



# **Yesler Terrace Neighborhood Studies**

11 February 2009





Exploration of similar neighborhoods

This study explores two existing urban neighborhoods in Seattle. These two neighborhoods will be compared to the initial physical program for the Yesler Terrace Redevelopment.

Initial Yesler Terrace Redevelopment Program

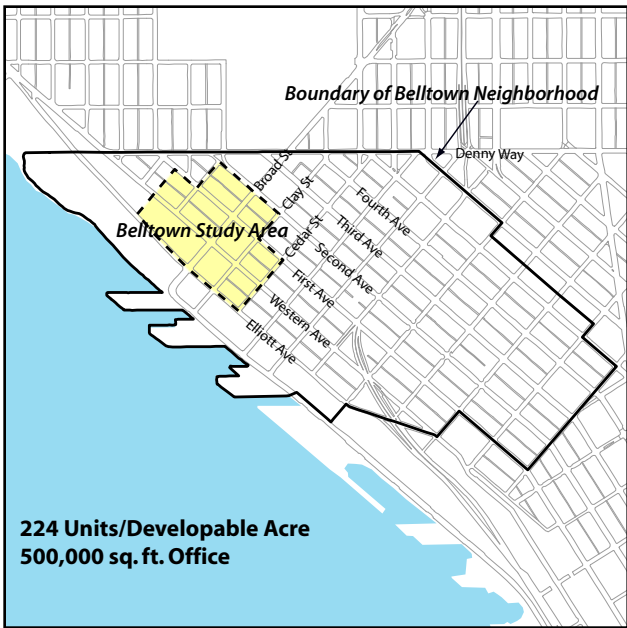
Housing Units	
YT Replacement Housing	561 units (< 30% median income)
Affordable Housing	290 units (50 - 60% median income)
Work Force Housing	950 units (60 - 80% median income)
Market-Rate Housing	1,200 - 3,200 units (variable income)
<hr/>	
Total Housing Units	3,000 - 5,000 167 - 277 units/developable acre (based on 18 developable acres)
Office Development	800,000 - 1.2 million sq. ft.
Retail Development	25,000 - 100,000 sq. ft.

The selected neighborhood study areas are a portion of the larger neighborhoods of Belltown and First Hill within the city. The size and location of the specific areas selected are intended to reflect a density of development comparable to the Yesler Terrace Project. Both neighborhood examples provide a similar ratio of total open space to what is envisioned for the Yesler Terrace Redevelopment.

The two study areas also show how similar development capacity can be achieved by varying planning concepts for streets, open spaces and housing types. Strengths and weaknesses of these planning concepts are identified in each study area. The study includes examples from urban developments in other locations to show planning opportunities which could be used in the future.

Belltown

The Belltown Neighborhood comprises approximately 70 blocks that lie to the north of downtown Seattle. Most of the area is relatively flat due to the leveling of Denny Hill early in the 20th century. However, the study area has a grade change of approximately 80



Belltown neighborhood map

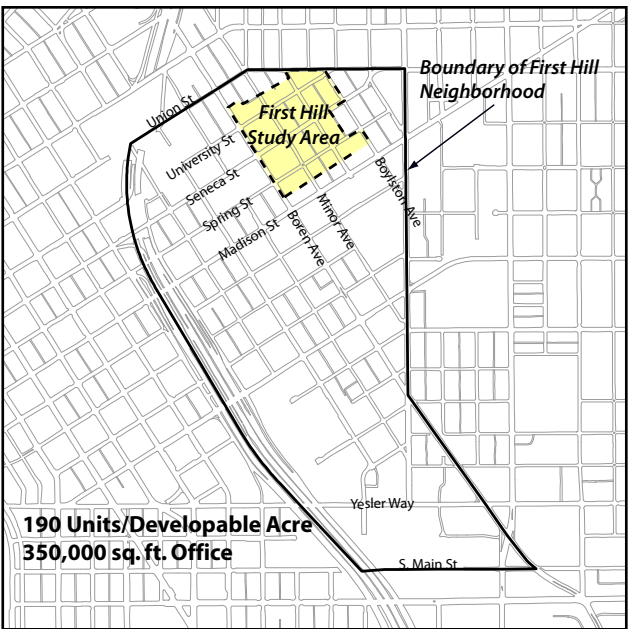
feet sloping from 2nd Avenue to the Waterfront. This closely resembles the grade change at the northwest portion of Yesler Terrace between the Broadway and Boren intersection and Yesler Way at I-5.

Much of Belltown has yet to achieve the density envisioned by the Master Plan and zoning changes made in the 1960's. In-fill development patterns have dominated and many low density buildings still remain throughout the neighborhood. The chosen study area has reached a density similar to that planned for the Yesler Terrace Redevelopment and serves as a good model for comparison.

A majority of the housing units in this area are provided in high-rise buildings (max. 150', 13-14 stories). A hypothetical 10-story office building on 1st Avenue was added to approximate a similar ratio of office development as considered for Yesler Terrace Redevelopment. Smaller office buildings are scattered throughout the site. One major open space that dominates the study area is the Olympic Sculpture Park.

First Hill

The First Hill Neighborhood lies northwest of the downtown bound by I-5 to the west and Broadway to the east extending to South Main Street. Yesler Terrace is part of the First Hill Neighborhood at the very southern edge. A large portion of the neighborhood is



First Hill neighborhood map

comprised of hospital and medical office uses. The chosen study area is at the northern edge of these medical uses and is similar to Yesler Terrace's relationship with Harborview Hospital.

The First Hill study area has seen less transition than Belltown and has several different characteristics. This neighborhood has a slightly lower density than the Belltown example. The range of housing density is still similar to what is being explored for the Yesler Terrace Redevelopment.

A larger percentage of the housing units are in towers (above 150'), including one 350' tower in this study area. Most medical and office uses occur adjacent to the study area. To approximate a similar ratio of office development as might be seen at Yesler Terrace, two 10-story office buildings on Seneca Street were added (no office uses are currently part of the study area). Open space provided in the First Hill study area is different from Belltown with smaller major open spaces and more secondary open spaces adjacent to streets and between buildings.



# Neighborhood Studies: Belltown Study Area

## Belltown

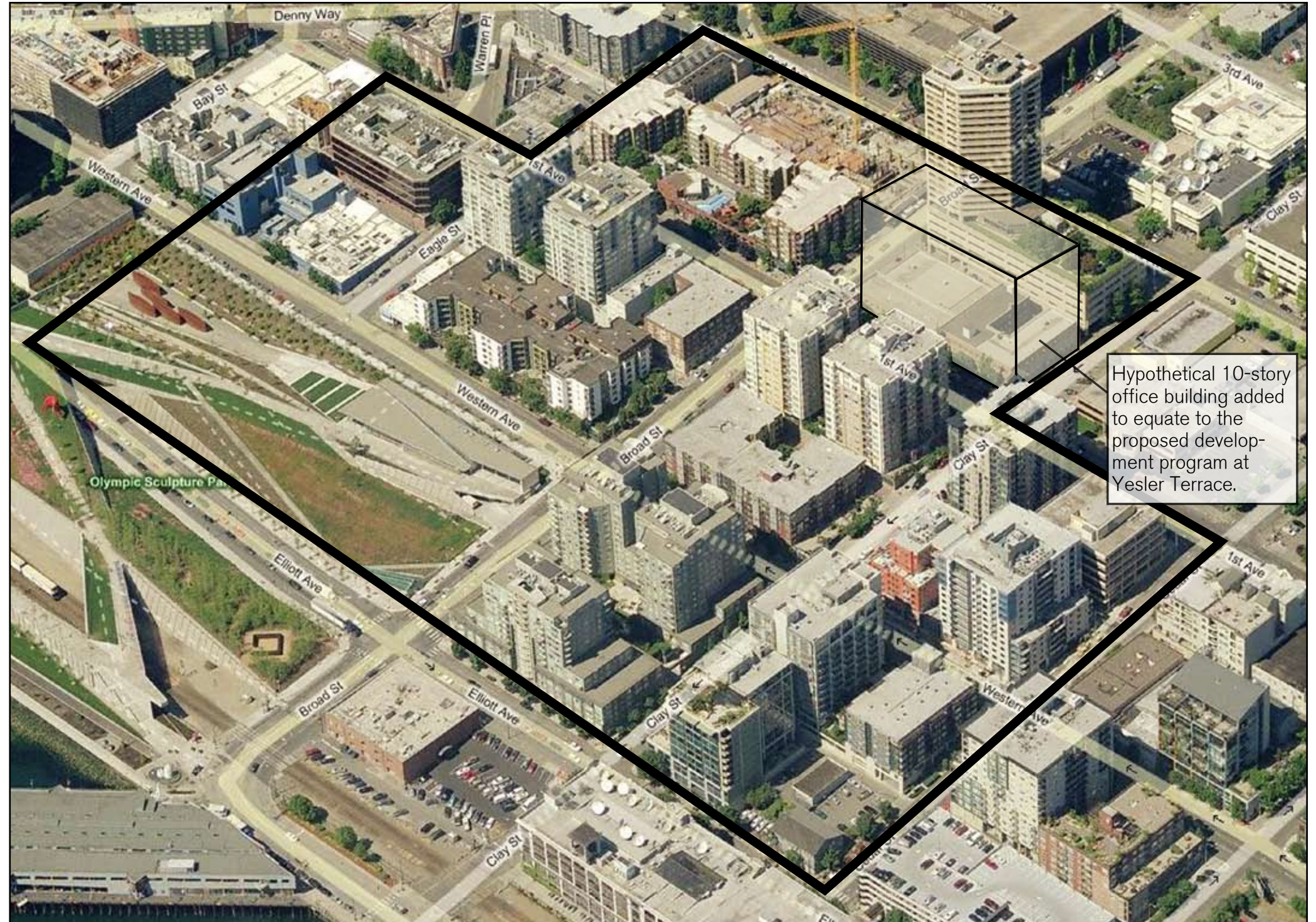
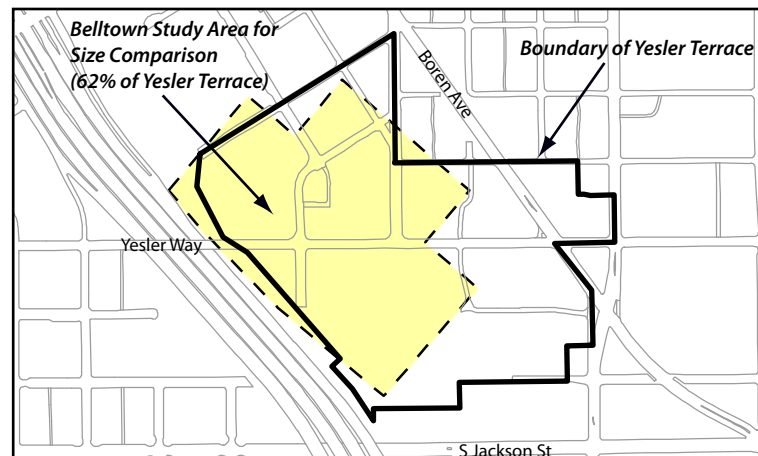
### Study Area Information

- **Total Site Area** (includes ROW & open space)  
24.4 acres
- **% of Site area in ROW**  
40%
- **Total Development Area**  
9.1 Acres
- **Housing**  
2,042 Units  
224 Units/Developable Acre
- **Office**  
500,000 sq. ft. (including hypothetical building)  
Proportionately equates to 1 million sq. ft. of office in the Yesler Terrace program.

### Yesler Terrace Program (comparison)

- **Total Site Area** (includes ROW & open space)  
39.6 Acres
- **Housing**  
3,000 - 5,000 Total Units  
167 - 277 Units/Developable Acre  
(based on 18 Developable Acres)
- **Office**  
800,000 - 1.2 million sq. ft.

### Yesler Terrace Site (comparison)





# Neighborhood Studies: First Hill Study Area

## First Hill

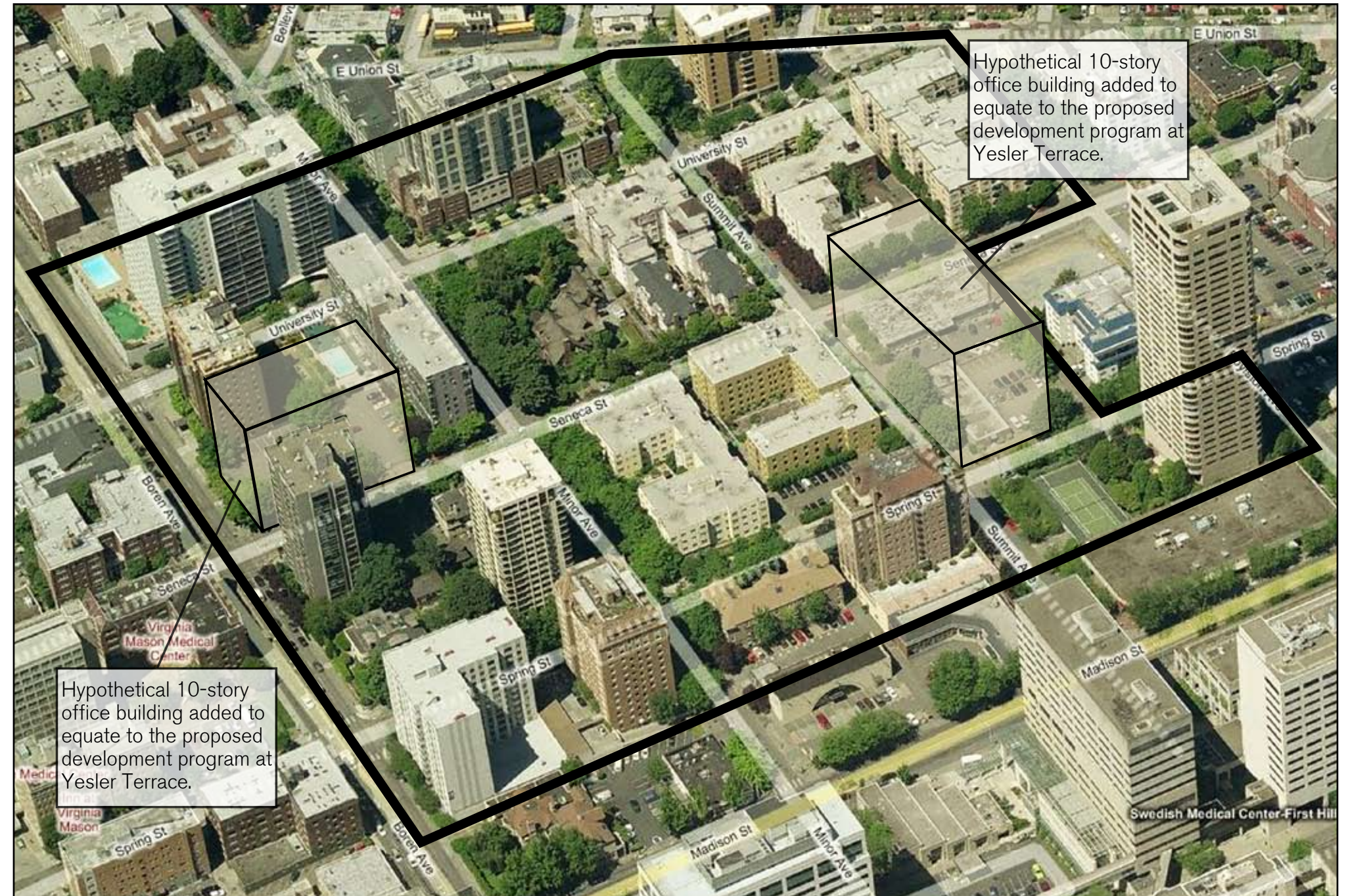
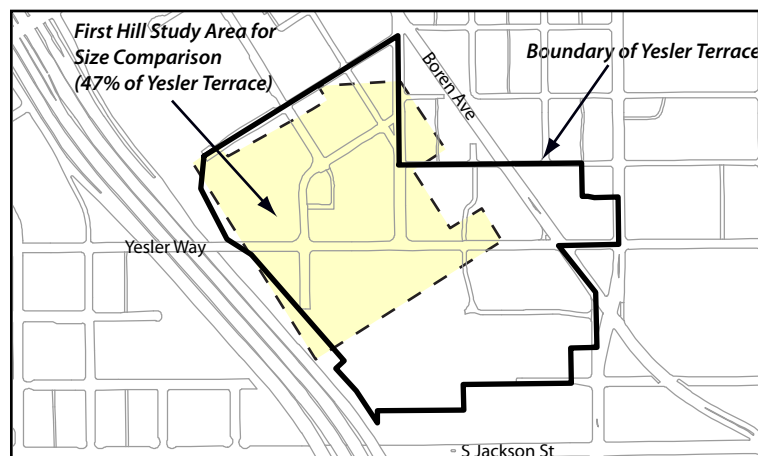
### Study Area Information

- **Total Site Area** (includes ROW & open space)  
18.5 Acres
- **% of Site area in ROW**  
40%
- **Total Development Area**  
8.1 Acres
- **Housing**  
1,531 Units  
189 Units/Developable Acre
- **Office**  
350,000 sq. ft. (including hypothetical buildings)  
Proportionately equates to 800,000 sq. ft. of office in the Yesler Terrace program.

### Yesler Terrace Program (comparison)

- **Total Site Area** (includes ROW & open space)  
39.6 Acres
- **Housing**  
3,000 - 5,000 Total Units  
167 - 277 Units/Developable Acre  
(based on 18 Developable Acres)
- **Office**  
800,000 - 1.2 million sq. ft.

### Yesler Terrace Site (comparison)





# Neighborhood Studies: Streetscapes

## Belltown



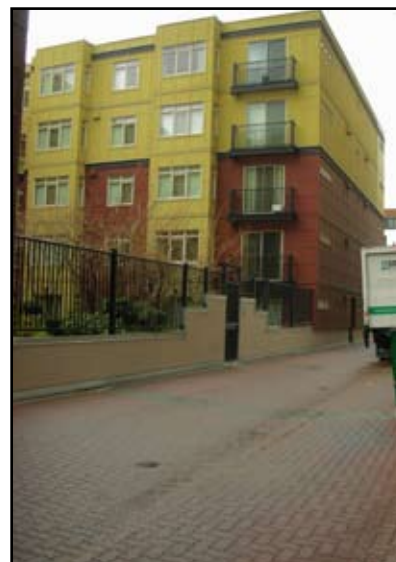
### Types of streets

- 5 Arterial/Collector streets
- 3 Neighborhood streets



**Access Streets** *existing*

**Strengths:** Secondary, service and delivery access.  
**Weaknesses:** Not designed with safety principles; uninviting for pedestrians.



*existing*



*example*

**Strengths:** Design incorporates natural drainage features; improved safety and environment for pedestrians.  
**Weaknesses:** Requires more width.



**Arterial/Collector** *existing (1st Ave)*

**Strengths:** Allows high volumes of vehicular traffic; wide sidewalks enhance pedestrian movement.  
**Weaknesses:** Pedestrian amenities and environment lacking; landscaping and vegetation minimal.



*example*

**Strengths:** Pedestrian environment is lively and active; street becomes extension of open space.  
**Weaknesses:** Requires wide right-of-way. Separation from other side of the street.



**Neighborhood Street** *existing (Cedar St)*

**Strengths:** One-way traffic allows narrower street; landscaping separates pedestrians from vehicles.  
**Weaknesses:** Inhibits local access and promotes higher vehicle speeds; pedestrian environment lacking.



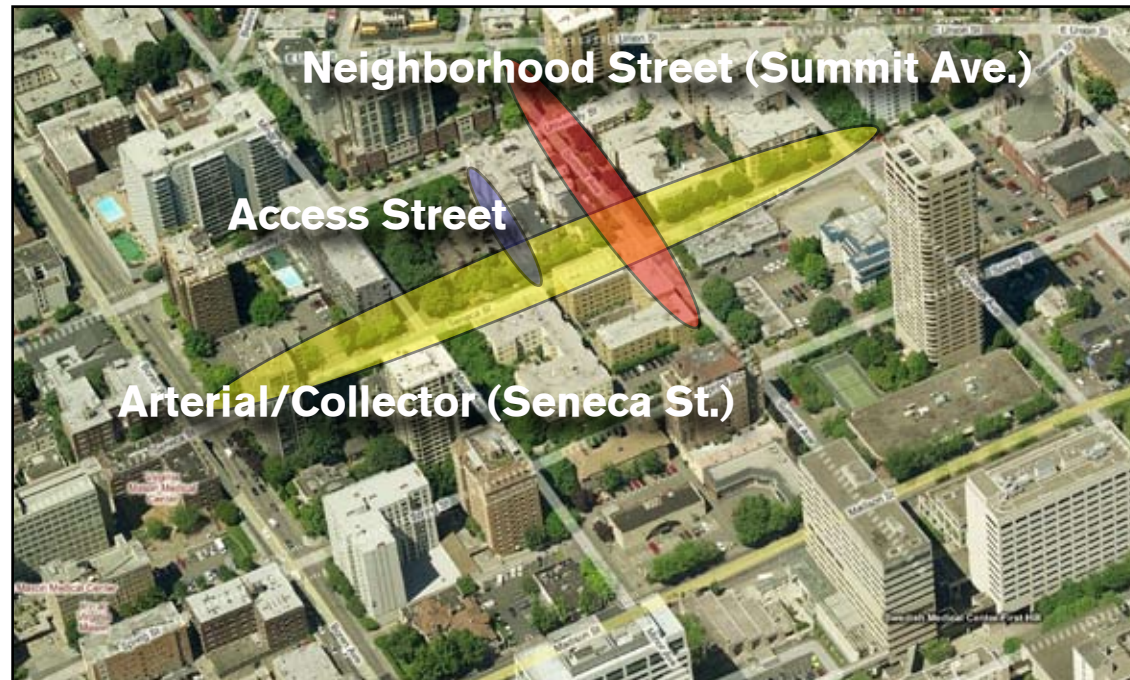
*example*

**Strengths:** Pedestrian environment is lively and active; sidewalk becomes extension of open space.  
**Weaknesses:** Requires wide right-of-way.



# Neighborhood Studies: Streetscapes

## First Hill



### Types of streets

- 2 Arterial/Collector streets
- 6 Neighborhood streets



**Access Street** existing

**Strengths:** Secondary, service and delivery access.  
**Weaknesses:** Not designed with safety principles; uninviting for pedestrians.



existing



example

**Strengths:** Enhanced pedestrian environment.  
**Weaknesses:** Pedestrian safety issues if adequate lighting not present.



**Arterial/Collector** existing (Seneca St)

**Strengths:** Sidewalks promote pedestrian movement and connect blocks.

**Weaknesses:** Pedestrian environment lacking; bicycles and transit share roadway.



example

**Strengths:** Active pedestrian environment; complete streets design, including natural drainage system.

**Weaknesses:** Wide right-of-way required.



**Neighborhood Street** existing (Summit Ave)

**Strengths:** Landscaping separates sidewalks from street; sidewalks connect blocks.

**Weaknesses:** Bicycles and transit share roadway; pedestrian scale lighting absent.



example

**Strengths:** Active pedestrian environment; good lighting; sidewalk extensions improve pedestrian safety.

**Weaknesses:** Bicycles and transit share roadway.



# Neighborhood Studies: Open Space

## Belltown

Open space shown is proportionately equal to the proposed 5-8 acres of open space for the Yesler Terrace Redevelopment.



**Types of open space** - a majority of open space is at the Olympic Sculpture Park with limited secondary open spaces adjacent to streets. Many buildings have related open spaces adjacent to them or on the roof.



**Major Open Space** *existing*

**Strengths:** Large space is flexible for many uses.

**Weaknesses:** No integration of open space system; slope restricts some uses; park not designed with natural surveillance.



*example*

**Strengths:** Slope accommodates wide variety of users and uses; trees provide interest and shade

**Weaknesses:** Design may not include CPTED principles.



**Secondary Open Space** *existing*

**Strengths:** Design for year-round use.

**Weaknesses:** Small space limits uses; lacks interest and activity; semi-private area.



*example*

**Strengths:** Incorporates public art; good accessibility and lighting



**Building-Related Open Space** *existing*

**Strengths:** Semi-private open space.

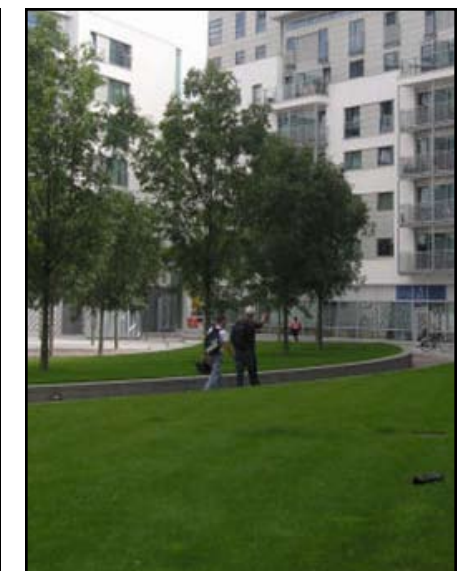
**Weaknesses:** Design may lack inviting and active space.



*example*

**Strengths:** Mix of public and semi-private spaces; accessible and serves diverse needs.

**Weaknesses:** Potential for community building gardens.



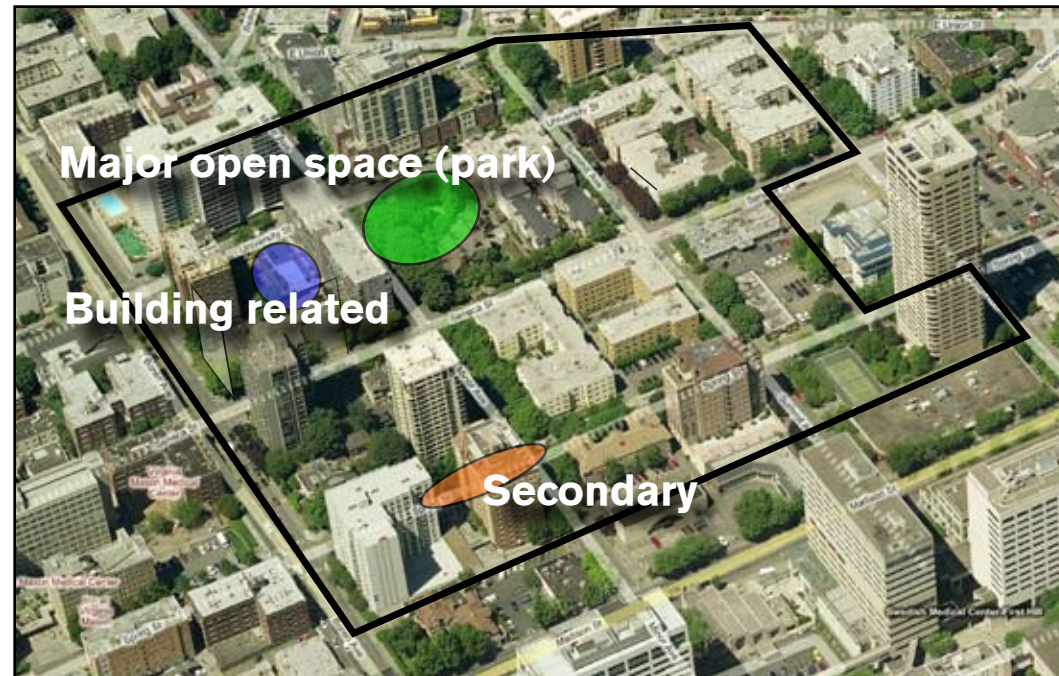
*example*



# Neighborhood Studies: Open Space

## First Hill

Open space shown is proportionately equal to the proposed 5-8 acres of open space for the Yesler Terrace Redevelopment.



**Types of open space** - open space is relatively equally balanced between a smaller major open space and secondary open spaces adjacent to streets and between buildings. Building related open space is also provided at several buildings.



**Major Open Space** *existing*

**Strengths:** Accessible and supports many uses and users; good “eyes on street” design.

**Weaknesses:** Potential for community building gardens and public art.



*example*

**Strengths:** Flexible space for many activities, uses and users; good natural surveillance design.

**Weaknesses:** Potential for community building gardens and public art.



**Secondary Open Space** *existing*

**Strengths:** Small open space provides variety; sidewalks connect blocks.

**Weaknesses:** Pedestrian environment uninviting.



*example*

**Strengths:** Interconnected path promotes walking; accessible and inviting design

**Weaknesses:** Potential for community building gardens



**Building-Related Open Space** *existing*

**Strengths:** Small open space provides variety; good natural surveillance design.

**Weaknesses:** Potential for community building gardens.



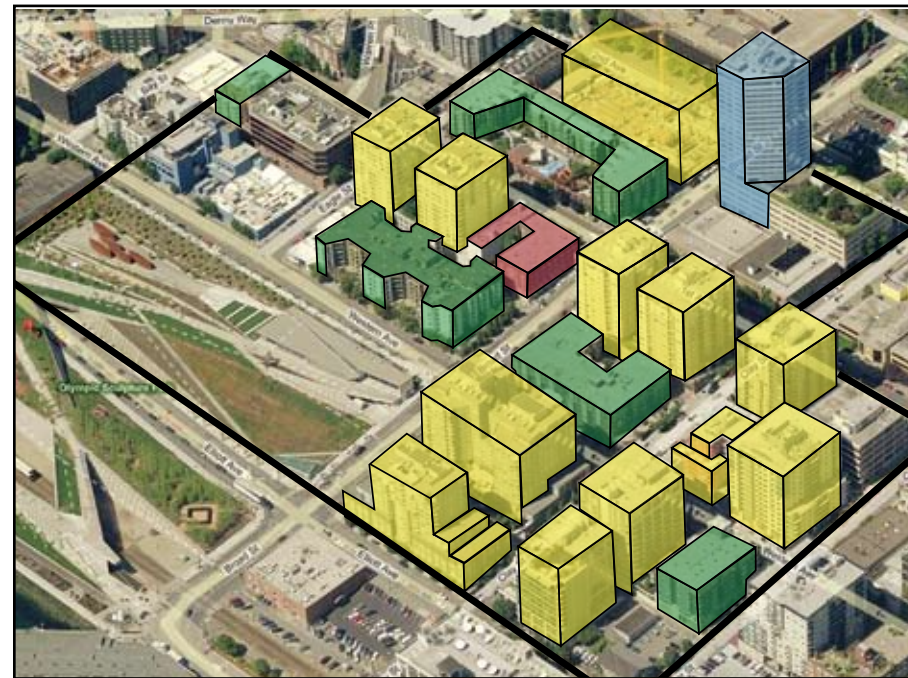
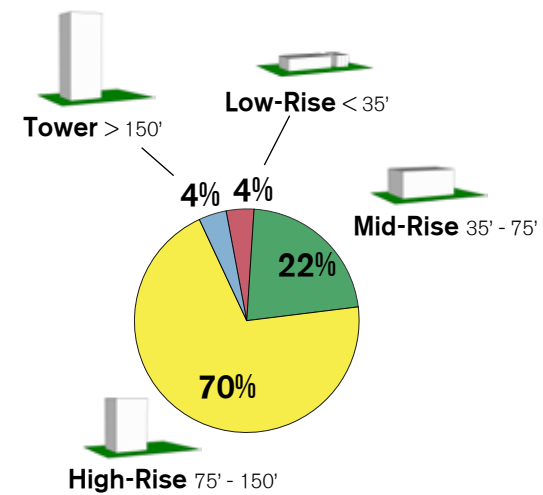
*example*

**Strengths:** Small open space variety; gardens build community and connections.



# Neighborhood Studies: Housing types

## Belletown



**Housing types**



**Mid-Rise** *existing*

**Strengths:** Provides private open space via balconies and roof decks; provides retail activity at building base.

**Weaknesses:** Little ground related open space.



*example*

**Strengths:** Incorporates several levels of privacy at open spaces; dynamic building form adds unique character to the urban form. Surveillance of public spaces by residents is good.



**High-Rise** *existing*

**Strengths:** Retail activity at building base; provides open space at balconies and roof decks.

**Weaknesses:** Little ground related open space



*example*

**Strengths:** Integrates multiple housing types within the community; integrates various architectural building styles; provides varied urban form



**Tower** *existing*

**Strengths:** Retail activity at building base; provides large open space at roof deck.

**Weaknesses:** Lack of architectural interest at lower building levels.



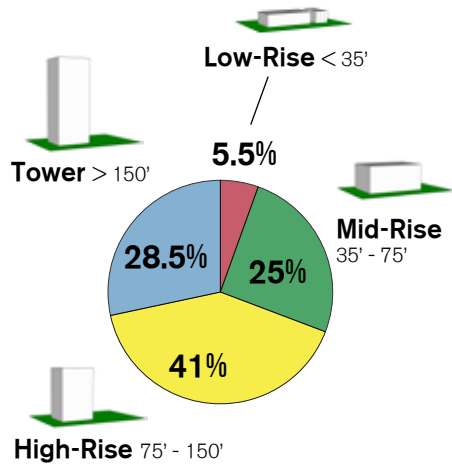
*example*

**Strengths:** Provides architectural interest of a human scale at the lower building levels; adds human activity near the street through decks above the retail space.

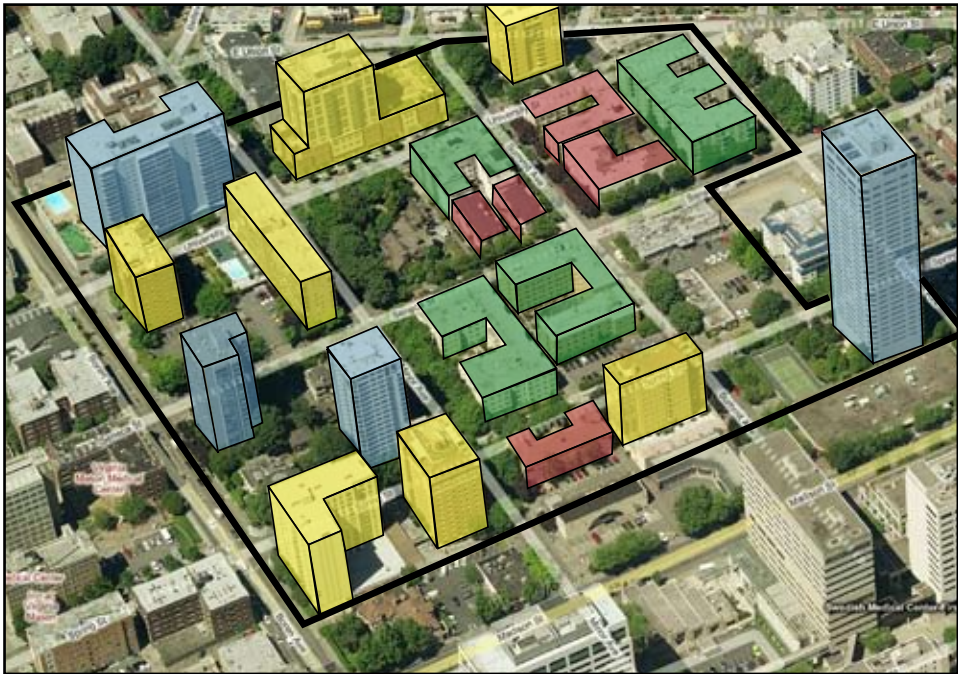


# Neighborhood Studies: Housing types

## First Hill



% of units per  
Housing type



Housing types



**Low-Rise** *existing*  
**Strengths:** Incorporates open and gathering spaces at ground level.  
**Weaknesses:** Limited architectural detail at and near ground level; ground related open space for private use only.



*example*  
**Strengths:** Housing type that is energy efficient; ground related housing provides private open space at unit entries.  
**Weaknesses:** Security limited for ground level units.



**Mid-Rise** *existing*  
**Strengths:** Incorporates ground related open space.  
**Weaknesses:** Architectural detail is limited at lower building levels.



*example*  
**Strengths:** Balconies and roof decks provide private and semi-private open space; strong architectural details adds interest to the buildings.



**Tower** *existing*  
**Strengths:** Provides ground related open space at building base.  
**Weaknesses:** Architectural interest is limited at ground level.



*existing*



*example*  
**Strengths:** Building scale is reduced by varying the character of the building faces; open space at balconies and roof decks.