

Yesler Terrace Redevelopment Urban Forestry Committee Briefing

August 2, 2017

George Nemeth

Ryan Moore

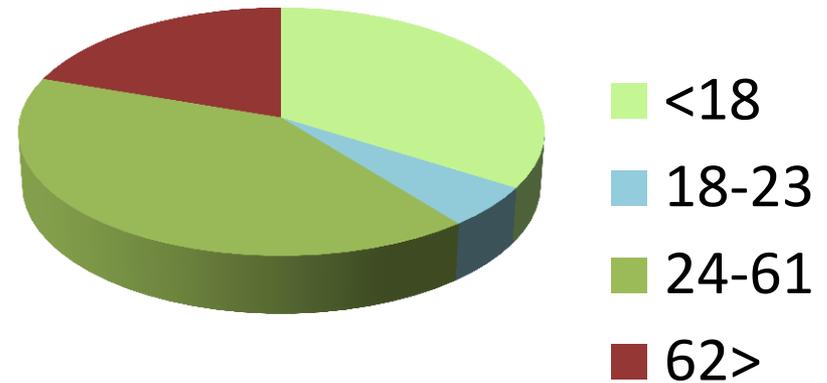
Seattle Housing Authority



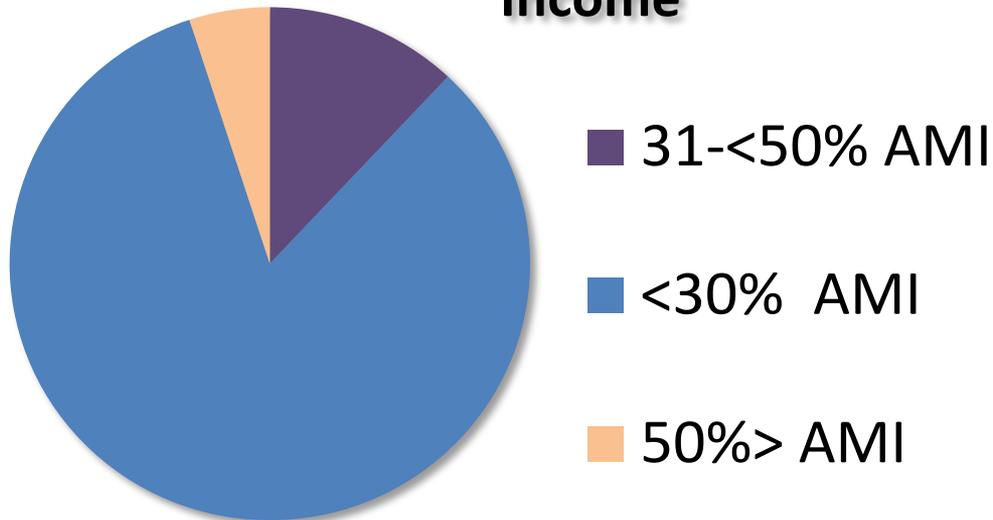
SHA - What We Do/Who We Serve

- Develop, manage & maintain rental housing
- Own & operate 8,015 units
- Provide 10,22 housing vouchers
- Serve 17,114 households/
34,631 individuals/10,076 disabled residents

Age Distribution



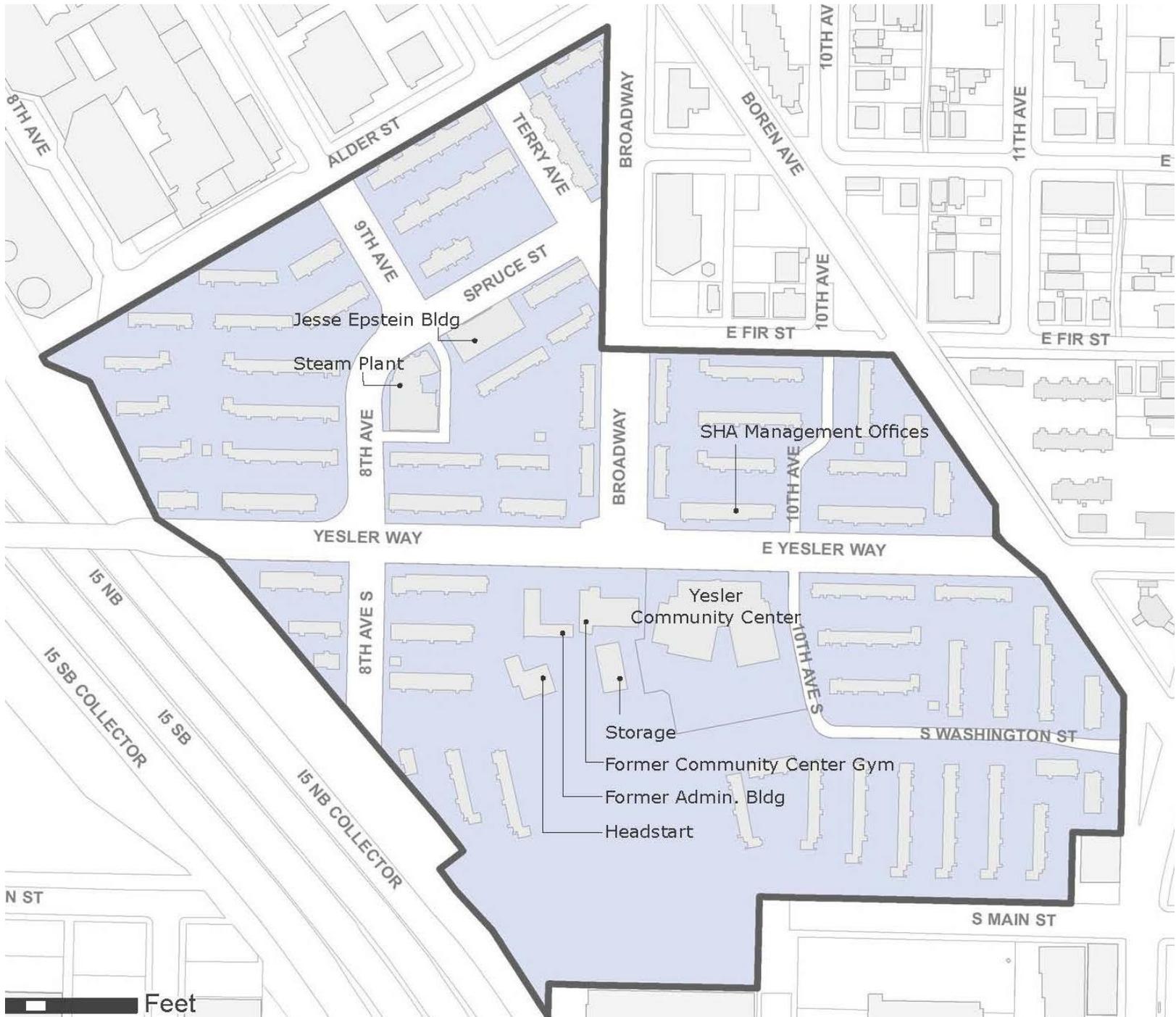
Income



Family Size	Area Median Income			
	30%	50%	60%	80%
1	\$20,200	\$33,600	\$26,880	\$50,400
2	\$23,050	\$38,400	\$30,720	\$57,600
3	\$25,950	\$43,200	\$34,560	\$64,800
4	\$28,800	\$48,000	\$38,400	\$72,000
5	\$31,150	\$51,850	\$41,480	\$77,800
6	\$33,450	\$55,700	\$44,560	\$83,550

Neighborhood Context





Progress To-Date

- ✓ More than 50% (298 units) of replacement housing complete/under construction
- ✓ 100 units of 60% AMI housing complete

- ✓ > 1,000 units of market rate housing and ~380 units of 80% housing complete or in development
- ✓ Roads, parks, and utilities substantially complete or in progress

■ Complete ■ In Development ■ Remaining

561 Replacement Units



290 60% AMI Units



848 80% AMI Units



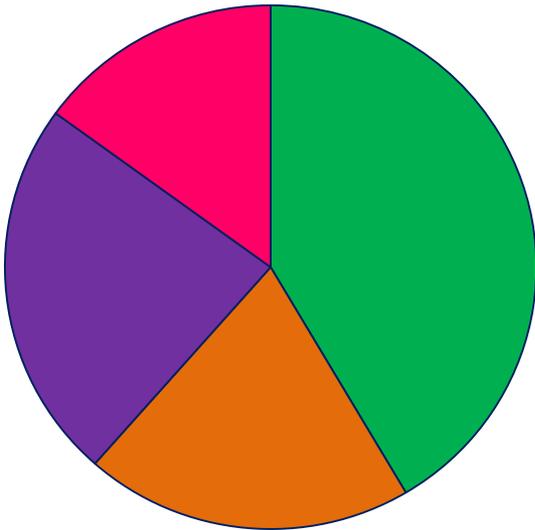
2,352 Market Rate Units



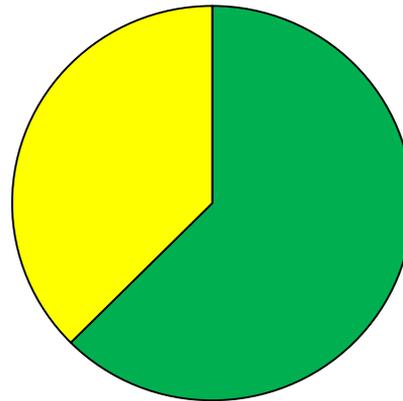
0% 25% 50% 75% 100%

Funding By Use

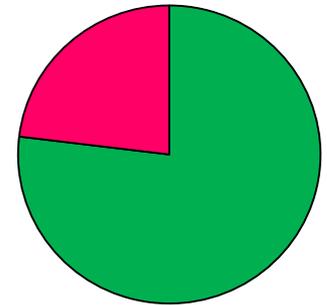
Affordable Housing



Infrastructure

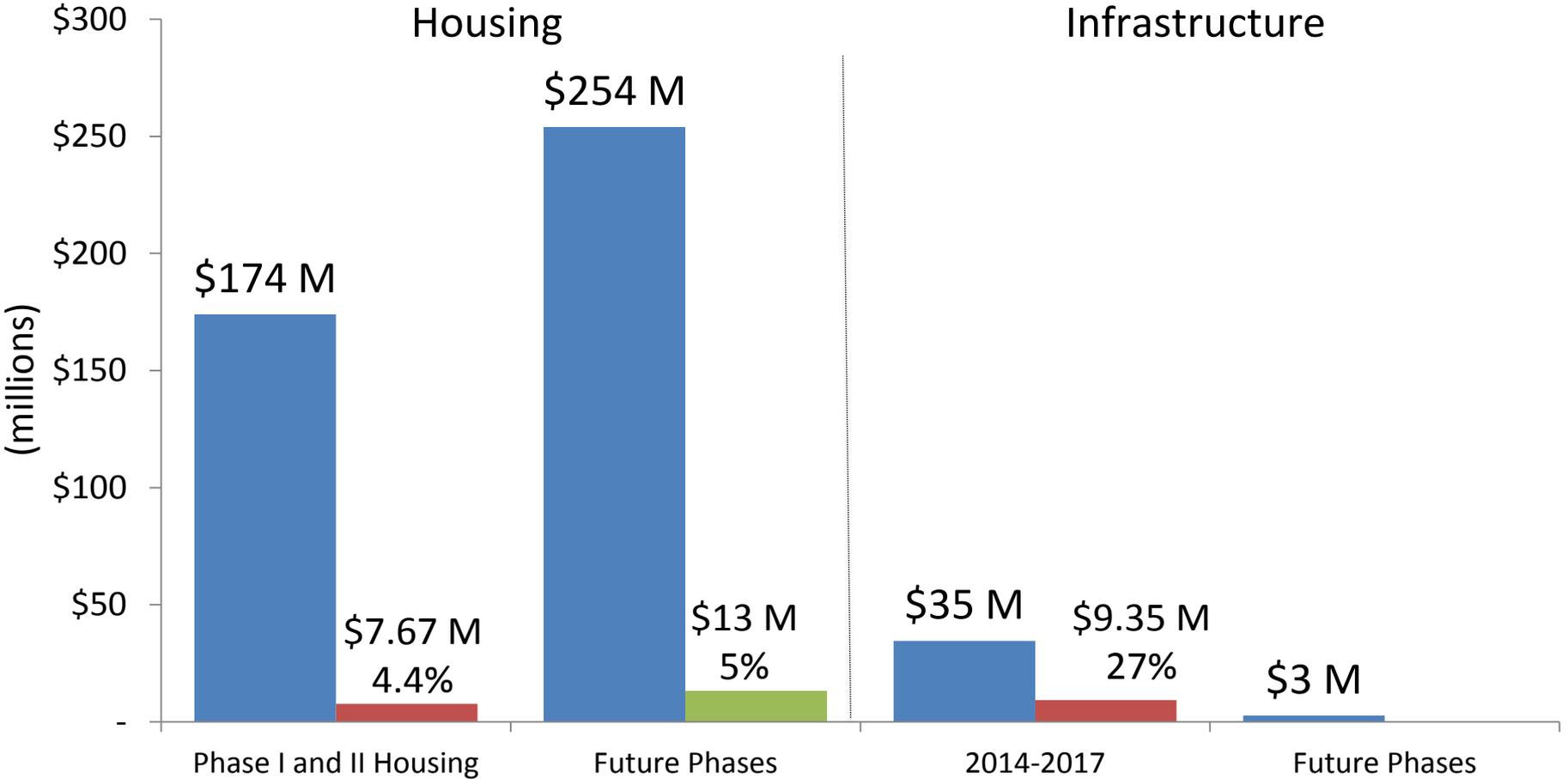


Community Services



- Land Sales
- Mortgage
- Tax Credits
- Federal Funding
- City Funding

City Contribution

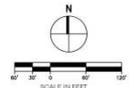


- Total Cost
- City Contribution 2014-17
- City Contribution 2018-20

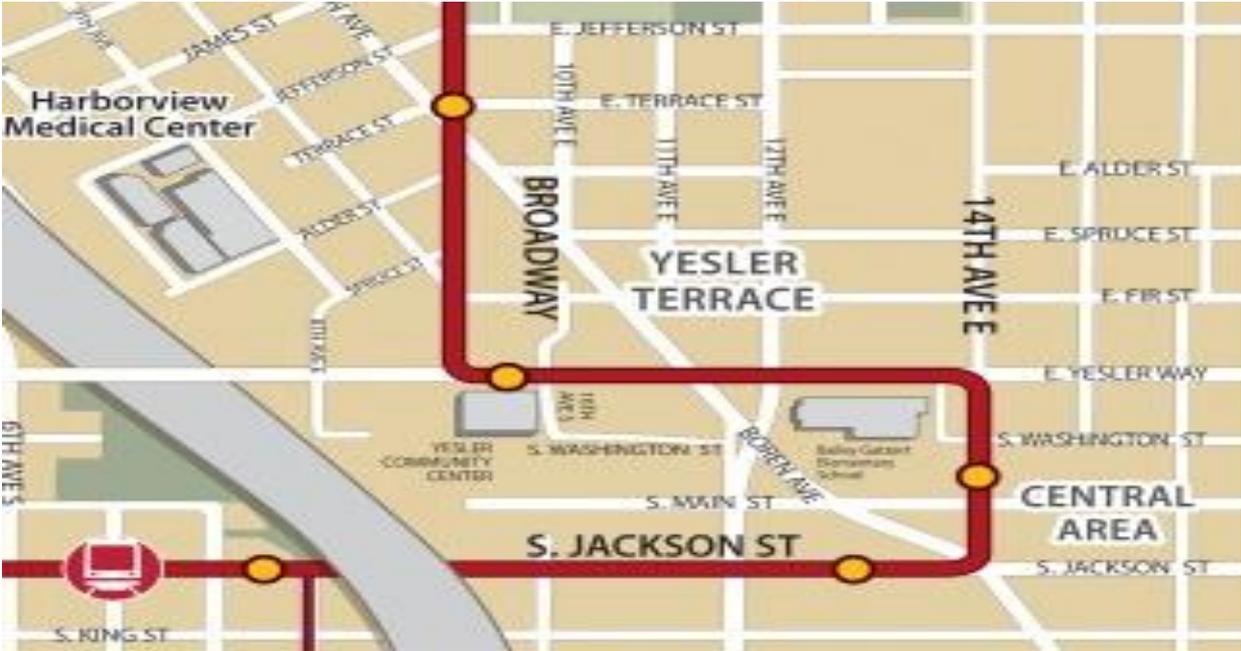
Related Development



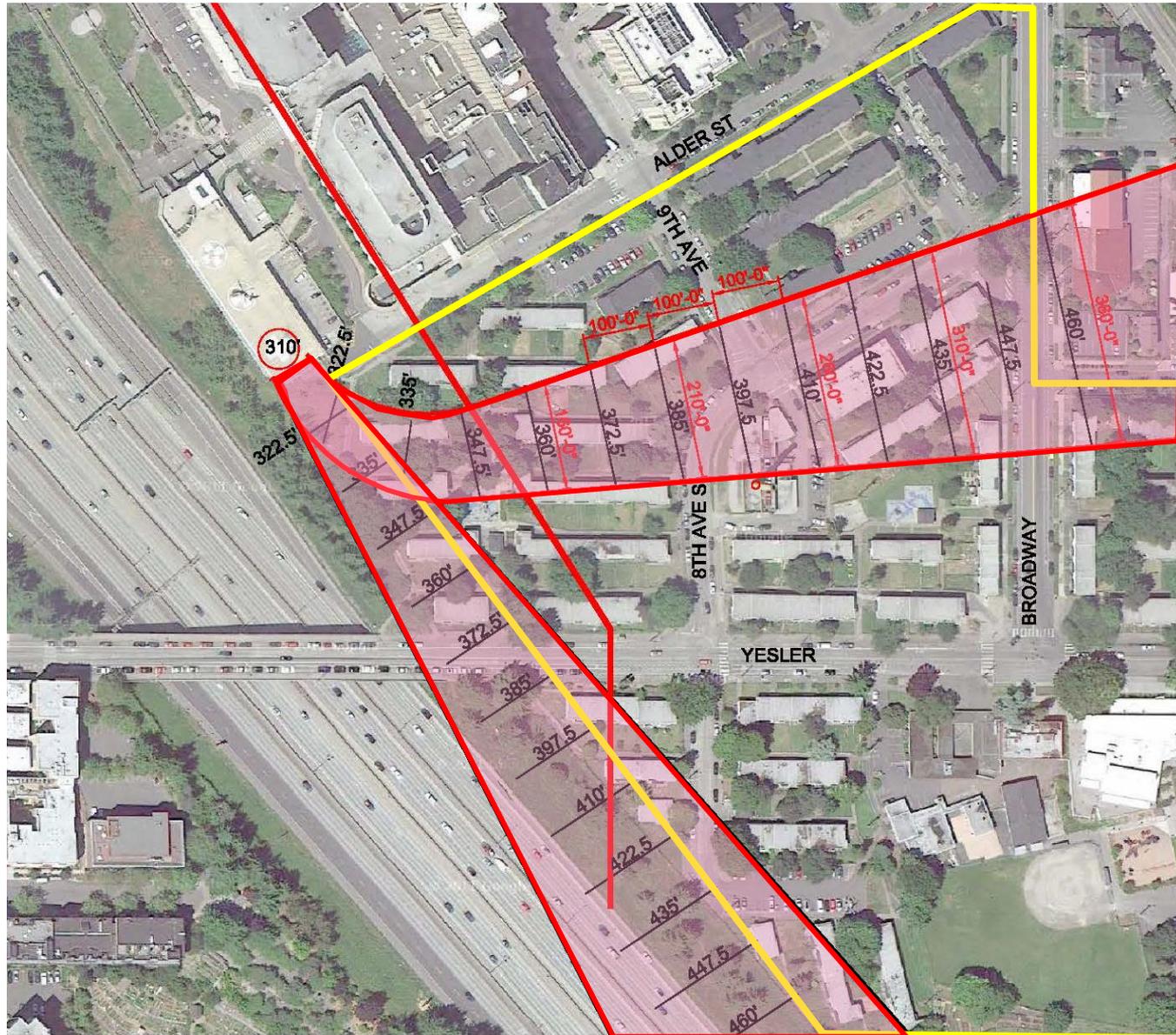
- LEGEND**
- X.X Site Number
 - - - The Green Loop
 - The Hillclimb



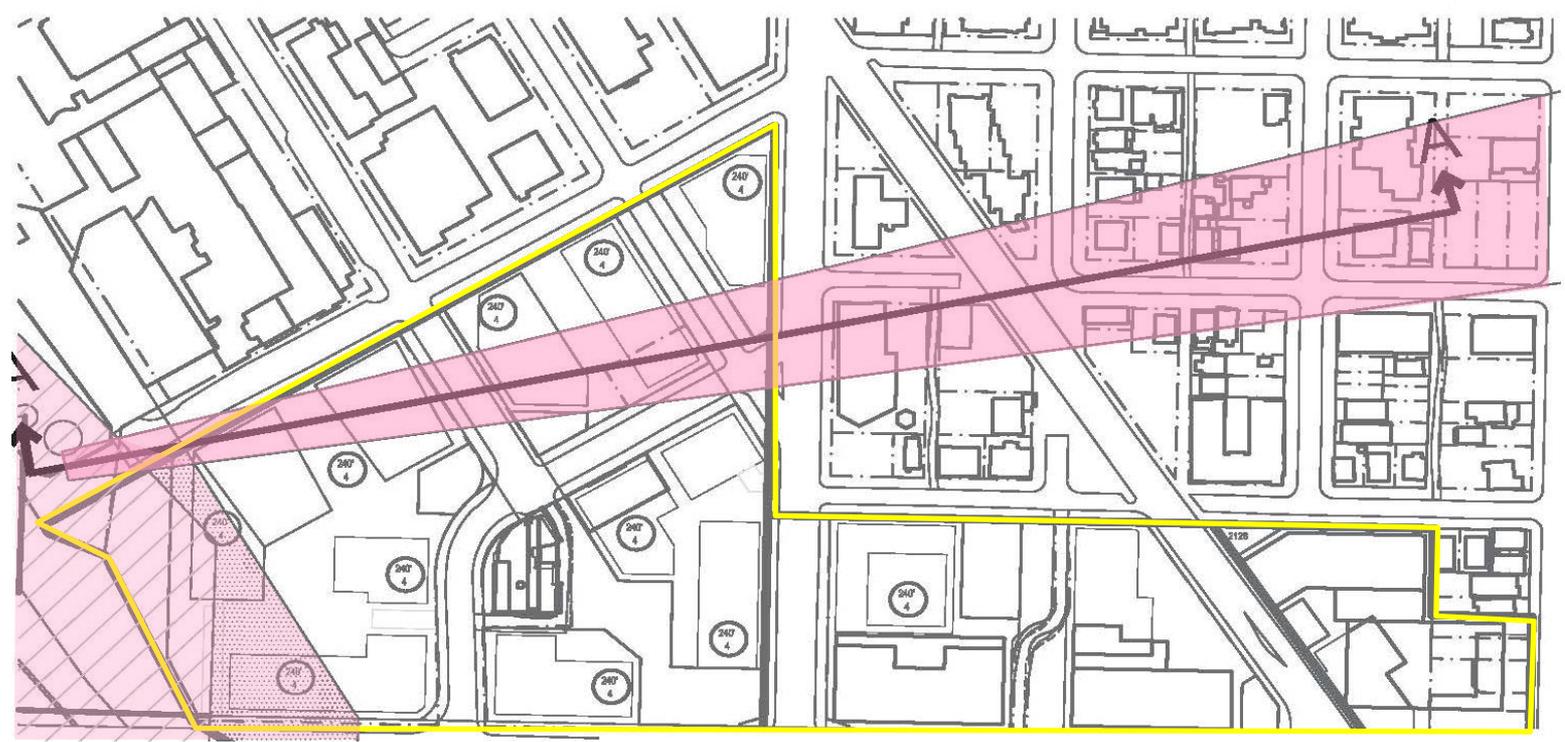
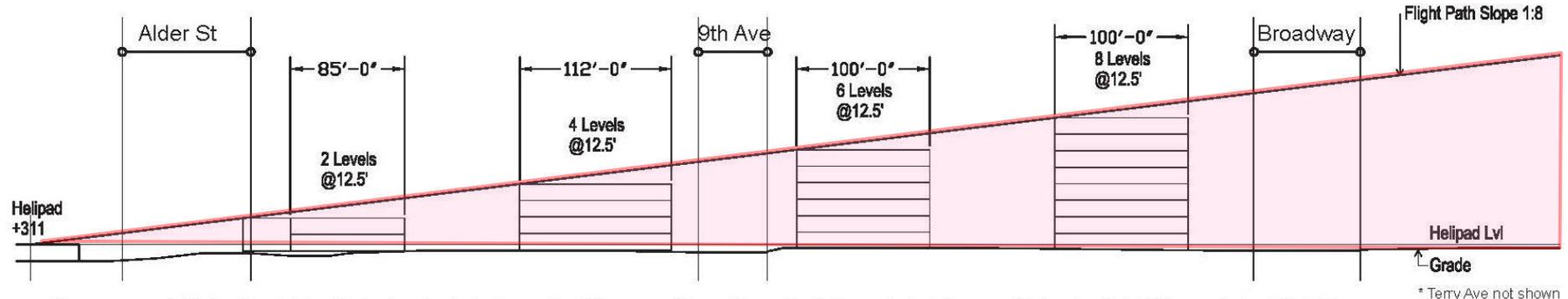
Streetcar



Heliport Flight Path



Flight Path Effect on Bldg Height



Development Capacity/Environmental Review



Development Program

Housing: up to 5,000 units – 4,300,000sf

- *Replace* 561 **extremely low**-income units (<**30%** AMI)
- *Add* 290 **very low**-income units (<**60%** AMI)
- *Add* 850 **low**-income/workforce units (<**80%** AMI)
- *Add* up to 3,300 **Market-rate**

Office: 900,000sf

Neighborhood-scale **Retail:** 88,000sf

City Council/Legislation

(Rezone - MPC-YT) Land Use Code Amendments

- Uses allowed, prohibited, conditional
- Affordable Housing Requirements
- Max. Floor Area by Use
- Height Limits
- Review procedures

Design Guidelines

DPD

Planned Action Ordinance

- Thresholds and Conditions
What proposals qualify?
- Mitigation Document
Required Measures

DPD

Street Vacation & Rededication

- New Street Alignments
Plans and Sections
- Urban Design Merit
- Req. Public Benefits

SDOT

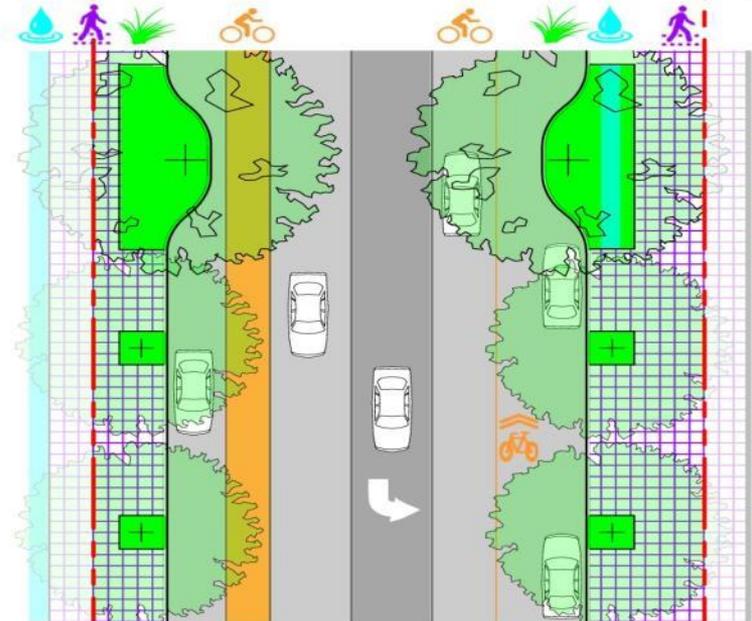
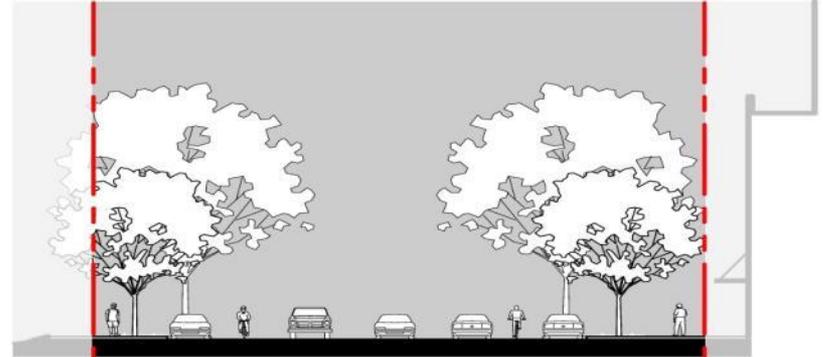
Cooperative Agreement

- Additional Affordable
Housing Conditions
- City of Seattle
Financial
Commitments
- Parks/SHA Partnership

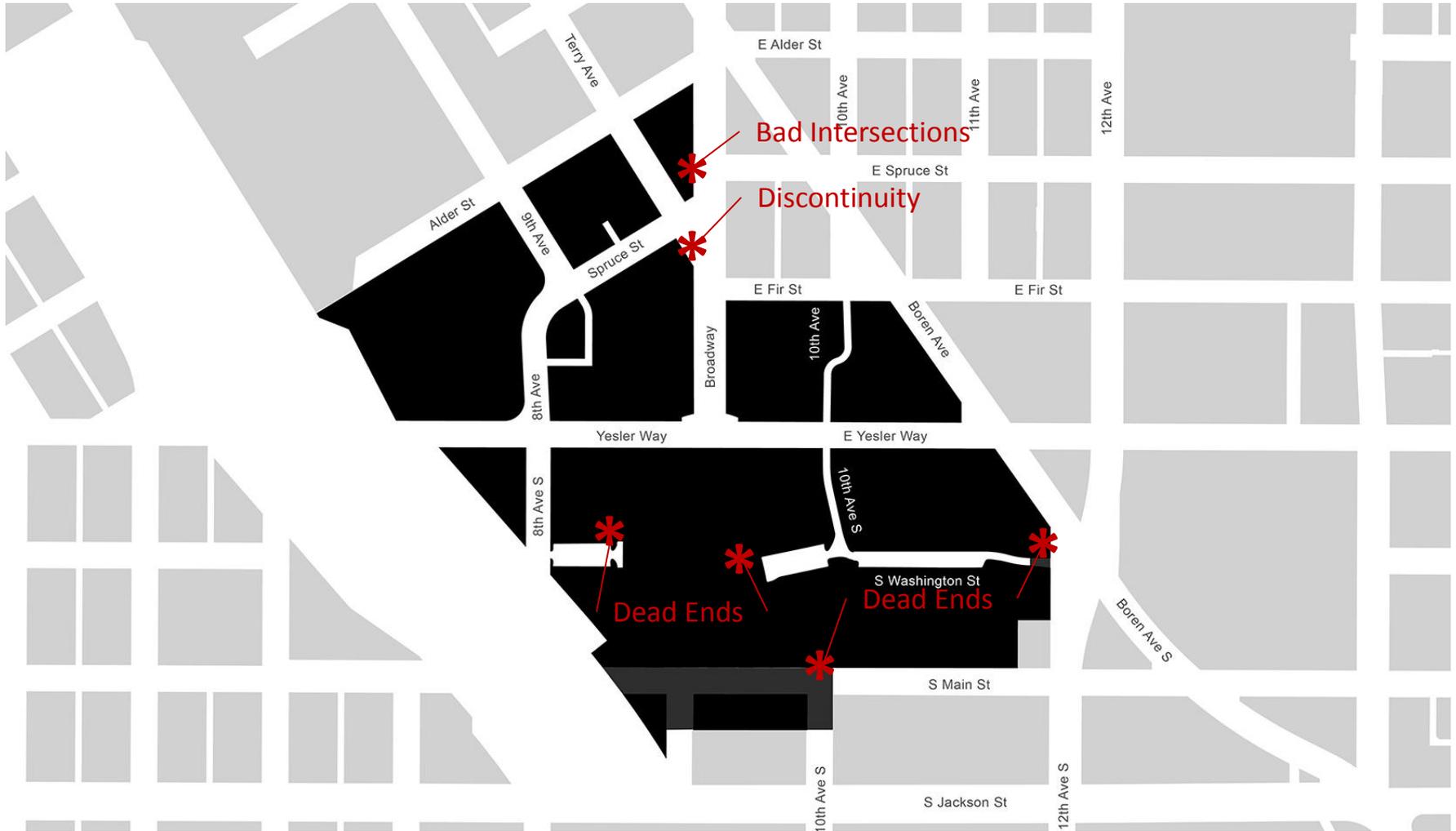
DPD, OH, Parks

Environmental Impact Statement

Streets



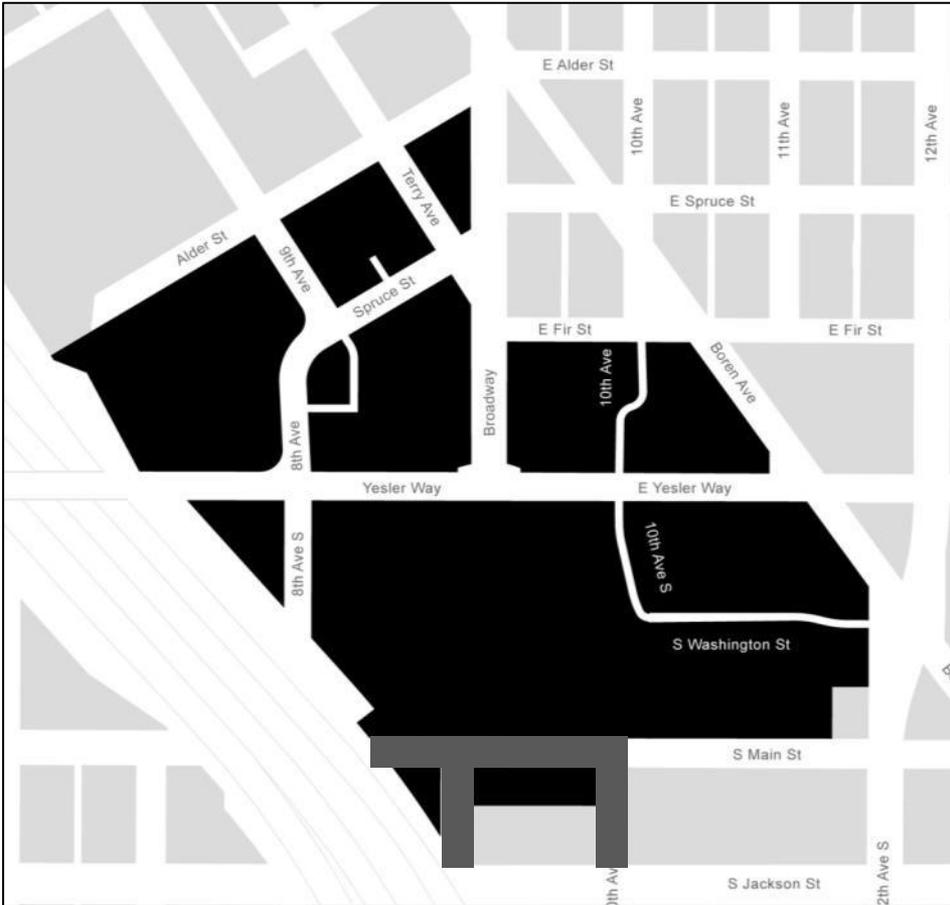
Previous Street reconfiguration



Current Street Configuration



Net increase in ROW: +21,160 sf



Street Vacation Public Benefits



- ↔ Green street loop
- ↔ 10th Ave hill climb

■ Pocket parks

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DPD, OH, Parks

Environmental Impact Statement

City of Seattle Yesler Terrace Park Design



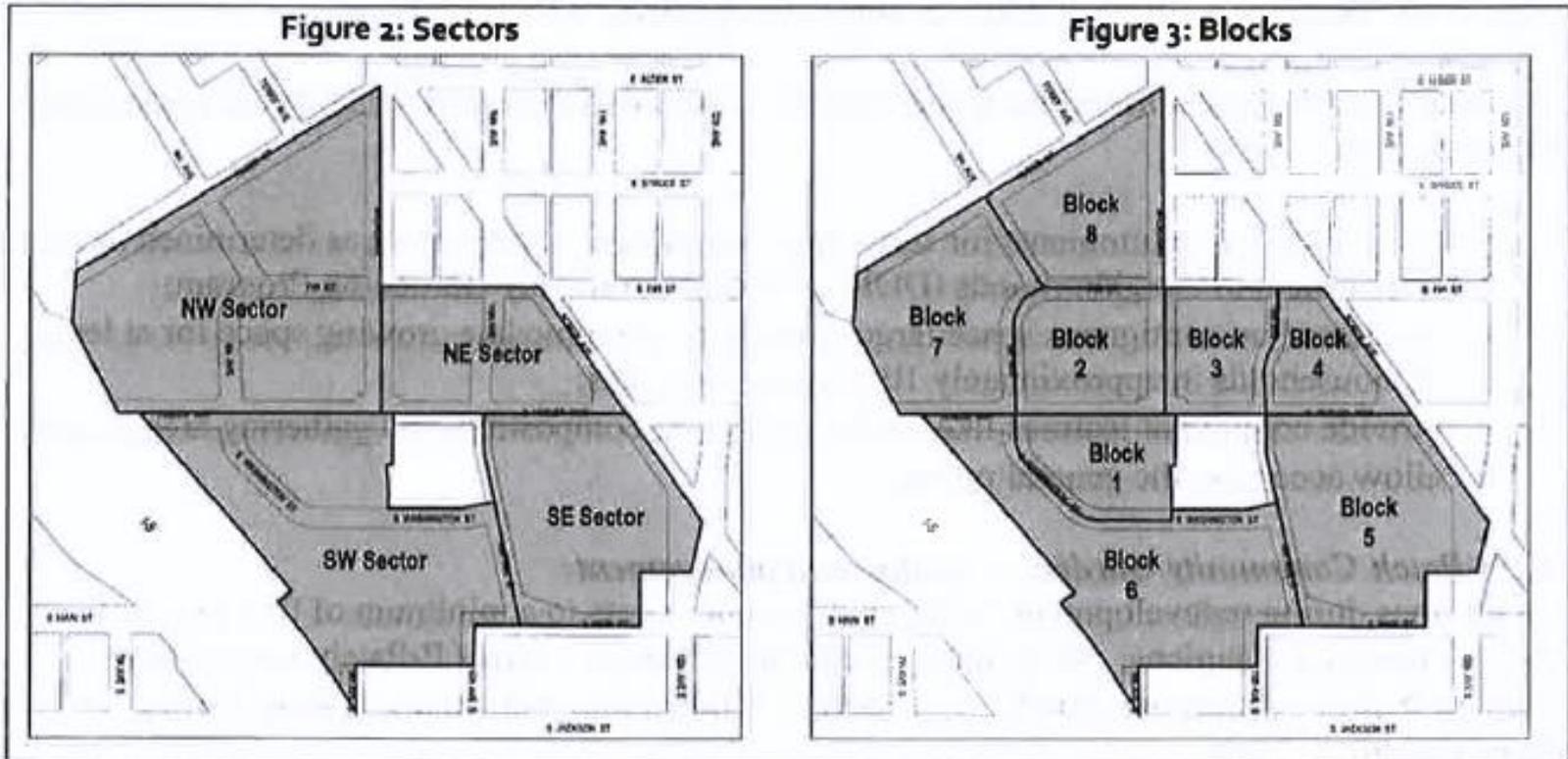
P-Patch/Community Gardens

- Commitment to provide 1 acre of P-Patch
- Allow up to 7,000 sf of community garden in WSDOT right-of-way



Green Factor - Cooperative Agreement

Figures 2 and 3: MPC-YT zone sectors and blocks



SHA commits to providing (or causing to be provided) landscape features in a sufficient quantity for each sector to achieve a Green Factor score of 0.50, calculated pursuant to Seattle Municipal Code 23.86.019. In the SW Sector, SHA commits to achieving a Green Factor score of 0.50 for both Block 1 and Block 6, separately. The landscape features needed to meet the conditions of Section 9.3 must be provided by the time redevelopment of a sector is complete, or by the end of 20 years from the signing of this Agreement, whichever comes first.

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DPD, OH, Parks

Environmental Impact Statement

Green Factor

Cooperative Agreement

- **0.50** required for each Sector
- **0.50** required for Blocks 1 and 6 each in the SW Sector

Land Use Code (23.75.160.A.2)

0.30 required for any lot with development containing:

- 4+ units
- >4,000sf of nonresidential uses
- c. >20 automobile parking spaces

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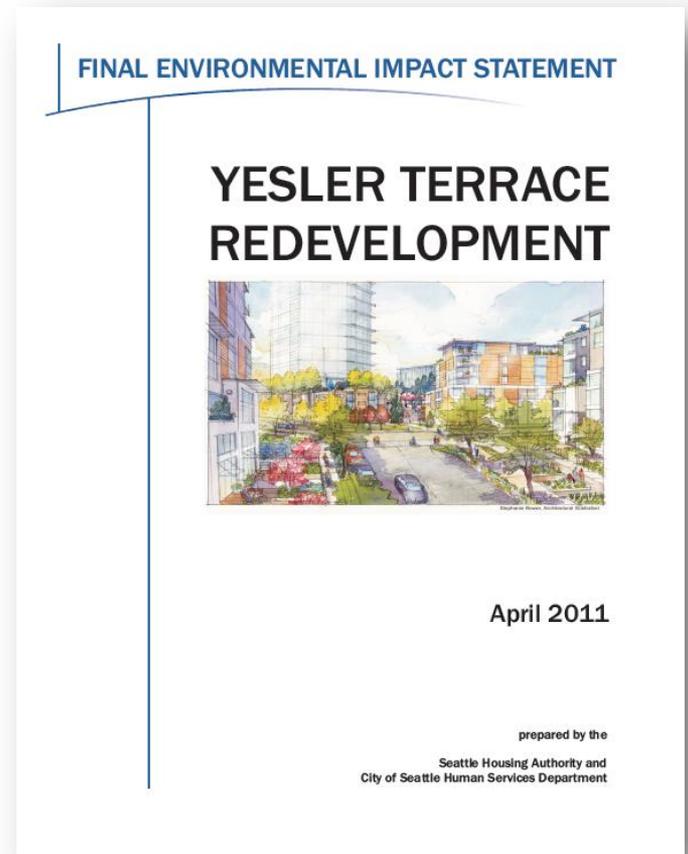
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DPD, OH, Parks

Environmental Impact Statement

Planned Action Ordinance (PAO)

- State planning tool for large, phased development
- Single, comprehensive EIS covers the entire “planned action”
- Considers impacts cumulatively
- Intended to streamline process for qualifying projects
- Establishes mitigation reqs



PAO: Tree Preservation

- Previous/Existing conditions: high canopy cover
- Many Exceptional or valuable trees identified (40+), but many damaged or in poor health
- *Planned Action Ordinance*

Categorized Trees as:

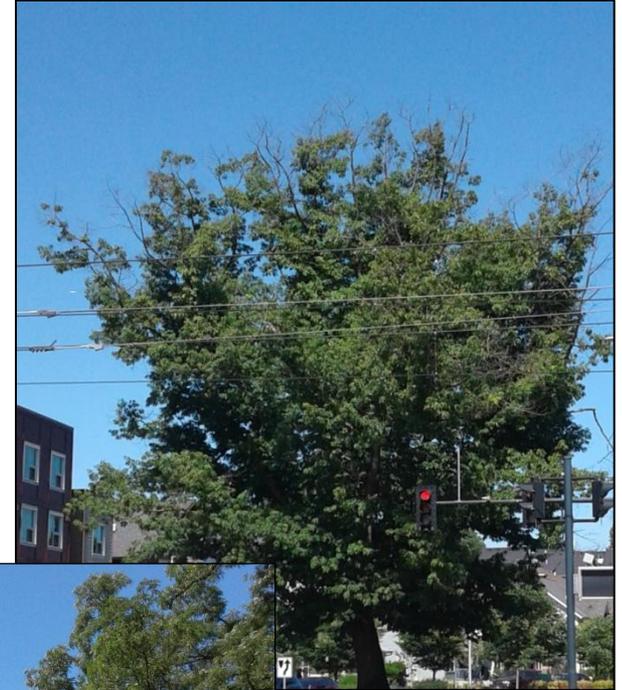
Tier 1 (similar to Exceptional, 31 total) or

Tier 2 (likely candidates for removal/low preservation value, 346)

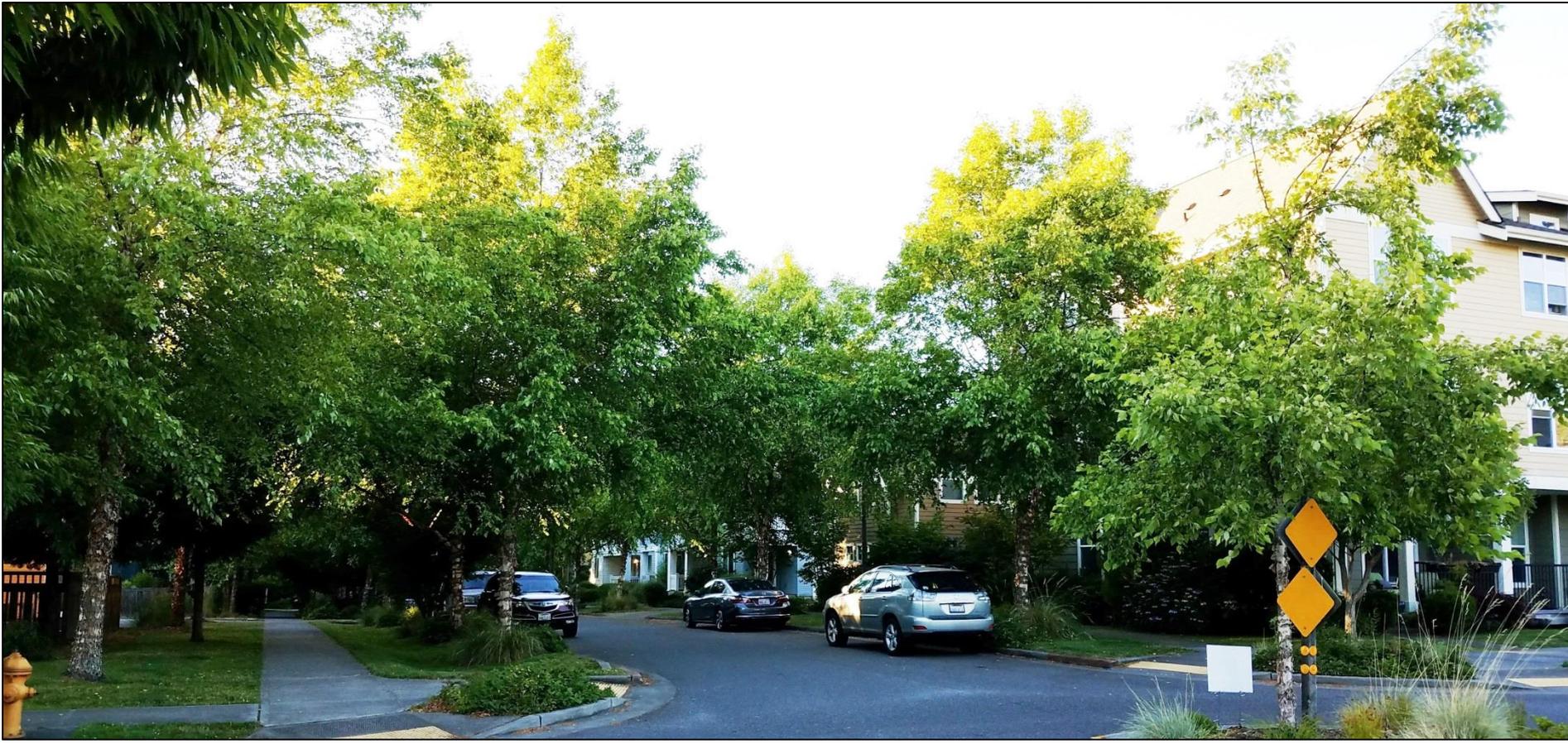
Replaced at either **1:1 (Tier 2)** or **1:10 (Tier 1)**

Each replacement tree shall be of a size and species determined by SDCI to have a **canopy cover potential at least equal to the tree that was removed.**

HOPE VI Redevelopments



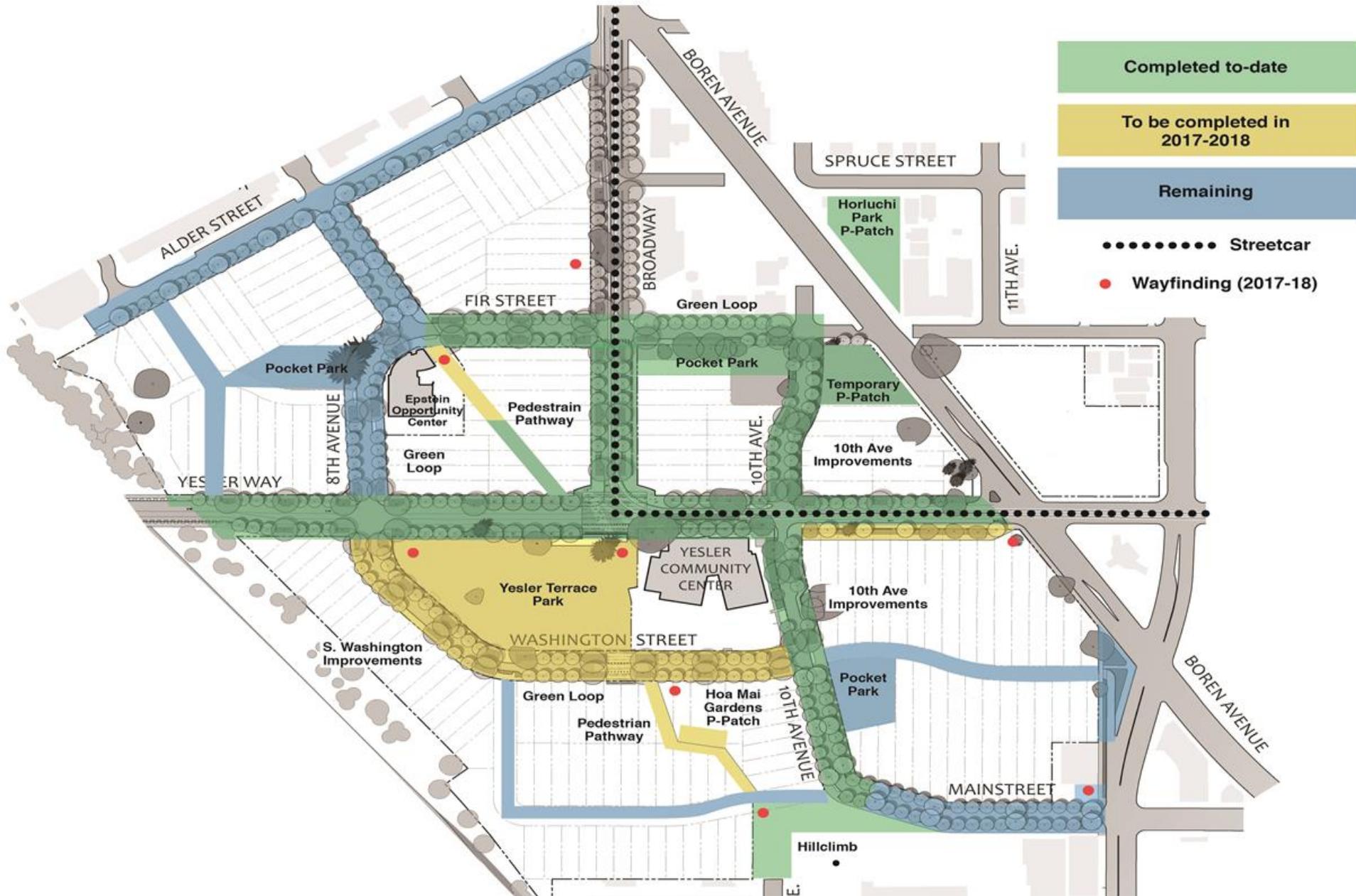






Phasing

Infrastructure, Parks, Public Benefits









Preservation, Removal, & Replacement

All Parcels (Non-Redev & Already Redev)						
	Total	Retained	Removed	Replacement Req Ratio	New	Net Increase
TIER 1	31	30	1	1:10	10	9
TIER 2	346	116	230	1:1	290	60
TIER 1 - Relocation	2	2	0	NA	NA	NA
Total	379	148	231		300	69
Canopy (ft)			405,751		300,497	-26%
All Parcels (Non-Redev & Already Redev) <i>Plus East of Boren</i>						
	Total	Retained	Removed	Replacement Req Ratio	New	Net Increase
TIER 1	33	32	1	1:10	10	9
TIER 2	360	119	241	1:1	355	114
TIER 1 - Relocation	2	2	0	NA	NA	NA
Total	395	153	242		365	123
Canopy (ft)			414,816		340,002	-18%

Preservation, Removal, & Replacement

Already or Partially Redeveloped Parcels*						
	Total	Retained	Removed	Replacement Req Ratio	New	Net Increase
TIER 1	12	11	1	1:10	10	9
TIER 2	170	38	132	1:1	290	158
TIER 1 - Relocation	1	1	0	NA	NA	NA
Total	183	50	133		300	167
Canopy (ft)			196,740		300,497	53%

**Based on redevelopment or partial redevelopment of blocks 1, 2, 3, 6, and 8*

Already or Partially Redeveloped Parcels Plus East of Boren *						
	Total	Retained	Removed	Replacement Req Ratio	New	Net Increase
TIER 1	14	13	1	1:10	10	9
TIER 2	184	41	143	1:1	355	212
TIER 1 - Relocation	1	1	0	NA	NA	NA
Total	199	55	144		365	221
Canopy (ft)			205,805		340,002	65%

**Based on redevelopment or partial redevelopment of blocks 1, 2, 3, 6, 8 & East of Boren*

Questions for the Commission

How to measure canopy?

- Sitewide or tree by tree?
- What's the appropriate mathematical formula?

How should tree replacement relate to Green Factor?

- Green Factor categorizes trees by small, med, & large