
1) “How does the new Yesler Terrace feel?”
2) Consideration of the planning elements
3) Placed on the physical site

Yesler Terrace Planning Program

- **Total Site Area** *(includes ROW & open space)*
  39.6 Acres
- **Housing**
  3,000 - 5,000 Total Units
- **Office**
  800,000 - 1.2 million sq. ft.
- **Retail**
  25,000 - 100,000 sq. ft.
- **Open Space**
  5 - 8 acres

Concept Development Approach

What decisions are studied in Concepts?



Planning Concept

What are the 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

Circulation & Connections

Street locations, types & character. Other connections to surrounding neighborhoods

Land Use

Types, amounts and locations of land uses

Topography

How all elements interact with the unique topography of the site

Concept Variables to be investigated tonight

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

Circulation & Connections

Street locations, types & character

Land Use

Types, amounts and locations of land uses

Topography

How all elements interact with the unique topography of the site

Open Space and Building types to be considered

Open Space types

On the Ground

- Large Park/Commons
- Plaza
- Street
- Pocket Park
- Pathway/Sidewalk
- Small Yard
- Garden

Building types

Low-rise
(under 35')

Mid-rise
(35'-75')

High-rise
(75'-150')

Tower
(above 150')

Tonight's planning exercise

Planning Program for model exploration

Housing

4,000 Total Units (approximately 4.0 mil. sq. ft.)

Office

1.0 million sq. ft.

Retail

50,000 sq. ft.

Open Space

8 acres of public open space

Parking

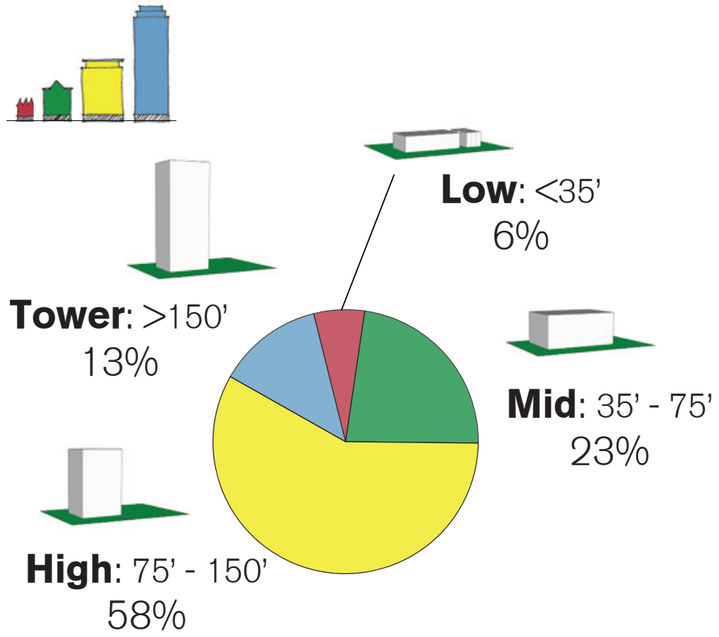
Structured parking below grade

Building related Open Space

Approximately 15% of building site area

Model A: Mix of All Heights

Building Height & Massing



Distribution of Total Residential Floor Area in Each Building Type

Low 6%

Mid 23%

High 58%

Tower 13%

Characteristics

- Relative equal distribution of all building types
- Towers widely spaced near highest points on the site
- Similar height and massing of buildings adjacent to Harborview
- Large percentage of height & development along Boren
- Lower building heights along streets limit prolonged shadows falling across most streets
- Location of low and mid-rise buildings open the site to the southwest for views & sun access
- Building height & placement provide good sun access to most open spaces

Pros

- Wide variety of building choices
- Variety of height provides visual interest
- Moderate view potential
- Variety of heights increases design options for views and sun access

Cons

- Mixed heights may not provide strong neighborhood identity or branding
- Increasing shade from towers, high rise and mid rise buildings
- View potential not maximized

Model A: Mix of All Heights

Open Space Configuration

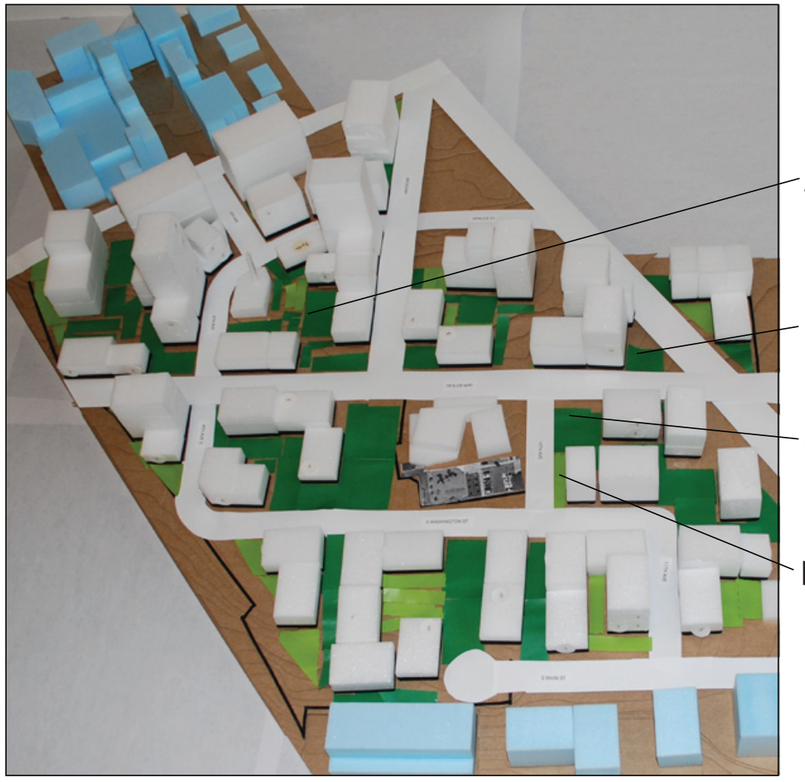


Diagram of Northwest Central Plaza & Linear Parks Open Space Configuration


A


B


C


D

Characteristics

- System of linear parks independent of the street network providing for pedestrian circulation
- Mid-size central plaza at NW quadrant of the site
- Connections to linear parks and plaza via the street network
- Private open spaces adjacent to buildings along the linear parks
- Open spaces located to help increase sun access for buildings

Pros

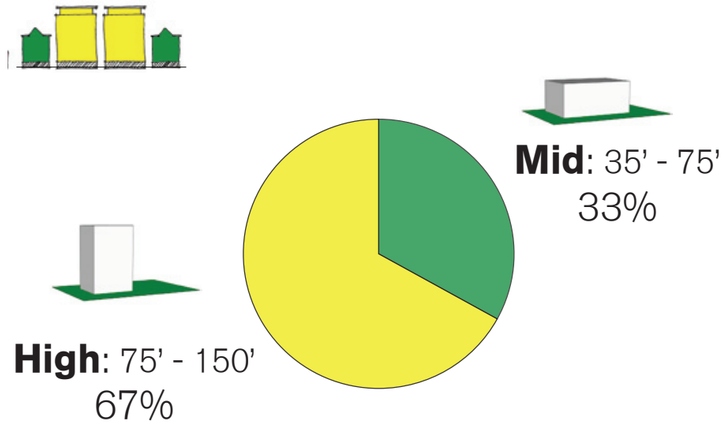
- Connects uses and districts along a pedestrian corridor
- May offer options to increase accessibility for elderly and disabled people

Cons

- Smaller open spaces have less impact
- Less opportunity for centralized community gardens
- Less opportunity for active recreational uses

Model B: Minimal Height Variation: Mid- & High-Rises

Building Height & Massing



Distribution of Total Residential Floor Area in Each Building Type

Mid 33%

High 67%

Characteristics

- Relatively similar height and massing of building types across the site
- Average building height approximately 75' – 120'
- Buildings set back from most streets to minimize shadows cast on streets
- Building placement provides distant views from streets
- Higher average building heights cast shadows for long periods of the day
- Building massing provides for courtyard open spaces in several locations
- Buildings height and massing at southwest portion of the site buffer impacts from I-5

Pros

- Some variety in building choices
- Scale of buildings may not be overpowering
- Site topography allows views and sun access from upper floors

Cons

- Less variety of building choices
- Scale of buildings is ordinary
- Doesn't provide strong neighborhood identity or branding
- Street relationship requires larger setbacks
- Site topography controls views, sun access and shadows
- Most street shading from mid- & high-rise buildings
- Open spaces may be shadowed by buildings
- Similar building heights limits design options for views and sun access

Model B: Minimal Height Variation: Mid- & High-Rises

Open Space Configuration

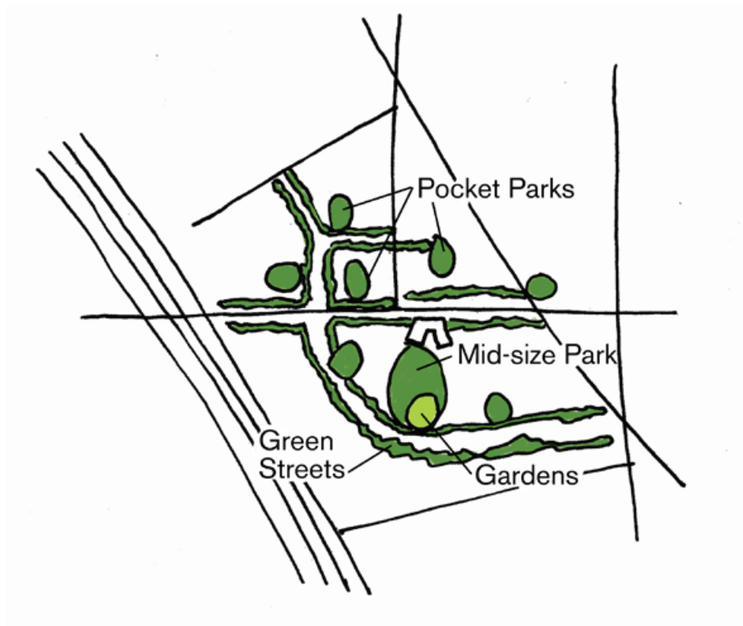


Diagram of Green Streets & Pocket Parks Open Space Configuration


A


B


C


D

Characteristics

- Open space organized along streets (green streets) integrating streets into the open space network
- Pocket and mid-size parks located adjacent to green streets to increase the perceived size of open spaces
- Private courtyard open spaces adjacent to pocket parks to create larger visual access
- Pocket parks located to increase sun access to buildings

Pros

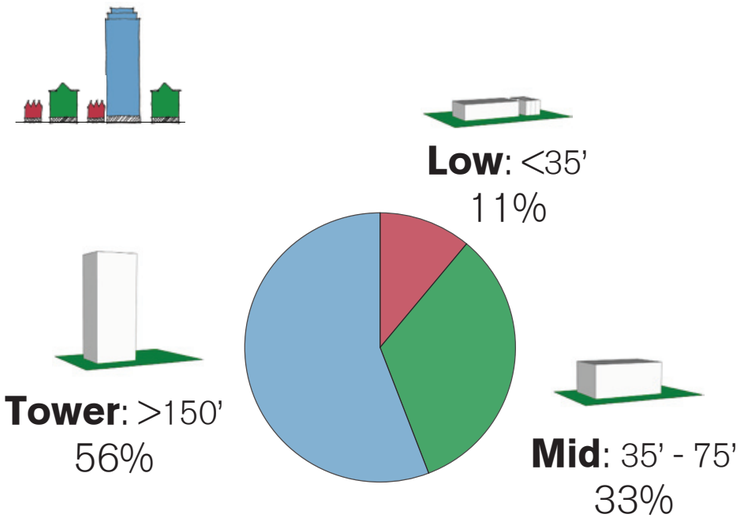
- Provides opportunities for natural drainage systems
- Provides separation from vehicular traffic
- Creates landscaped pedestrian experience
- Connects uses and districts along green street
- Provides identifiable character

Cons

- Less opportunity for centralized community gardens
- Less opportunity for active recreational uses
- Smaller open spaces have less impact
- Wider right-of-way widths needed

Model C: Towers with Low- & Mid-Rises

Building Height & Configuration



Distribution of Total Residential Floor Area in Each Building Type

Low 11%

Mid 33%

Tower 56%

Characteristics

- Building towers placed among a majority of low and mid-rise building types
- Towers widely spaced across the entire site
- Similar height and massing of buildings adjacent to Harborview
- Smaller amount of height & development along Boren
- Shadows cast by towers across streets and open spaces limited to a small portion of the day
- Building height and placement provide distant views across open spaces

Pros

- Low rise buildings are familiar to residents
- Towers provide strong neighborhood identity or branding
- Minimize street setbacks
- Maximizes view potential and sun access, increases value
- Towers cast slender shadows
- Minimal street shading from low rise and tower buildings

Cons

- Less variety of building choices
- Some residents don't want to live in towers
- Towers cast long shadows
- Tower placement critical to maximize views and sun access

Model C: Towers with Low- & Mid-Rises

Open Space Configuration

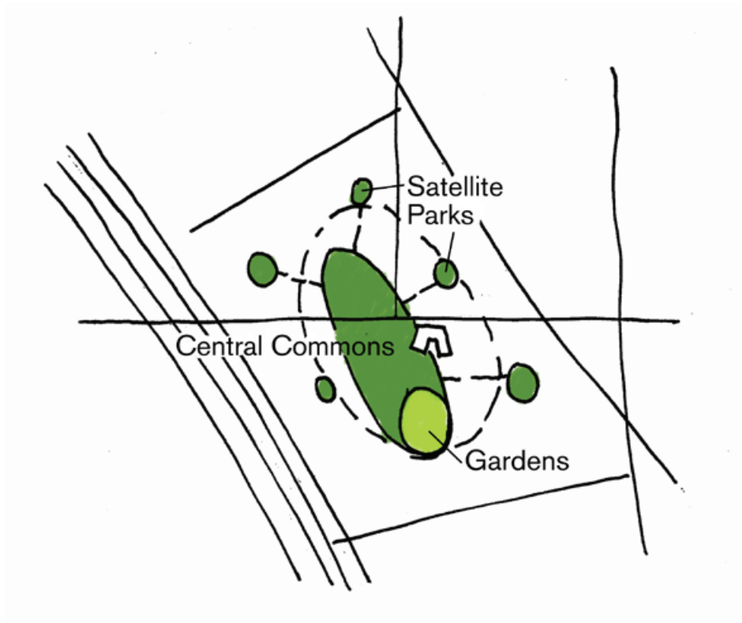


Diagram of Central Commons & Satellite Parks Open Space Configuration


A


B


C


D

Characteristics

- Large central commons as the main organizer of the open space network
- Various activities accommodated in the central commons (i.e. gardens, play areas, gathering spaces)
- Satellite parks in each quadrant of the site linked by street and pedestrian connections
- Street network integrated with the central commons open space
- Visual connections to the central commons from many buildings across the site

Pros

- Provides opportunities for natural drainage systems
- Provides separation from vehicular traffic
- Creates landscaped pedestrian experience
- Connects uses and districts along green street
- Provides identifiable character

Cons

- Less opportunity for centralized community gardens
- Less opportunity for active recreational uses
- Smaller open spaces have less impact
- Wider right-of-way widths needed