# Health Oriented Urbanism in South East Seattle

Houses . 住宅 . 房屋 . घर . Casas

Regional Connectivity

## INDIVIDUAL HEALTH

**Biophilia:** Connection to Parks and Gardens
**Wellbeing:** Pedestrian and Bike Friendly Streets
Traditional Medicine Centers
Sense of Place
**Aging in Place:** Variety of Housing for all Age Groups

## COMMUNITY HEALTH

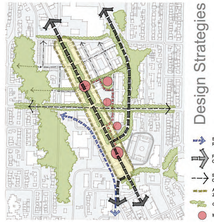
**Identity:** Community Center
Community Garden
**Diversity:** Local Small Businesses
Farmers/Arts & Crafts Market
**Livability:** Courtyard Gardens
Plazas and Squares

## ECONOMIC HEALTH

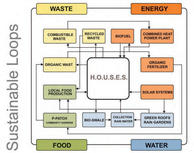
**Equity:** Affordable Housing
**Prosperity:** Big Box Retail
Integrating Transport and Mixed Uses
**Locale:** Local & Regional Commercial Anchors
Incubator Businesses & Small Retail

## ENVIRONMENTAL HEALTH

**Green Neighborhood:** Compactness
Less VMT
Transit Oriented Lifestyle
Conservation of Existing Vegetation
**Green Infrastructure:** Bio-swales at Rainier St. and MLK St.
Storm and Waste Water Management
District Heating System
**Green Building:** Passive Energy Design Solutions
Courtyard Gardens
Roof Gardens and Vertical Vegetation




Design Strategies




Sustainable Loops

Existing Street Network

Proposed Street Network

Existing Figure-Ground

Proposed Figure-Ground

Land Use

Affordability Index

Circulation Network

Open Space Network

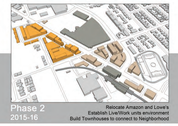
| No. | Area [sqft] |
|---|---|
| 1 | 36,271 |
| 2 | 6,393 |
| 3 | 7,253 |
| 4 | 5,041 |
| 5 | 12,666 |
| 6 | 17,581 |
| 7 | 14,581 |
| 8 | 26,284 |
| 9 | 27,165 |
| 10 | 13,632 |
| 11 | 25,296 |
| 12 | 14,245 |
| 13 | 6,972 |
| Total | 213,344 |

Parking Spaces

| No. | Area [sqft] | Units |
|---|---|---|
| 1 | 71,830 | 181 |
| 2 | 43,944 | 110 |
| 3 | 67,855 | 171 |
| 4 | 26,767 | 67 |
| 5 | 17,445 | 44 |
| 6 | 19,511 | 50 |
| 7 | 79,636 | 185 |
| 8 | 18,708 | 47 |
| 9 | 33,488 | 84 |
| 10* | 25,049 | 150 |
| Total | 404,233 | 1,089 |

* parking spaces on street only

Site Plan



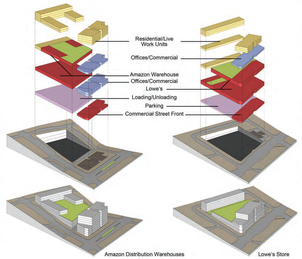
Economic Impact

| | |
|---|---|
| Current Site Value | $ 94,256,000.00 |
| Projected Site Value | $ 1,261,923,000.00 |
| Net Present Value | $ 149,703,000.00 |
| Exit Capitalization Rate | 6.5 % |
| Leveraged IRR | 19 % |
| Unleveraged IRR | 15 % |
| Residential Capacity | 2,715 people |
| Employment Expectancy | |
| Office/Commercial | 2500 positions |
| Retail | 480 positions |
| Live/Work | 235 positions |

Transit Hub Section

VIEW 2 Cuisine Plaza

Big Box Urban Model



VIEW 1 Mount Baker Transit Plaza

Section A-A

Section B-B