



Presentation to the
Yesler Terrace Citizen Review Committee

Yesler Terrace Planning Elements Overview

15 January 2009



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Redevelopment Schedule Overview

I. Site Programming and Site Concept Development

Phase 2A - Site Concept Development: Winter '09 – Summer '09

- Key Planning Elements Overview
- Exploration of Planning Element Options
- Site Concept Explorations
- Review of Site Concepts
- Site Concept Report
- Decision on Preferred Site Concept

Phase 2B - Site Alternatives: Summer '09 – Winter '10

- Development of 3 Alternatives based on preferred site concept.
- EIS Review.
- Review and Final Plan recommendation.

II. Site Concept Evaluation Tool: Guiding Principles and Planning Goals

- Original Guiding Principles (GP) and Planning Concepts (PC) from CRC.
- Development of Planning Goals.
- Use Guiding Principles and Planning Goals as Evaluation Tool throughout planning process.

III. Stakeholder Process

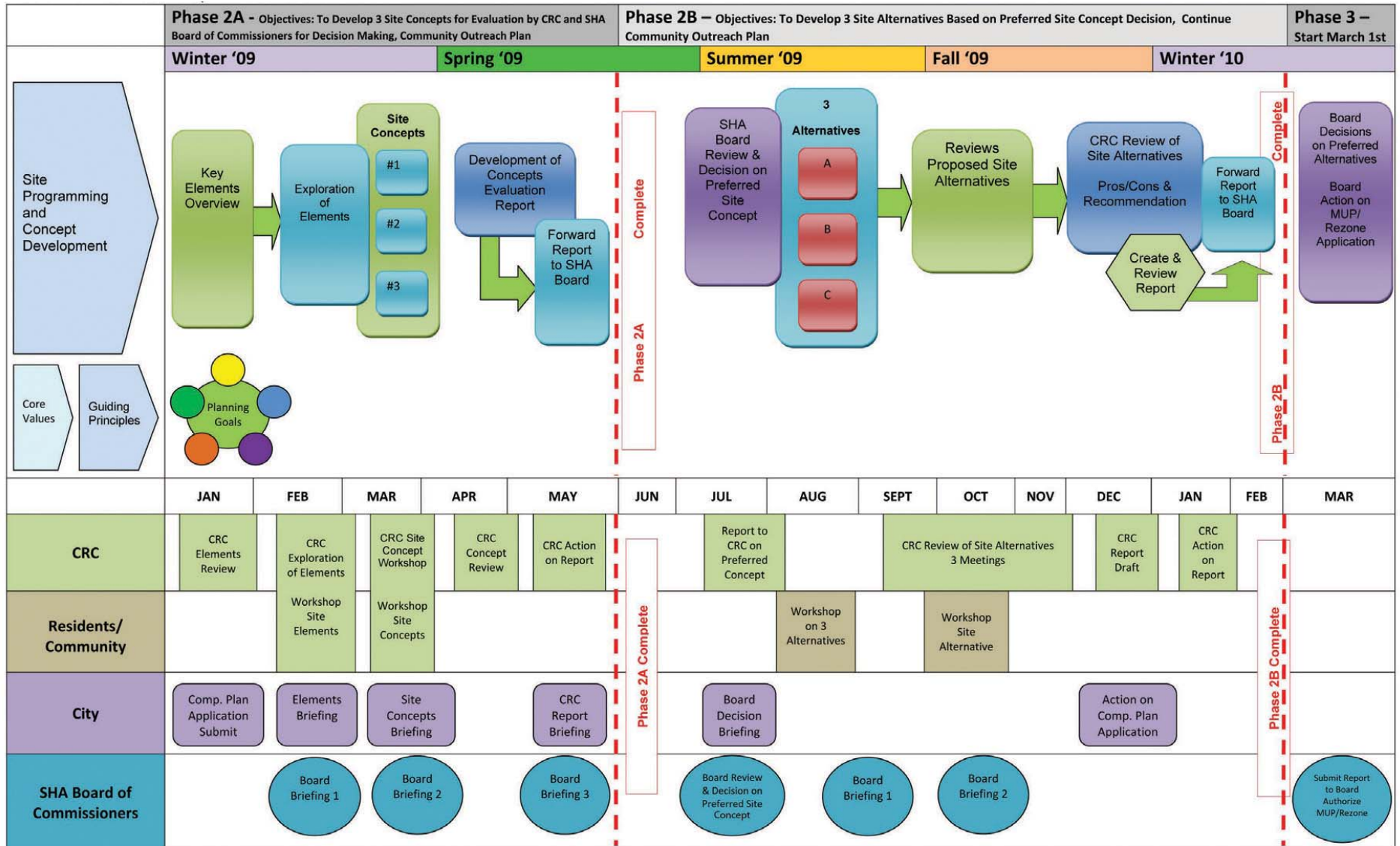
- Includes (but not limited to) CRC, Residents, Community, Service Providers, City Agencies, etc.
- Parallels Planning Process to allow for input and review at all planning stages.
- Input by stakeholders on expanding Planning Goals.
- Use Guiding Principles and Planning Goals for review.
- Final stakeholder comments included in summary reports to SHA Board.

IV. SHA Board of Commissioners

- Briefed at each phase regarding Site Concept materials and Stakeholder comments.
- Final Decisions after final reports.



Redevelopment Schedule



Key Redevelopment Elements: Guiding Principles & Planning Goals

Phase 1: Development of Guiding Principles and Planning Concepts by CRC

In Phase 1, the Citizen Review Committee (CRC) looked at the community's primary hopes and treasures in order to establish common values. A key outcome of the CRC was the development of materials summarizing their conclusions and recommendations to help guide the redevelopment process. These included the definition of:

- **Core Values:**
 1. Social Equity
 2. Economic Opportunity
 3. Environmental Stewardship and Sustainability
 4. One-For-One Replacement Housing.
- **Guiding Principles:** Specific recommendations to guide redevelopment.
- **Planning Concepts:** Specific planning concepts to consider concept development.



The goal is that the Core Values, Guiding Principles and Planning Concepts are used as:

- **A Guiding Vision.** To help guide the vision for the redevelopment of Yesler Terrace.
- **An Evaluation Tool.** To be used as an evaluation tool of site concepts during the planning stages.

Phase 2A: Site Programming and Site Concept Development.

Definition of Key Planning Elements

The redevelopment of Yesler Terrace will involve many complicated and overlapping issues that are difficult to evaluate and/or design at one time. In order to aid in the evaluation of the overall design, key 'planning elements' have been identified.

The primary planning element is:

- **Community:** This primary planning element includes guiding principles and goals that are best addressed at the community scale -- such as stakeholder participation, neighborhood character, overall diversity, housing affordability and more. (See pg. 6.) Community 'elements' the overall character and vision for Yesler Terrace.

Five Secondary Planning elements have been identified as key to the planning of Yesler Terrace. These include:

- **Streetscapes and Circulation**
- **Open Space**
- **Land Uses:**
 1. Housing
 2. Retail
 3. Office
 4. Social and Community Services
- **Green and Healthy**
- **Economical and Employment**



During the redevelopment process, studies first will address individual planning elements-- such as street layout options -- as well as how these elements work together in assembling a final site concept. By breaking the planning elements apart early in the design process, it is easier to focus on individual issues that will affect the final site concept before trying to build an overall concept plan. It also makes stakeholder input easier and more timely.

Planning Goals: A Tool for Evaluating Planning Elements

As the design team investigates redevelopment concepts, new lessons will be learned and new '**planning goals**' will be developed to guide the final site concepts. Similar to the Guiding Principles, these will be important in evaluating and guiding the development of the final site concepts. Therefore these planning goals will be combined into a single 'Planning Goals' document.

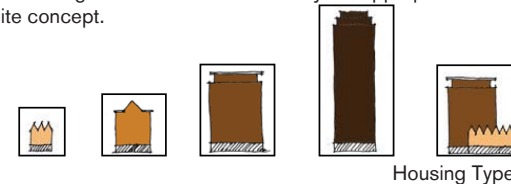
Guiding Principles + Planning Goals

To simplify the evaluation process, the Guiding Principles and Planning Goals are grouped into one document. One key step was to assign each Guiding Principle to the planning element or elements it addresses. (See page 5 to see where the Guiding Principles are covered in the Planning Goals document.) However, the original Guiding Principles will still remain as a stand alone document.

The combined 'Guiding Principles + Planning Goals' are grouped by 'planning elements' starting on page 6. Where a Guiding Principle is listed, it is followed by a '**GP.**' Where a CRC Planning Concept is included, it is followed by a '**PC.**' All of the remaining planning goals identified in this report are the result of additional findings and recommendations and are subject to revision. Furthermore, as redevelopment proceeds, the 'Planning Goals' will evolve, change and new ones added as new information and input is collected.

Types: Examples of Planning Elements

For each 'planning elements' there are several '**types**' or examples of buildings or spaces that may be used in Yesler Terrace's redevelopment. Some examples of potential 'types' for Yesler Terrace are included for streetscapes, open spaces, housing, office, retail, etc. (see following pages.) These types or examples are a first step of showing what may be built at Yesler Terrace. However, each type must be evaluated closely by the 'Guiding Principles + Planning Goals' to determine if they are appropriate for the final site concept.



Evaluation Worksheet

Evaluator's Name _____
Alternative # _____

**Yesler Terrace Redevelopment Plan
Conceptual Site Alternatives Evaluation Worksheet**

Below are the four core values and their related guiding principles adopted for the Yesler Terrace redevelopment process. Please evaluate each of the conceptual site alternatives based on the core values and the guiding principles by checking the appropriate boxes.

| | Guiding Principle Score (check one) | | | Core Value Score (check one) | | |
|--|-------------------------------------|---------------------|----------------------------|------------------------------|---------------------|----------------------------|
| | Meet Expectations | Exceed Expectations | Does not meet Expectations | Meet Expectations | Exceed Expectations | Does not meet Expectations |
| SOCIAL EQUITY | | | | | | |
| 1 Promote a culturally and economically diverse community. <i>Community goals.</i> | | | | | | |
| 2 Provide resources to improve economic, cultural and social opportunities. <i>Economic & Employment goals.</i> | | | | | | |
| 3 Foster positive interactions throughout Yesler Terrace and the community. <i>Community goals.</i> | | | | | | |
| 4 Promote social equality by encouraging inclusion. <i>Community goals.</i> | | | | | | |
| 5 Meet the housing needs of current and future generations living within Yesler Terrace. <i>Housing Goals.</i> | | | | | | |
| 6 Preserve and expand very low-income housing opportunities. <i>Housing Goals.</i> | | | | | | |
| 7 Minimize impacts of displacement for residents. <i>Community goals.</i> | | | | | | |
| 8 Create a neighborhood that provides recreational and educational opportunities and services. <i>Social Services goals.</i> | | | | | | |
| 9 Include stakeholder involvement. <i>Community goals.</i> | | | | | | |
| 10 Utilize the City housing inventories to avoid displacement from the neighborhood. <i>Community goals.</i> | | | | | | |
| 11 Establish a community governance structure. <i>Community goals.</i> | | | | | | |
| ECONOMIC OPPORTUNITY | | | | | | |
| 1 Support creation of living wage jobs for residents. <i>Economic & Employment goals.</i> | | | | | | |
| 2 Strengthen partnerships with social service agencies and institutions. <i>Economic & Employment goals.</i> | | | | | | |
| 3 Preserve and foster home businesses for all residents within Yesler Terrace. <i>Economic & Employment, Housing goals.</i> | | | | | | |
| 4 Support training, apprenticeship and living wage job opportunities for residents. <i>Economic & Employment goals.</i> | | | | | | |
| 5 Preserve and promote small businesses adjacent to Yesler Terrace. <i>Economic & Employment, Retail goals.</i> | | | | | | |
| 6 Assist residents in transitioning out of subsidized housing. <i>Economic & Employment goals.</i> | | | | | | |
| 7 Engage in partnerships to assist homeless families obtain stable housing and increase household income. <i>Economic & Employment goals.</i> | | | | | | |
| 8 Promote the creation of a micro-loan program. <i>Economic & Employment goals.</i> | | | | | | |
| ENVIRONMENTAL STEWARDSHIP AND SUSTAINABILITY | | | | | | |
| 1 Incorporate Smart Growth principles in the redevelopment process. <i>Community and Green & Healthy Goals</i> | | | | | | |
| 2 Foster a safe and healthy community by incorporating a variety of housing styles, sizes and configurations. <i>Housing Goals.</i> | | | | | | |
| 3 Incorporate urban design and architectural techniques that promote pedestrian interaction and positive relations. <i>Streetscape and Open Space goals.</i> | | | | | | |
| 4 Use environmentally friendly and sustainable building techniques to produce healthy and quality housing. <i>Green and Housing Goals.</i> | | | | | | |
| 5 Ensure that low-income families, the elderly and those with disabilities are served. <i>Community and Housing Goals.</i> | | | | | | |
| 6 Foster education and awareness programs that promote earth friendly practices. <i>Green and Healthy Goals.</i> | | | | | | |
| ONE-FOR-ONE REPLACEMENT HOUSING | | | | | | |
| 1 Design housing mix based on geographic growth projections and the needs of current and future residents. <i>Housing Goals.</i> | | | | | | |
| 2 Provide best possible affordable housing that offers choice, options, affordability, access to public amenities. <i>Housing Goals.</i> | | | | | | |
| 3 Consider expanding site boundaries in immediate neighborhood; increase density to achieve project goals. <i>Community Goals.</i> | | | | | | |
| 4 Phase development to minimize resident disruption and construction impacts. <i>Community Goals.</i> | | | | | | |
| 5 Ensure reasonable physical accessibility within Yesler Terrace for all residents and visitors. <i>Housing and Open Space goals.</i> | | | | | | |
| 6 Pursue alternatives for Yesler Terrace which will result in the greatest balance of housing and public ownership. <i>Community Goals.</i> | | | | | | |
| 7 Encourage innovative home ownership opportunities for low-income people on site. <i>Economic and Employment Goals.</i> | | | | | | |
| 8 Include residents in the housing design and development decisions. <i>Community Goals.</i> | | | | | | |
| 9 Provide nearby affordable housing relocation options. <i>Housing Goals.</i> | | | | | | |
| 10 Provide replacement housing at costs consistent with public housing rent formulas. <i>Housing Goals.</i> | | | | | | |
| 11 If the footprint of Yesler Terrace is expanded, replace one-for-one any lost low-income housing units at those sites. <i>Community Goals.</i> | | | | | | |
| 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 | | | | | | |

Community

Guiding Principles/Goals

Encourage Civic Engagement in the Redevelopment Process

- Include stakeholder involvement in the housing design and development decisions throughout the redevelopment process. GP
- Enable stakeholder involvement by providing easy access to information and transparent public process. GP
- Establish a community governance structure that promotes involvement in decision making by all residents living within the redeveloped community. GP

Develop a Vibrant and Livable Urban Community

- Create a unique neighborhood character for Yesler Terrace.
- Reinforce 'community building' goals in programs and design. PC
- Emphasize a community heart in the new design. PC
- Design for community gatherings and celebrations.
- Create a safe neighborhood using Crime Prevention Through Environmental Design (CPTED) standards.
- Incorporate public art in redevelopment that expresses the cultural history of Yesler Terrace.

Support Diversity

- Promote a culturally and economically diverse community. GP
- Foster positive interactions throughout Yesler Terrace and the community at large regardless of social, economic or cultural distinctions. GP
- Develop diverse mix of activities at Yesler Terrace. PC
- Celebrate and continue rich cultural heritage.

Redevelop Yesler Terrace to Fit Naturally into Overall Community

- Ensure good urban design with a 'northwest feel.'
- Integrate Yesler Terrace with surrounding neighborhoods.
- Promote positive relations with surrounding communities. GP
- Ensure site planning and building designs support social, economic and cultural integration.



Guiding Principles/Goals (continued)

Maintain Yesler Terrace as an Affordable Community

- Provide replacement housing at costs consistent with public housing rent formulas. GP
- Build additional affordable and workforce housing on site. GP

Redevelop Yesler Terrace as a Green and Healthy Community

- Integrate sustainable design and implement equitable environmental and economic practices. GP
- Incorporate environmentally friendly and healthy building practices. GP
- Preserve existing trees where possible and feasible.
- Explore functional art opportunities that encourage green and healthy living.

Emphasize Economic and Social Viability

- Consider increasing density to achieve project goals. GP
- Consider expanding site boundaries in the immediate neighborhood to achieve project goals with commitment to replace any lost low-income units lost at those sites. GP
- Phase development to minimize resident disruption and construction impacts. GP
- Minimize impacts of displacement for residents during the redevelopment process. GP
- Provide nearby affordable housing relocation options and assistance when necessary. GP
- Pursue those alternatives for Yesler Terrace which will result in the greatest balance between the development of low-income public housing and the maintenance of the land in public domain. GP



Streetscapes

Guiding Principles/Goals

Develop “People Friendly” and Socially Active Streets

- Create ‘active living streetscapes’: Promote interaction for all ages and abilities. GP
- Create safe people friendly streets using CPTED principles.
- Promote walking by integrating pedestrian circulation throughout Yesler Terrace including streets, paths, parks and open spaces.
- Maximize accessibility for all residents and visitors. GP
- Offset steep grades with good design that enhances pedestrian mobility.



Plan for Integrated Streets

- Complete urban grid where possible. PC
- Maximize importance of Yesler Way and Broadway.
- Improve north-south and east-west neighborhood connections.
- Highlight community gateways.
- Improve barriers at street crossings including Boren Avenue, Yesler Way, I-5 Bridge, Broadway, etc.
- Design for access and parking for service vehicles and Metro Access vans.



Parking

- Provide adequate on-street and off-street parking.
- Develop ‘reduced parking’ strategies.

Support Multi Modal Transportation

- Incorporate First Hill streetcar.
- Provide routes and connections for bicycles.
- Enhance Metro transit services.



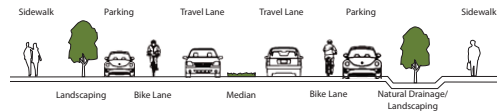
Types

Regional Collector - Boren Avenue



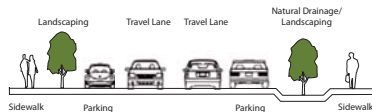
Right-of-Way Width: 75' or more, four or more lanes of traffic
Average Daily Trips: 15,000 - 21,000
Speed: 35 m.p.h. or more
On-Street Parking: Typically not allowed
Truck Traffic: Through-routes
Bicycle Routes: Present if other alternative routes not available
Character: –High volumes of vehicular through-traffic
 –May have medians. –Auto-oriented

Commercial Collector - Yesler Way, Broadway, 8th & 9th Ave



Right-of-Way Width: 60' or more, two or more lanes of traffic
Average Daily Trips: 6,000 - 8,000
Speed: 25 m.p.h. and over
On-Street Parking: Typically allowed
Truck Traffic: Local delivery and access
Bicycle Routes: Designated bicycle routes
Character: –Local access within urban villages
 –Wide sidewalks with trees. –Less auto-oriented

Neighborhood Green Street



Right-of-Way Width: 60' or less, two or more lanes of traffic
Speed: 25 m.p.h. and over
On-Street Parking: Typically allowed
Truck Traffic: Local delivery and access
Bicycle Routes: Designated bicycle routes
Character: –Traffic calming measures may be implemented
 –Wide sidewalks with trees. –Local access to residences and buildings

“Woonerf” (Pedestrian Priority Street)



Right-of-Way Width: Varies, one or two lanes of traffic.
Speed: Pedestrian walking speed
On-Street Parking: Typically allowed
Truck Traffic: If necessary, allowed for local deliveries
Bicycle Routes: Bicycles and pedestrians share roadway
Character: –Acts as outdoor extended “living room”
 –Street, sidewalk and curb at same grade
 –Little or no signage; curves/objects to slow traffic

Pedestrian Path



Right-of-Way Width: Varies
Bicycle Routes: Bicycles may share path system
Character: –Provides local interconnectivity
 –Formal or informal

Open Space

Guiding Principles/Goals

Meet Community Open Space Needs

- Support diverse needs of users of all ages, cultures, incomes and abilities. PC
- Provide a variety of large and small open spaces to support a diversity of needs.
- Design every open space for multiple and overlapping users.
- Connect open spaces into site wide circulation network.
- Maximize accessibility to all open spaces.
- Design for year round use.



Foster Community Building in Open Spaces

- Design inviting and active open spaces to promote community interaction. GP
- Provide open spaces for community gathering. PC
- Use urban gardens as activity centers for community building.
- Design streets and rights-of-way for temporary use as gathering spaces or markets.
- Explore public art and heritage interpretation opportunities.



Create Safe Open Spaces

- Incorporate CPTED principles in open space designs. PC
- Design for natural surveillance: create "eyes-on" spaces.
- Provide clear hierarchy of overlapping public and private open spaces and buildings.



Support Healthy and Green Programs

- Promote walking with linked pedestrian friendly routes, open spaces, views, etc.
- Promote public gardening options for residents, markets, cultural foods, etc.
- Offset pollution and noise impacts with natural design elements.
- Support habitat restoration in open spaces and landscapes.



Open Space

Types

On the Ground

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

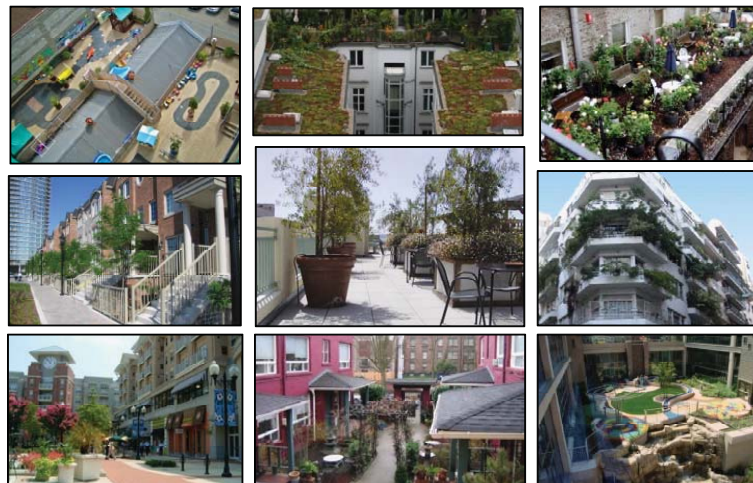


Details

- 5 - 8 Acres of Open Space
- System of Connected and Integrated Open Spaces and Pathways
- Public to Semi-Public to Private
- Active and Passive Uses
- Landscaped with Grass and Vegetation
- Hardscaped with Pavers and Concrete
- Programmed for Multiple Users and Uses

In Buildings

- Rooftop Deck
- Raised Podium
- Courtyard
- Balcony
- Garden
- Porch



Housing

Guiding Principles/Goals

Provide Affordable Housing Opportunities

- No net loss of very-low-income housing at Yesler Terrace. GP
- Provide housing to meet needs of current and future families, single occupants, the elderly and those with disabilities. GP
- Design housing flexibly to address future very-low-income population shifts.
- Guarantee a home at Yesler Terrace for eligible residents who want to return. GP
- Preserve and expand very-low-income housing opportunities. GP
- Build additional affordable and workforce housing.
- Prioritize the provision of housing and services for those most in need. GP
- Design housing that supports in-home occupations such as day cares.



Mixed Income Housing Over Retail & Office



Senior Housing with Roof Decks



In-home Day Care

Support Innovative Housing Design

- Foster a safe, healthy and family-friendly community. GP
- Provide a variety of affordable and market rate housing types. GP
- Integrate all housing types seamlessly as one community.
- Family housing (3+ BR) should be ground related.
- Provide residential parking that is safe and near residences.
- Design housing to mitigate pollution and noise from streets, I-5 and the Helipad.
- Ensure all housing is energy efficient and green.

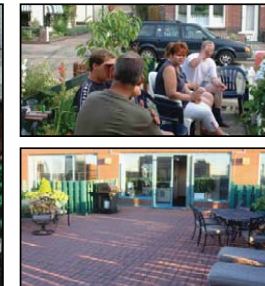
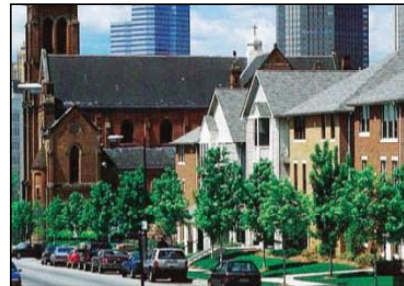


Family Housing with Yards & Sustainable Design



Integrate Open Spaces in Housing Designs

- Incorporate open and gathering spaces into housing designs. GP
- Use CPTED principles.
- Design a clear hierarchy of private/public spaces.
- Provide small private areas associated with units to increase social interaction and increase surveillance.
- Use green roofs to increase private open spaces.



Housing

Types



Denotes opportunities for ground-related housing

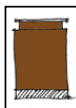
Low-rise



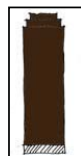
Mid-rise



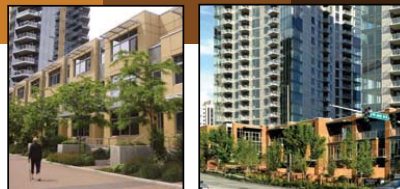
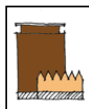
High-rise



Tower



Mixed



Details

Height: Up to 35 feet
Density: 30 - 50 units per acre
Residents: Mostly families, mixed incomes
Assoc. Open Space: Small yards, porches, balconies, courtyards

Height: 35 - 75 feet
Density: 125 - 200 units per acre
Residents: Mixed residents, mixed incomes
Assoc. Open Space: Courtyards, rooftops, balconies

Height: 75 - 150 feet
Density: 200 - 350 units per acre
Residents: Mostly adults, mixed incomes
Assoc. Open Space: Balconies, raised/podium, rooftops, interior open space

Height: Above 150 feet
Density: Up to 450 units per acre
Residents: Mostly adults, mixed incomes
Assoc. Space: Balconies, raised/podium, rooftops, interior open space

Height: Varies
Density: Varies
Residents: Mixed residents, mixed incomes
Assoc. Open Space: Varies

Associated Open Space



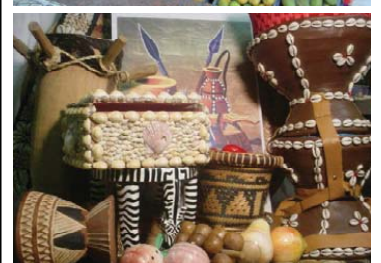
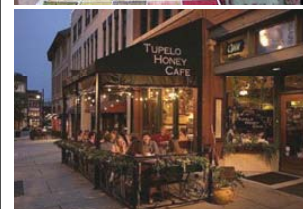
Retail

Guiding Principles/Goals

- Ensure retail development is economically feasible.
- Focus retail to neighborhood needs.
- Support development of retail job opportunities for residents.
- Support opportunities for local small and micro-businesses (<100SF).
- Support retail in Little Saigon.
- Support retail in the International District.

Variety of Retail

- Grocery Store
- Convenience
- Small storefront
- Restaurant
- Micro-retail
- Push cart



Guiding Principles/Goals

- Ensure office development is economically feasible.
- Support development of office related job opportunities for residents.
- Limit impacts of office related traffic and parking on housing areas.
- Provide adequate office parking. Explore shared parking and income possibilities.
- Explore green infrastructure sharing opportunities.

Variety of Offices

- Tower
- High-rise
- Mid-rise
- Low-rise
- Mixed Use
- Live-Work
- Home Office



Green & Healthy

Guiding Principles/Goals

Promote Community Vision & Awareness of Yesler Terrace as a 21st Century Community

- Redevelop Yesler Terrace as a model green and healthy community that incorporates smart growth principles.
- Maximize recycling of existing building and site materials.
- Foster education and awareness programs that promote earth-friendly practices. GP

Foster Innovative Site Design

- Create a healthy and green urban neighborhood by maximizing use of natural landscapes and features in streetscapes, buildings, open spaces, etc.
- Preserve existing trees where feasible to enhance the community.
- Design using natural drainage strategies.
- Explore utilizing site-wide green infrastructures, e.g., rainwater harvesting.
- Support habitat restoration in open space and landscape strategies.
- Explore urban gardening opportunities, e.g., public gardens, rooftops, private yards
- Utilize site exposure for solar and wind energy opportunities.
- Utilize breathe easy principles in design of exterior spaces, e.g., plant selection.

Incorporate Green and Healthy Principles into Building Design

- Use 'green' tools to produce healthy and quality housing, facilities and amenities. GP
- Design to 'built green' and LEED standards.
- Utilize breathe easy principles where appropriate and feasible.
- Utilize site exposure for solar opportunities.
- Include green roofs and walls where feasible.

The Healthy Balance Concept

Sustainable, or green design, strives to create a healthy balance between three things:

People/Equity Planet/Ecology Prosperity/Economy

People/Equity refers to the needs of residents and workers. New housing, office, and retail uses at Yesler Terrace will create increased demands for energy, water, and waste management. People also have social and physical needs such as equity and social justice, and healthy lifestyles.

Planet/Ecology refers to the resources and healthy ecology of the planet we call home. The earth provides important resources that we rely on for our survival, such as energy, clean air and water, and food. If everyone lived the typical lifestyle of the US, it would take over 5 planet's worth of resources. If we live in balance with the natural resources we have, there is enough for everyone.



Prosperity/Economy refers to the economic health of people and communities. Affordable housing, supporting local businesses, and good jobs help to provide a healthy local economy. Good economic choices also provide a balance between the initial cost of green strategies, and the value they provide over time.

Sustainable Design Strategies

Sustainable design uses 2 basic strategies to create a healthy balance, and minimize the impact of development.

Demand reduction uses conservation and efficiency strategies to reduce the resource needs at the use-level. An example is an energy efficient light bulb, which reduces energy demand at the fixture or plug level. Behavior change, such as turning off the light if it is not needed, is also a demand reduction strategy.

Green supply technology uses innovative methods to supply the resources needed. These technologies provide alternatives to typical resource supplies, such as centralized power plants or water treatment facilities. Green supply often looks to the local development site, identifies resource potential of the site, and captures this potential with new ways of thinking.

There are many design options to choose from, to provide demand reduction and green supply. Some of these are shown to the right in 4 major areas of need:

- Energy
- Water/Stormwater
- Solid Waste
- Health

Design Strategies

Energy



Natural ventilation with rooftop wind scoops.



High efficiency glazing.



Rooftop solar panels provide power.



Neighborhood biomass power plant.



Hydronic heating/cooling w/ district energy.

Water/ Stormwater



Rain planters slow and clean runoff.



Green roofs slow runoff, provide habitat.



Large trees absorb runoff & clean air.



Swales absorb runoff.



Rainwater collection saves water & educates.

Solid Waste/ Materials



Deconstruction harvests site materials.



Wastewater anaerobic digester.



Curbside community recycling program.



Wastewater treatment natural wetland.



Community tool bank saves resources.

Health



Farmers' market.



Urban agriculture and victory gardens.



Walkable community/
active living.



Healthy "Breathe Easy" design.



Habitat restoration for
ecological health.

Social Services

Guiding Principles/Goals

- Support social equality by encouraging inclusion of complementary social, educational and health services. GP
- Provide recreational and educational opportunities and services for children, families and seniors. GP
- Create public gathering places (public 'third place' areas).
- Support day care and other in-home employment opportunities for residents.
- Include public art and other amenities that represent the history, heritage and cultural diversity of Yesler Terrace.



Guiding Principles/Goals

Support Opportunities for Resident Employment

- Provide resources to improve economic, cultural and social opportunities for residents of Yesler Terrace and adjacent communities. GP
- Support training, apprenticeship and living wage job opportunities wherever possible in all phases of Yesler Terrace redevelopment. GP
- Support development of 'green jobs' initiatives at Yesler Terrace.
- Strengthen partnerships to support the creation of living wage jobs by providing apprenticeship, entrepreneurial and business development opportunities. GP
- Support partnerships that address barriers to resident employment such as transportation, education, training, language, child care, etc.
- Support home-based occupations, such as day cares, that do not negatively impact the community.

Develop Supportive Housing Services for Residents

- Encourage innovative home ownership opportunities for low-income people on site such as land trusts, cooperatives, etc.
- Assist residents in transitioning out of subsidized housing through financial literacy, asset building and other educational programs. GP
- Engage in partnerships to help homeless families obtain stable housing and increase household income. GP

Facilitate Business Development Opportunities at Yesler Terrace

- Preserve and foster home businesses for residents at Yesler Terrace. GP
- Promote residents' access to capital to support developing entrepreneurial businesses such as through a micro-loan program.
- Preserve and promote small businesses adjacent to Yesler Terrace. GP
- Create market gardens as potential resident income source.

Target Jobs

- | | |
|-------------------------|-----------------------------------|
| • Business cooperatives | • Conversational foreign language |
| • Business incubator | • Office & retail staff |
| • Continuing education | • Recycling & demolition |
| • Agriculture | • Construction |
| • Public market | • Day care |
| • Micro-retail | • Food service & food clubs |
| • Arts and crafts | • Social services |



Site Capacity Study

Potential Site 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) |
| | <u>1,801 units</u> |

+

| | |
|---------------------|--|
| Market-Rate Housing | <u>1,200 - 3,200 units (variable income)</u> |
|---------------------|--|

3,000 - 5,000 Total Housing Units

Office Development **800,000 - 1.2 million sq. ft.**

Retail Development **25,000 - 100,000 sq. ft.**

Site Area **28.07 acres**

(does not include existing street rights-of-way)

| | |
|-------------------------|---------------|
| Open Space | 5 - 8 acres |
| New Residential Streets | 3 - 4 acres |
| Development Area | 16 - 20 acres |

Existing Street Area **3.8 acres** (approx.)

(area of Yesler and Broadway for comparison purposes)

Site Capacity Study Program (shown)

A site capacity analysis was conducted to clarify how much new development could reasonably be accommodated in Yesler Terrace. The map on the next page provides a sample illustration that the development quantities below will fit on the site. This map is for analysis only. Three formal site design concepts will be prepared.

Total Housing Units **4,000 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 | 2,200 units (variable income) |

Office Development **1.1 million sq. ft.**

Retail Development **75,000 sq. ft.**

Next Steps - Concept Development

- Roadway and infrastructure concepts
- Parks and open space concepts
- Land use concepts and configuration
- Height and density options
- Development concepts and implementation

Site Capacity Study

Development

-  office (high - 14 story)
-  office (mid - 7 story)
-  housing (tower - 22 story)
-  housing (high - 14 story)
-  housing (mid - 7 story)
-  housing (low - 3 story)
-  retail at grade
(under office & housing)

Open space

-  plaza
-  playfield
-  pocket parks
-  gardens
-  green pathways



Number of units (4000) represented by bldg. type

| | | |
|---|--------|------|
|  | towers | 1000 |
|  | high | 1100 |
|  | mid | 1640 |
|  | low | 240 |

Percentage of bldg. types* by land area

| | |
|--------|-----|
| towers | 7% |
| high | 28% |
| mid | 57% |
| low | 8% |

* includes office, retail and housing

