



Planning Concepts

Working Toward a Community Vision





Dear Seattle Housing Authority Board of Commissioners, Residents and Community Stakeholders,



It is with pleasure, as Chair of the Yesler Terrace Citizen Review Committee, that I forward to the Seattle Housing Authority, the future Citizen Review Committee for Phase II, Yesler Terrace residents and community stakeholders the attached Yesler Terrace Planning Concepts. Based on the definitions and guiding principles developed by the Citizen Review Committee, the concepts serve as the cornerstone for the Seattle Housing Authority and their consultant team to develop conceptual site development alternatives and preliminary design guidelines.

The conceptual site development alternatives will offer approaches to implement the concepts and address issues such as:

- Approaches to land use and the height, density and scale of future development zones within the study area;
- Street improvements, linkages, parking and street character with respect to vehicles, transit, bicycles and pedestrians;
- Open spaces and natural areas;
- Housing options such as owner-occupied, rental and live-work units with seamless economic integration, and incorporation of cultural influences and styles;
- Provision of housing for those in the community most in need;
- Sustainable approaches to development;
- Concentrated areas of activity and mixed-use with particular attention paid to the community center; and
- Financial approaches and development phasing.

Further refinement of the concepts is anticipated as the conceptual site development alternatives evolve. It is our intent that these concepts serve as a checklist for the Citizen Review Committee, residents and community stakeholders during Phase II in their review of how effectively the conceptual site development alternatives meet the goals and objectives of the definitions and guiding principles. We also foresee that the concepts will guide recommendations regarding the conceptual site development alternatives and preliminary design guidelines.

In conclusion, Yesler Terrace, as one of the most notable communities in Seattle, is at a critical crossroads. As this project moves from policy to site development, never forget the most important task before you is to honor the proud legacy of this distinguished community while planning its brilliant future.

Sincerely,

Norman B. Rice

Chair, Yesler Terrace Citizen Review Committee

Planning Concepts

As part of the Seattle Housing Authority's effort to redevelop Yesler Terrace, a Citizen Review Committee (CRC) was formed to develop definitions and guiding principles which would help direct the community's vision for the redevelopment of Yesler Terrace. Using the CRC's work as a source, the Seattle Housing Authority and a consultant team created draft planning concepts intended to stand in support of the committee's recommendations. The concepts have been reviewed and discussed by the CRC and the community. These eight concepts are detailed in this document.



The planning concepts respond to a number of key factors about the Yesler Terrace site. Yesler Terrace is physically unique in that it is prominent and highly accessible from downtown locations providing pivotal connections to a number of downtown neighborhoods. This proximity offers desirable pedestrian connections to a number of residential, institutional and commercial uses as well as to nearby transportation choices such as buses, light rail and ferries. However, it is also relatively isolated from the surrounding neighborhoods, creating somewhat of an “island effect.” It is bound by both natural and constructed elements such as steep slopes, a freeway, arterials and a park, yet its physical isolation is tempered with the benefits of southwest exposure and expansive city views.

Taking into account these factors and the definitions and guiding principles developed by the CRC, the planning team introduced big picture ideas, rather than design oriented solutions, to help guide and direct the next phase of the Yesler Terrace redevelopment process. The eight draft planning concepts include: Community Heart, Main Street, Broadway Linkages, Complete Streets, Leverage Density, Mixed-Use Activity, Fit Naturally and Open Space. Each of the concepts outlined here responds to one or more of the guiding principles and has been adopted by the CRC.

Guiding Principles

Social Equity

Economic Opportunity

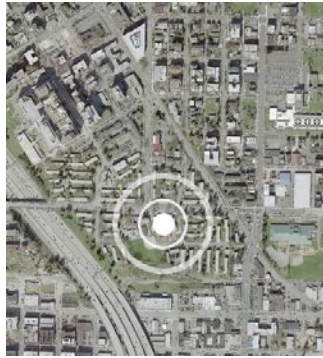
Environmental Stewardship & Sustainability

One-for-One Replacement Housing

Planning Concepts

Community Heart
Main Street
Broadway Linkages
Complete Streets
Leverage Density
Mixed-Use Activity
Fit Naturally
Open Space

Planning Concepts



Community Heart

Since a vast majority of community residents feel that the Yesler Community Center is the “heart” of the community along with the Y-intersection of Broadway and Yesler Way, this concept reinforces this sentiment. The idea is to emphasize the Heart of Yesler Terrace by focusing street level uses and activities near and around the existing community center. It also promotes the corner of Yesler Way and Broadway as a dense urban node that mixes uses and activities to support housing and commercial activities throughout the community.



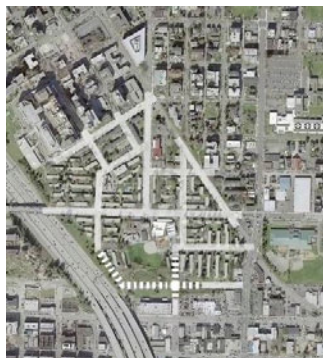
Main Street

Community members believed that installing landscaped walking paths or trails across the neighborhood border would improve the sense of safety and pedestrian connections. The Main Street concept follows this idea by strengthening Yesler Way as a primary east-west vehicular and adding a pedestrian corridor linking Yesler Terrace to downtown Seattle and Boren Avenue South. As a result, Yesler Way functions as a “main street” with ample infrastructure to support transit and pedestrian traffic.



Broadway Linkages

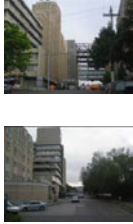
The idea of promoting connections led to the planning concept to strengthen Broadway as a primary north-south vehicular and pedestrian corridor linking to First and Capital Hill. Since Broadway terminates at Yesler Way at the Community Center, it celebrates this interaction and takes advantage of the tremendous territorial views of Seattle and the Duwamish Valley.



Complete Streets

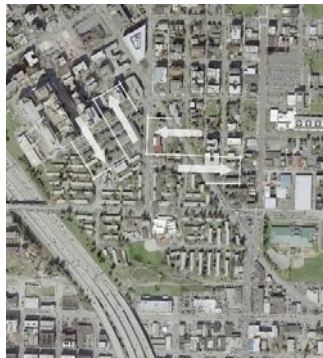
The Complete Streets concept expands upon the desire to further improve access and integrate Yesler Terrace with the surrounding community by completing the urban street grid where feasible. It extends South Main Street west toward Interstate 5, links the southern terminus of 8th Avenue South to extend portions of South Main Street just south of the Community Center and extends 10th Avenue South between South Jackson and South Main Street. As an overarching strategy, street improvements should accommodate all users and include amenities such as trees, pedestrian lighting and seating along the sidewalk.

Planning Concepts



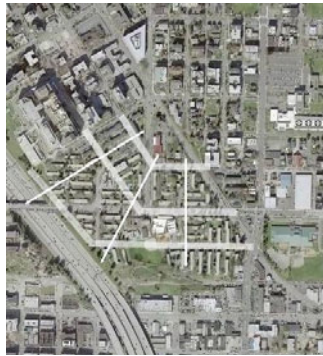
Leverage Density

The CRC recognized in their guiding principles that increasing density as well as expanding Yesler Terrace's boundaries and permitted uses would allow a greater array of development options. In response, this concept leverages the value of Yesler Terrace land to maximize possibilities. Options include dense mixed-use development along the existing Yesler Terrace boundaries and adding tall buildings along Alder Street adjacent to Harborview Medical Center. The mixed use development could blend with the scale and building mass of adjacent commercial and residential development.



Mixed-Use Activity

To build upon the idea of expanding the range of permitted uses at Yesler Terrace, this concept encourages mixed-use development that is either horizontal or vertical where appropriate. Attention will be given to incorporate low-income housing throughout. Mixed-use activity would include ground level retail, commercial and office use and residential. The residential options are live-work units, owner occupied or rental units that are seamlessly integrated economically as well as with cultural influences and styles.



Fit Naturally

The guiding principles call for integrating sustainable design and implementing practices to achieve a positive and healthy community. The Fit Naturally concept follows this directive by proposing a community development that respond to "best practices." Best practices involve considering adjacent uses and building heights to ensure compatibility and provisions for a healthy and energy efficient community through sustainable development. In addition, the unique topography of Yesler Terrace can be employed in a positive way by constructing buildings that assist with vertical circulation and looking at streets as view corridors.



Open Spaces

CRC members and residents dreamed that open spaces and gathering places in association with housing would foster a safe, healthy and family-friendly community. This concept supports this dream by providing places for outdoor gathering and recreation. It builds from the existing Community Center and considers potential opportunities for pocket parks, plazas and pedestrian alleys. The concept also poses that another way to gain public space is to take advantage of street edges as part of the community's overall open space inventory.

Next Steps

During the first quarter of 2008, Phase II of the Yesler Terrace redevelopment project will begin. As with Phase I, a Citizen Review Committee (CRC2) will be formed to help guide the process. The CRC2 will focus on reviewing conceptual site alternatives, preliminary design guidelines and draft resident relocation plan policies based on the definitions and guiding principles that were adopted during the first phase. From this work, recommendations will be developed by the CRC2 and forwarded to the SHA Board of Commissioners. Also as with the first phase, Phase II will be a transparent process and include extensive input from current residents and other community stakeholders. Portions of the work relating to the relocation plan policies may extend into 2009. Construction is planned to begin in 2010.

Cover photograph by
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Additional copies of this document are available at the Yesler Community Center.

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번역된 안내서가 예슬러 테라스 관리사무소, 직업 커넥션 및 커뮤니티 센터에 준비되어 있습니다.

មានផ្តល់ជូនការបកប្រែភាសានៅការិយាល័យចាត់ចែងតំបន់ Yesler និងមជ្ឈមណ្ឌលការងារនិងសហគមន៍ (Yesler Terrace Management, Job Connection and Community Center)¹

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可向“工作聯繫與社區中心”(Job Connection and Community Center) 的 Yesler Terrace 管理辦公室索取各種翻譯版本。

Garggarlchi unkka kana ka afan keessaniin katabame Wajjira Bulchinssa Yesler Terrace, Wajjira warra Dalagaan nama qunnamsiisu (Job Connection) fii Yidugaleessa Hawaasaat ni arggama.

Waxaad ka helayaas iyagoo la tarjumay Xafiiska Maamulka Yesler Terrace, Xarunta Bulshada iyo Xiriirka Shaqooyinka.

Hay versiones traducidas disponibles en la Oficina de Administración de Yesler Terrace, en Job Connection y el Centro Comunitario.

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Có các bản đã được phiên dịch tại Văn Phòng Quản Lý Khu Yesler Terrace, Job Connection (Cơ Quan Giúp Tìm Việc Làm) và Trung Tâm Cộng Đồng.

Seattle Housing Authority's mission is to enhance the community by creating and sustaining decent, safe, and affordable living environments that foster stability and increase self sufficiency for people with low incomes.

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