

YESLER TERRACE REDEVELOPMENT LEGISLATION



City of Seattle
Planning and Development

Urban Forestry Commission - December 7, 2011

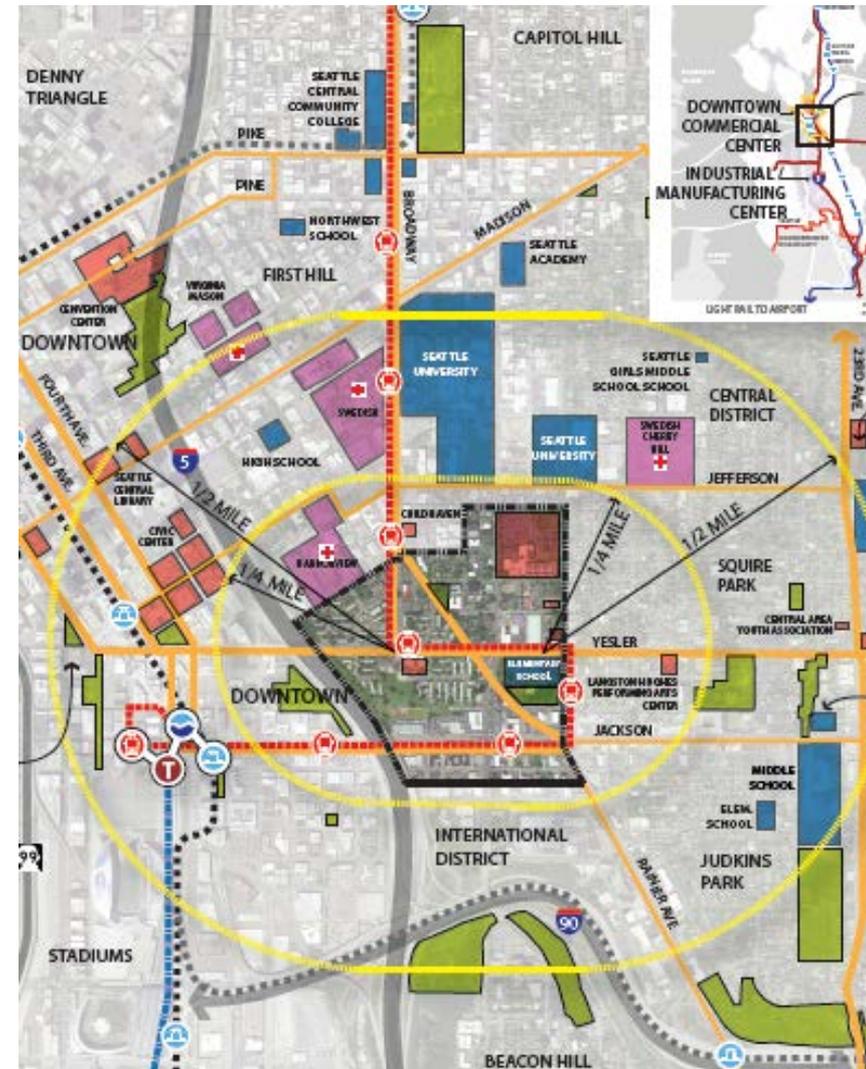
Overview

- Site history and context
- Redevelopment planning
- City's draft proposal
- Next steps



Yesler Terrace – history and context

- First racially integrated public housing in the U.S.
- Housing for 561 extremely low income households
- Units & infrastructure failing; need major investment



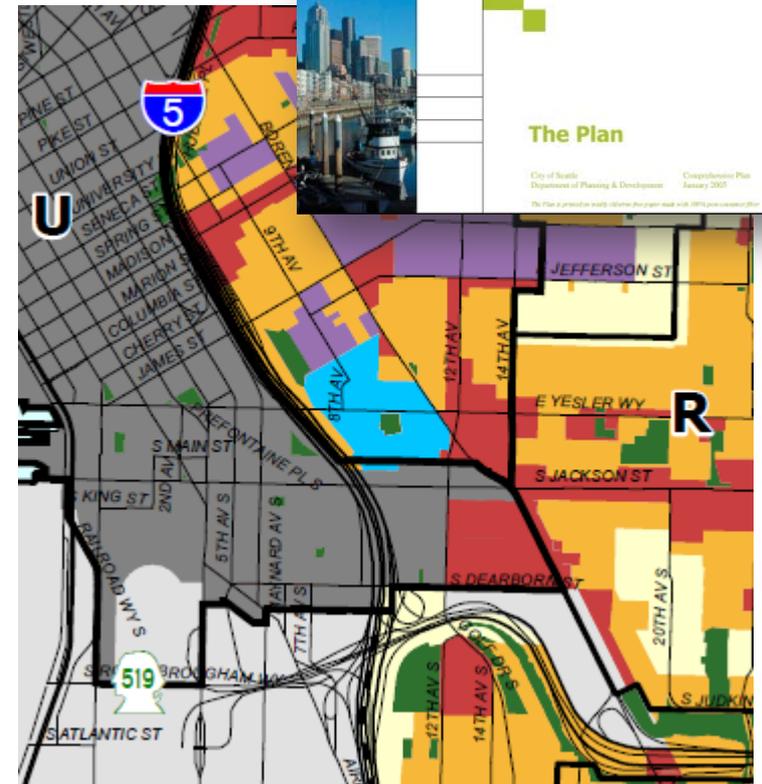
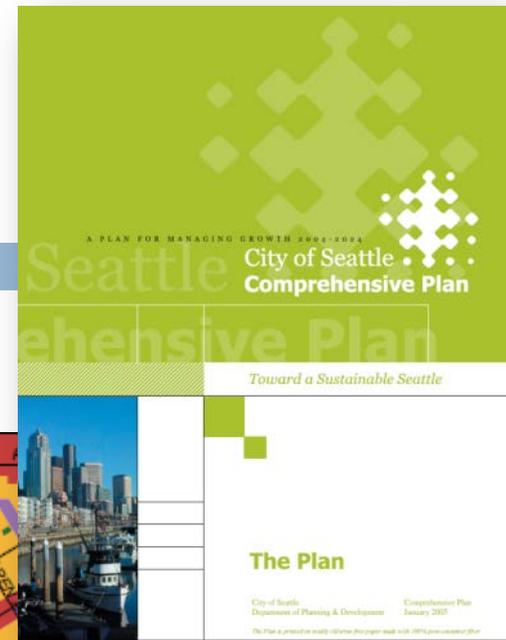
Redevelopment Planning

- 2006: SHA planning process begins; CRC forms
- 2007: CRC releases “*Guiding principles*”
- 2008-2010: Evaluation of development alternatives
- 2011: EIS completed; SHA board adopts development plan



Comprehensive Plan

- 2011: Council designates YT as “Master Planned Community,” calling for mixed use & cohesive urban design
- Supports goals & policies on smart growth, increased affordable housing, open space, transportation



Snapshot: DPD's draft proposal

- New zone (MPC-YT): mixed-use, mixed-income, mixed height
- Generally aligns with SHA development plan:
 - ▣ Up to 5,000 residential units
 - ▣ Up to 900,000 sq ft office
 - ▣ 150,000 sq ft retail, services
- Additional controls to ensure amenities, public benefits, urban form



Regulations: affordable housing

- Required residential units:
 - ▣ 561 replacement (ELI); <30% AMI
 - ▣ 290 very low income; 30-60% AMI
 - ▣ 1 moderate income unit (<80% AMI) per 3.4 market-rate units
- Affordable housing funded through market-rate development

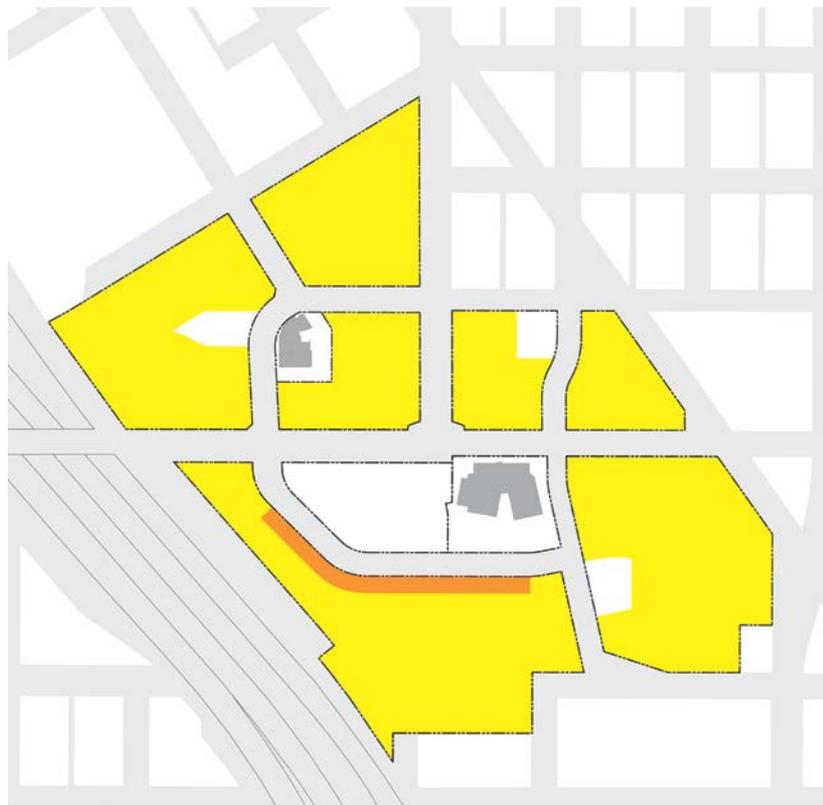


Street reconfiguration

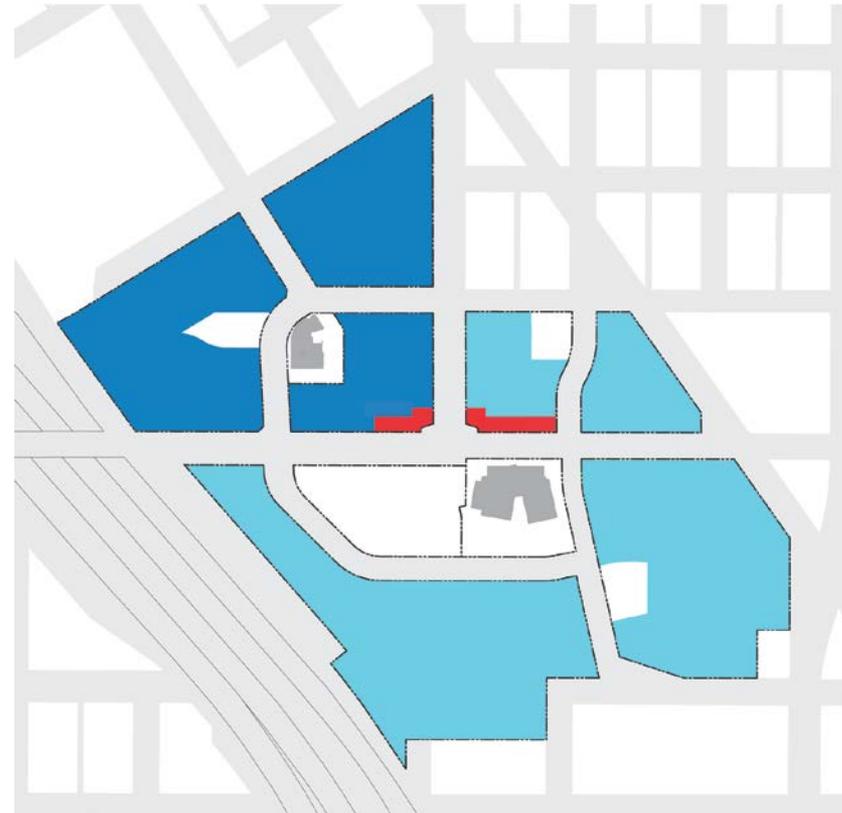




Location of uses



-  Residential uses allowed
-  Residential uses required



-  Limited non-residential allowed
-  Large non-residential allowed
-  Street-level retail and services required



Regulations: open space

- Major open spaces:
 - ▣ Central park (1.8 acres)
 - ▣ 3 pocket parks (5-10K sq ft)
 - ▣ Residential amenity space
- Pedestrian pathways
- Community gardens:
minimum one acre of P-
patches, more encouraged
for rooftops and yards



Street vacation public benefits



Regulations: tree protection

- Existing conditions: relatively high canopy cover (24%)
- Many exceptional & valuable trees, but also many damaged ones
- Tree protection plan: designates 40+ trees for preservation
- Projected canopy cover at 25 years: 21% (new and preserved)



Tree protection plan

- Tier 1: Healthy, in a location where preservation is clearly feasible. Do not remove. (Contingency for 10:1 replacement)
- Tier 2: Healthy, in a location where preservation may be feasible; further evaluation required. 3:1 replacement
- Tier 3: Unhealthy or infeasible to preserve. 1:1 replacement



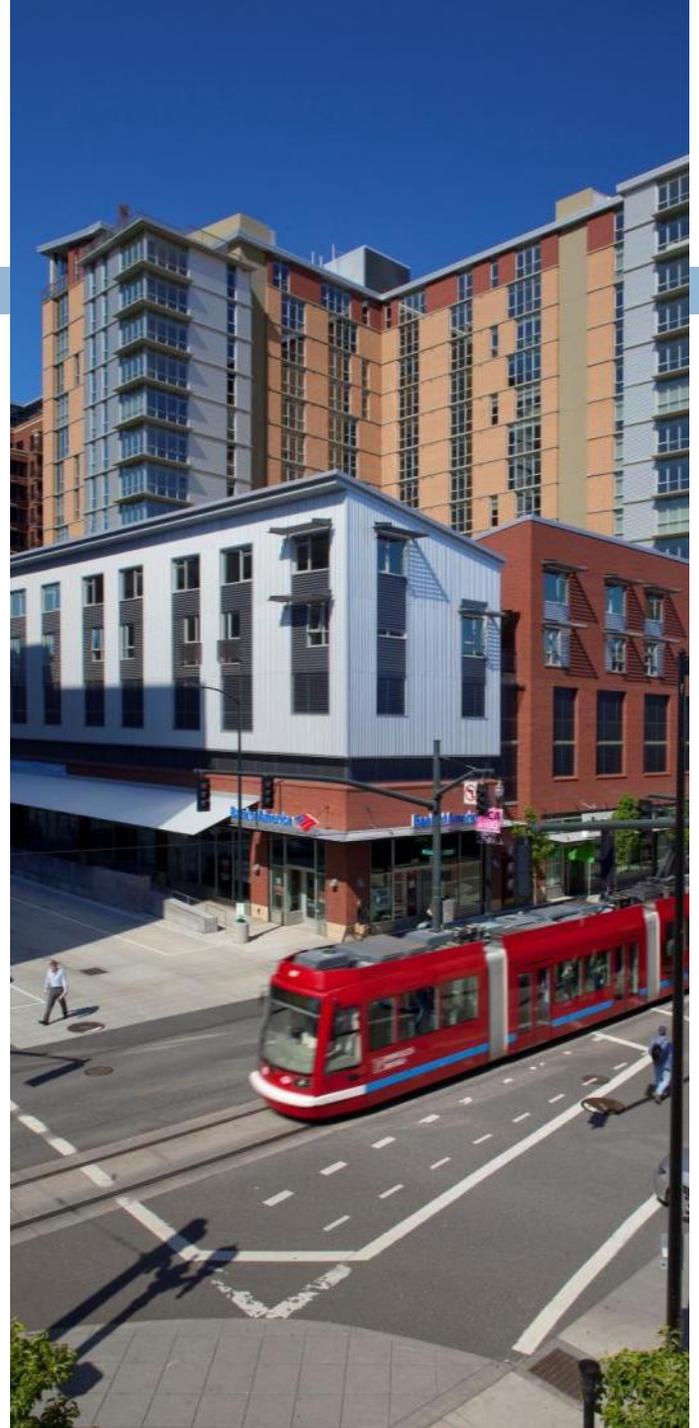
Regulations: stormwater and landscape

- 2009 Stormwater Code sets a high standard: major improvement over existing conditions
- Proposed Seattle Green Factor → trees, gardens, green roofs, water features



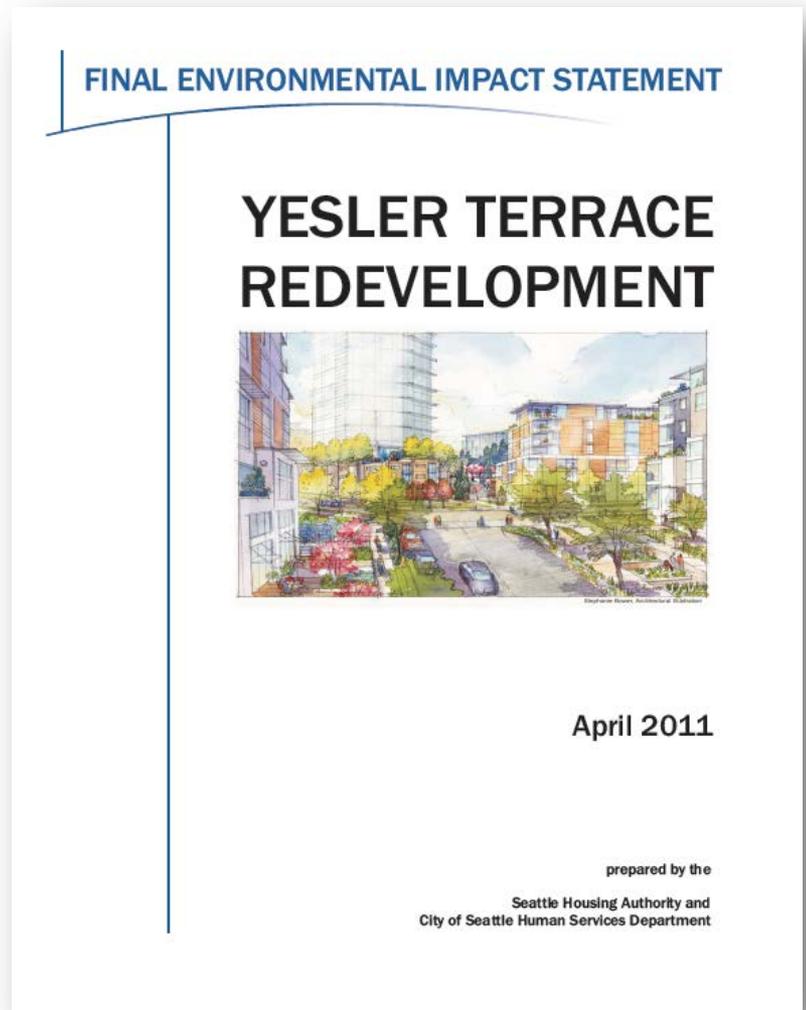
Legislation summary

- Rezone/Land Use Code edits
- Planned action ordinance
- Street vacation
- Parks boundary adjustment
- Cooperative agreement



Planned action ordinance

- Planning tool for large, phased development
- One comprehensive EIS covers the entire “planned action”
- Allows consideration of cumulative impacts, gives streamlined process for qualifying projects
- PAO sets thresholds, mitigation requirements



Timeline



- Full draft legislation released early 2012
- Revised legislation sent to City Council 1st quarter 2012

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