

# YESLER TERRACE REDEVELOPMENT: OPEN SPACE



# Existing conditions

- Most units have private yards, ~1,000 SF each
- Some shared play areas between buildings
- Ballfield open to the public
- 0.3 acres of community gardens
- Resident priorities for redevelopment: community gardens & play areas



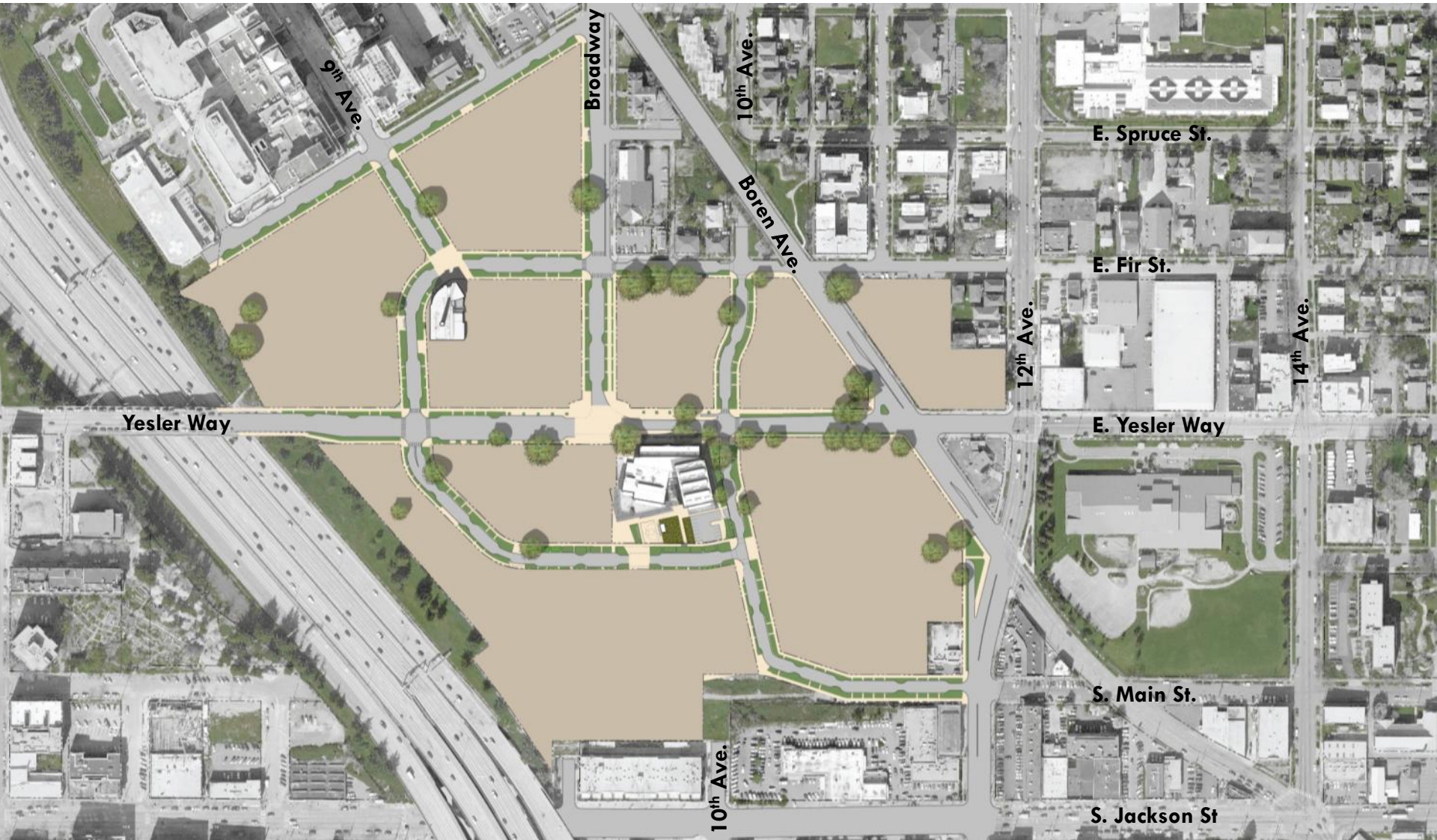
# Overview: Illustrative Site Plan



# Overview: New Streets, Remaining Buildings



# Overview: Tree Protection



# Overview: Neighborhood Park



# Overview: Pocket Parks



# Overview: Green Street Loop





# Overview: 10<sup>th</sup> Ave Hill Climb



# Overview: Pedestrian Pathway to 9<sup>th</sup> Ave



# Overview: 9<sup>th</sup> Ave., Main St. Connections



# Overview: Other Connections



# Overview: First Hill Streetcar



# Overview: SHA Phase I & II Buildings



# Overview: Illustrative Site Plan



# Neighborhood Park

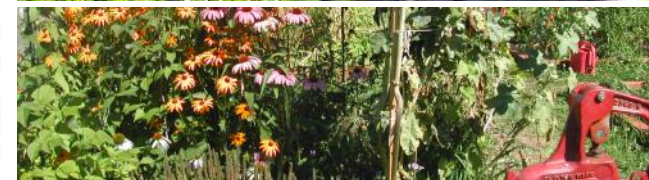
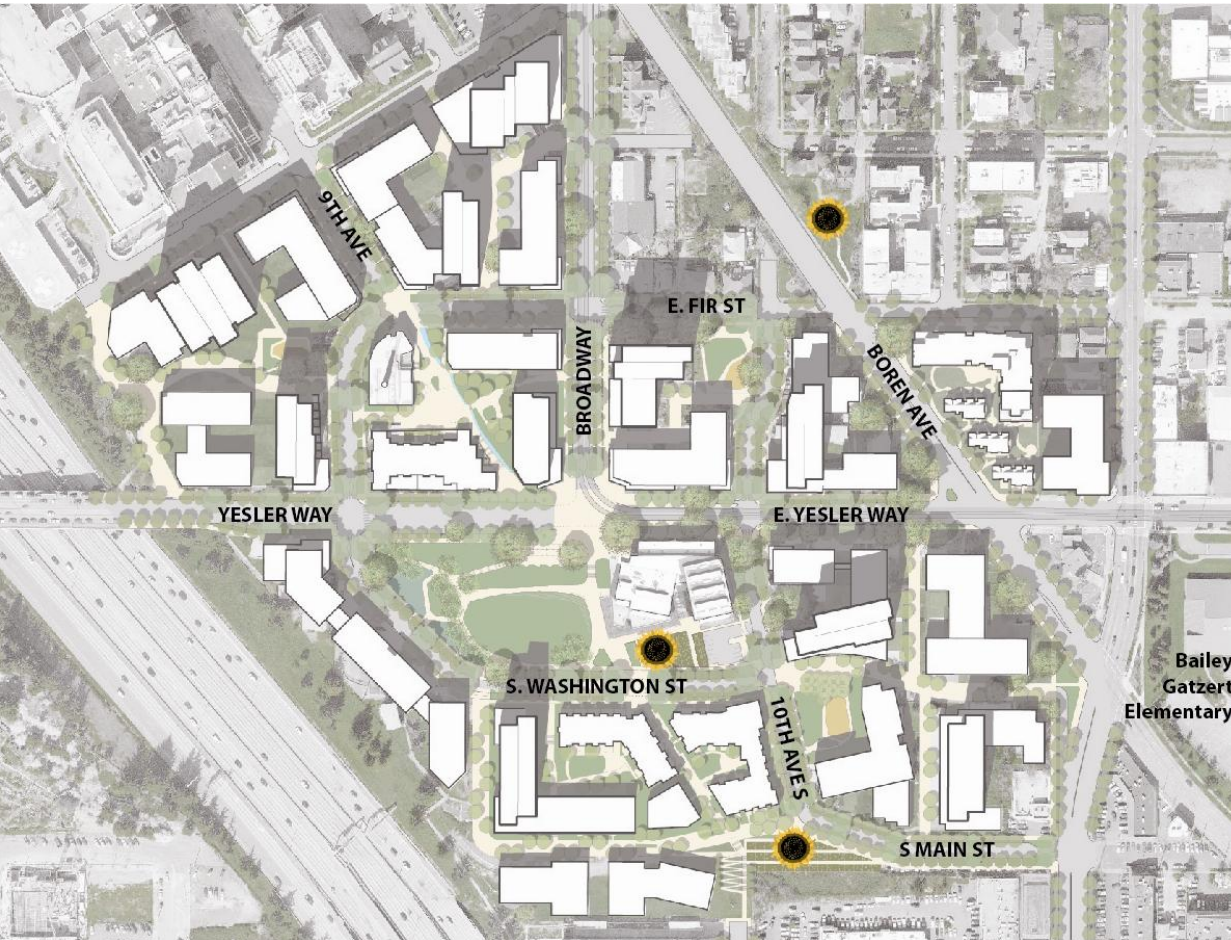




# Neighborhood park

- First Hill does not have enough park space
- SHA to donate 1.8 acre neighborhood park adjacent to Yesler Community Center to Seattle Parks
- Seattle Parks to fund improvements through 2008 Parks Levy funding, contingent on Oversight Committee recommendation and Council approval
- Public design process, inclusive of all First Hill residents
- Hours of public use will be the same as other parks
- Loss of ballfield partially made up by scheduling Bailey Gatzert school field

# Community gardens



Likely community garden locations

# Community gardens

- **Current and future management**
  - Inter-local agreement between SHA and DON
  - Low-income residents have priority access to garden space
- **Cooperative agreement conditions:**
  - 0.3 acres of community gardens at all times
  - One acre total by the time construction exceeds 3,500 units
- **Gardening during redevelopment**
  - Yesler Terrace Freeway: existing space will continue in early phases
  - Horiuchi Park: Choice Neighborhoods grant to convert an underused park to P-patches while preserving park features
  - Main St. right-of-way: funded through Choice Neighborhoods as part of 10th Ave. Hill Climb
  - Other P-patches to be identified through community design processes



# Street vacation public benefits



# Pocket parks

- SHA will develop 3 pocket parks, one each in the NW, NE, and SE sectors
- Each will be no less than 12,000 square feet, and designed to appeal to the general public
- Public hours will be the same as the neighborhood park: 6 a.m. to 10 p.m
- Each pocket park will have a unique design, to be approved by Design Commission

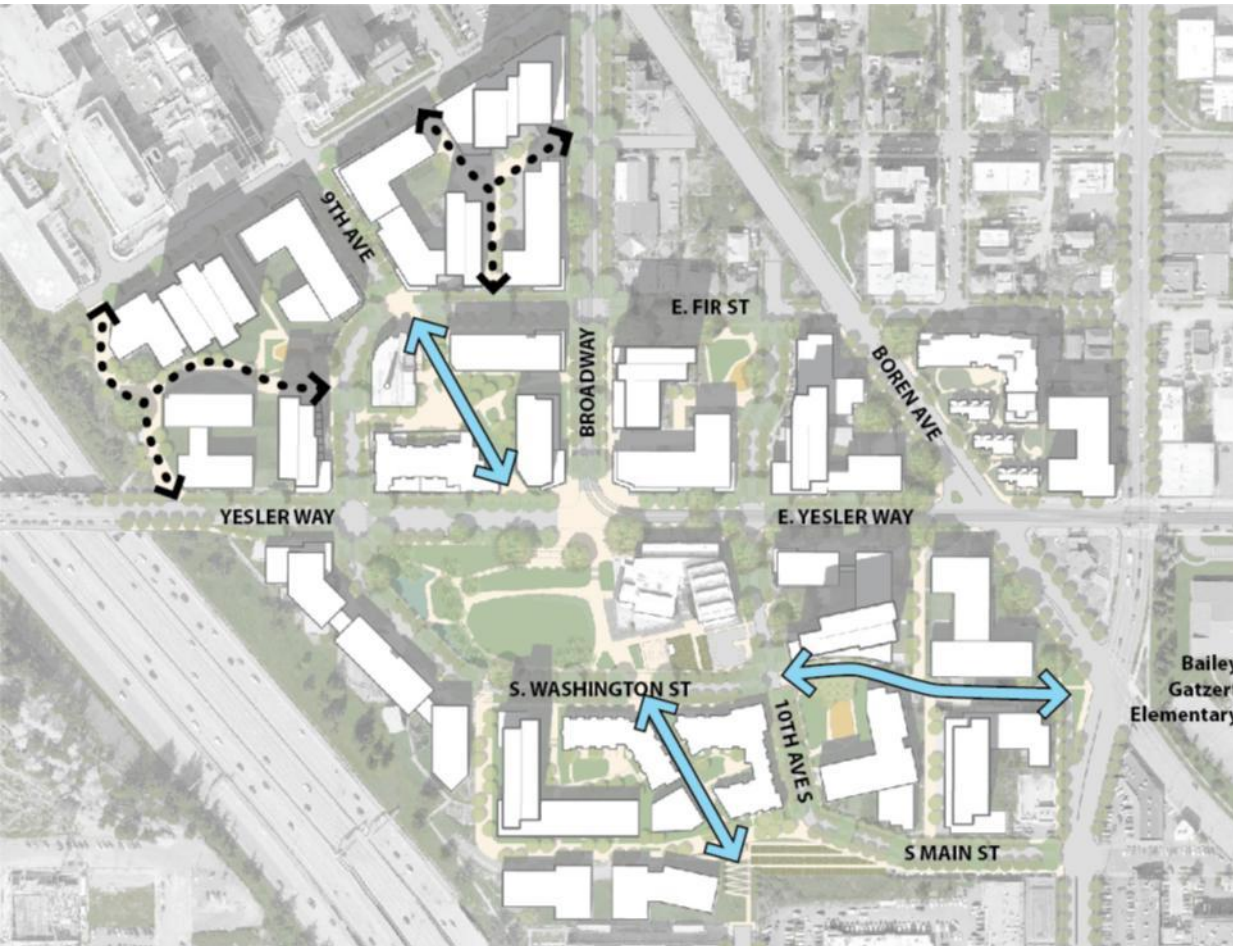
# Green street loop

- Green street loop will include Fir Street, 8<sup>th</sup> Ave, S Washington St, and 10<sup>th</sup> Ave S
- Will provide for pedestrian and bicycle movement around the site, a connection to the pocket parks and the neighborhood park
- Will include wider, more extensive landscaping in the right-of-way

# 10<sup>th</sup> Ave Hill Climb

- Pedestrian connection to provide access down the slope from Yesler Terrace to Jackson
- Include wide stairs and landings, seating, lighting, and abundant landscaping that reflects cultures in the adjacent communities
- Work with the adjacent communities to develop design principles
- Design must be reviewed and approved by SDOT and the Design Commission

# Additional pedestrian access





# Pedestrian access

- Provide access through large blocks, required by planned action ordinance
- Open to the public from 6am to 10pm, may not be gated
- Some locations pedestrian only, some shared access drives



# Residential amenity areas

- ❑ Required to equal at least 5% of all residential floor area
- ❑ Not open to the public
- ❑ Private amenity area includes stoops, balconies
- ❑ Common amenity area (shared between units or buildings) includes courtyards, rooftop terraces



# Stormwater and landscaping

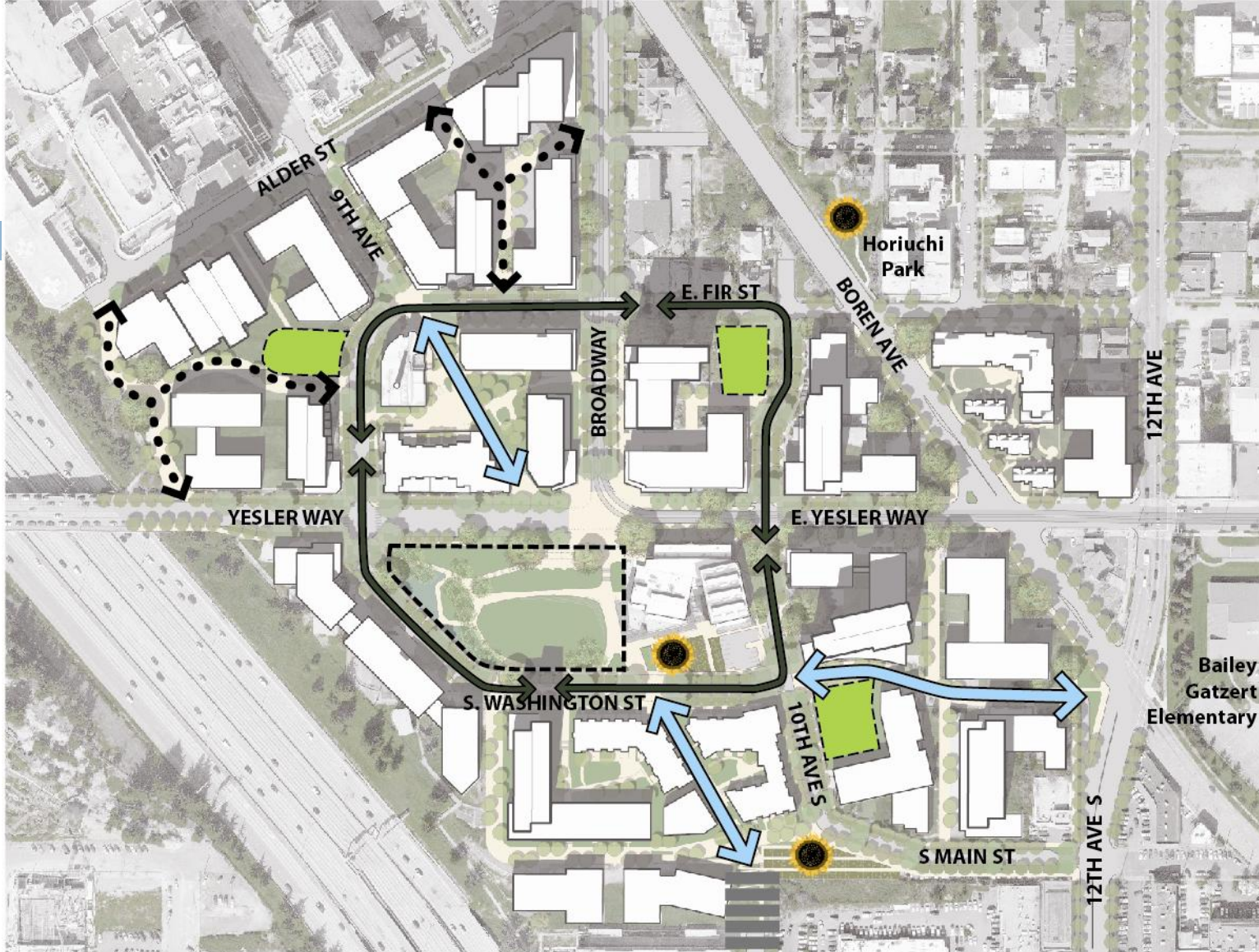
- 2009 Stormwater Code requires green stormwater infrastructure
- Seattle Green Factor:
  - Scoring system promotes trees, food cultivation, green roofs, rain gardens
  - 0.3 minimum per development, 0.5 minimum per sector (including pocket parks and pedestrian pathways)










# Tree protection plan

- Existing conditions: high canopy cover, but also many damaged trees
- Proposed plan designates 40 trees for preservation, allows removal of others
- All removed trees must be replaced 1:1 within YT
- Plan is part of the planned action ordinance





-  Pedestrian access (fixed location)
-  Green street loop
-  10th Ave Hill Climb
-  Pedestrian access (flexible location)
-  Pocket parks
-  Neighborhood park
-  Likely community garden locations

[www.seattle.gov/dpd/planning/yeslerterrace](http://www.seattle.gov/dpd/planning/yeslerterrace)



**Presentation images: GGLO, City of Seattle, SHA**