Revitalizing Yesler Terrace

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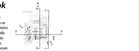
Yesler Terrace is a 30 acre publicly subsidized housing community owned and operated by the Seattle Housing Authority, but out of downtown Seattle. Yesler Terrace sits on the edge of the Central District, Seattle's Harlem, and is bordered by Seattle University and Seattle University. Built from 1941 to 1943, it is among the most diverse and economically challenged neighborhoods in the city. The Housing Authority plans to replace the aging Yesler Terrace with a mixed income, mixed use, transit oriented development with open space, low income housing, office and retail. Using an existing master plan as a guideline, this proposal focuses on creating a mixed income development on a 1.5 acre parcel at Yesler Terrace.

It has since ceiling garage covers most of the site, using a grade change of twenty feet. Pedestrian and vehicular circulation is separated and the site is well connected. Two distinct projects are built on top of the parking structure in an effort to provide a dignified environment for all residents.

Edwin T. Pratt Housing is a 100 unit development of affordable housing for residents that make 50% or less of the 1000 (area median income). Townhomes wrap around the parking structure at grade while four wood-frame buildings are placed above the parking.

On the north end of the site is a 26 story tower consisting of a combination of market rate and affordable housing. The first two levels above parking are amenities for all residents. The next five stories consist of affordable units for people who earn at least 80% AMI. The top 19 floors are market rate units. Yesler Terrace, is another low housing development with views of the Puget Sound and Mt. Rainier.



Seattle, WA

Proposed Master Plan

Site Context

Site Circulation

Pratt Housing: Units Surround Parking

Pratt Housing: Construction

Pratt Housing: Unit Layout

EDWIN T. PRATT HOUSING

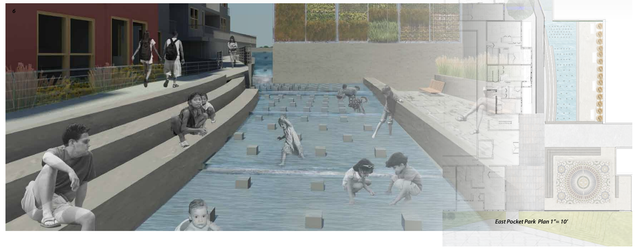
Edwin T. Pratt was the Executive Director of the Seattle Urban League, a member of the Central Area Civil Rights Organization, and a leader in the struggle for integrated housing and education in Seattle. He lived in Seattle a little more than 12 years, yet his leadership in human and civil rights left an imprint on the fabric of life in the city.

Housing discrimination and de facto segregated schools were in place when he arrived in Seattle in 1956. In 1961 Pratt became Executive Director of the Seattle Urban League. He promoted Operation Equality, the League's fair housing listing service and sponsor of a federal program to integrate Seattle's neighborhoods and schools. On the night of April 26, 1965, Edwin T. Pratt was assassinated in the doorway of his home by an unknown assailant.

Courtyards *Roof Deck* *Tower Gardens*

3rd Floor Courtyards Plan 1"= 10'

Section CC South to North Through Eastside Pocket Park 1"= 10'



East Pocket Park Plan 1"= 10'

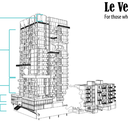
In the 60s you grew a ponytail and preached peace on earth.

In the 80s you had a mustache and were strictly business.

Now it's 2012 and all you want is a good bottle of wine to enjoy the sunset with.

Le Vertige

For those who only look up.



Tower Views

Floor B: Typical Tower Floor 1"= 10'

Name: Jenny Endsinger
From: Boston, MA
Income: 60 % AMI
Unit Type: Studio
"This place is great, I'm thinking about keeping my job as a barista, just so I can continue to qualify for living here."

Name: Frankie Goldman
From: Tacoma, WA
Incomme: 80 % AMI
Unit Type: 1 BR
"I'm a proud man & I want to live in dignity. This apartment allows me to do that and then some."

Name: Margie Taylor, James Taylor
From: Seattle, WA
Incomme: 80 % AMI
Unit Type: 2BR
"I live with my mom. It's cool though because we have a sweet roof deck."

Floor 1: 234' 1" = 40' *Floor 2: 244' 1" = 40'* *Floor 3: 254' 1" = 40'*

Floor 4: 264' 1" = 40'

Floor 5: 274' 1" = 40'

Floor 6: 284' 1" = 40'

Floor 7: 294' 1" = 40'

Floor 1: Live Work Unit 3BR (Lower) 1" = 10'

Floor 2: Live Work Unit 3BR (Upper) 1" = 10'

HOW DO YOU USE YOUR FLEX SPACE?

Name: The Thomas Family
From: New Orleans, LA
Incomme: 30% AMI
Unit Type: 3BR Flex
How we use our flex space:
"We run a home business doing electronics repairs, ipods and things like that."

Name: The Nguyem Family
From: Vietnam
Incomme: 50% AMI
Unit Type: 3BR Flex
How we use our flex space:
"It's an accesible bedroom for my mother."

Name: The Adoyo Family
From: Kenya
Incomme: 30% AMI
Unit Type: 3BR Flex
How we use our flex space:
"We have four boys each with four friends. We needed to make a seperate space for them."

Name: Henry Chinaski
From: Everywhere
Incomme: 30 % AMI
Unit Type: Studio
"I hate this town. When I first came here it was a working class port city. Now it's full of yuppies prancing around drinking cranberry martinis. But it's good to have a roof over my head and a warm place to sleep."

Name: Hiero Jung, Consuelo Ruiz
From: Armenia and Mexico
Incomme: 30 % AMI
Unit Type: 3BR
"It's a good clean place to come home to. And it's close to downtown. With the baby on the way we need to have stability."

Floor 3: Courtyard 2 BR (Lower) *Floor 4: Courtyard 2 BR (Upper) 1" = 10'*

Name: The Olmstead Family
From: Seattle, WA and Dallas, TX
Incomme: 50 % AMI
Unit Type: 2BR Courtyard
"We love it. The home get to play all day and we have a garden plot on the roof which saves on groceries."

Section AA West to East Through Courtyards

Section BB South to North Through Tower 1"= 40'

Floor 16: Cross Ventilation

Floor 9: Cross Ventilation

FLOORS 9-24 *1"=40'*