Yesler Terrace Redevelopment
Urban Forestry Commission Briefing

December 4th, 2019

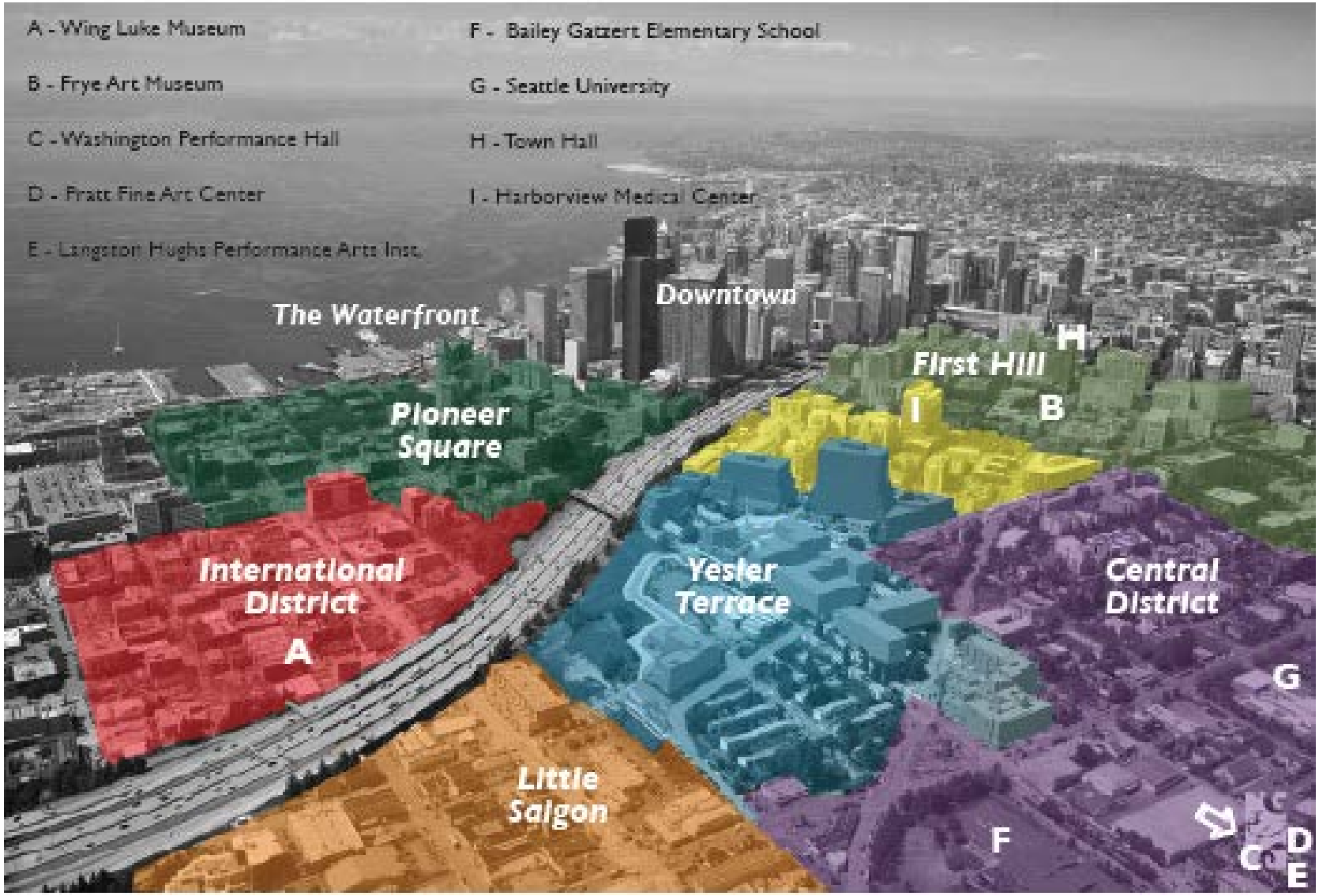
Ryan Moore

Seattle Housing Authority

Seattle Housing Authority:
What We Do/Who We Serve

- Develop, manage & maintain rental housing
- Own & operate **8,015** units
- Provide **10,220** housing vouchers
- Serve:
  - 17,114 households
  - 34,631 individuals
  - 10,076 disabled residents
- Most residents have an income of around $20,000/year or less

Neighborhood Context



Development Program

Housing: up to 5,000 units/4,300,000sf of residential

- *Replace* 561 previously existing low-income units
- *Add* 1,140 low-income units
- *Add* up to 3,300 market-rate units

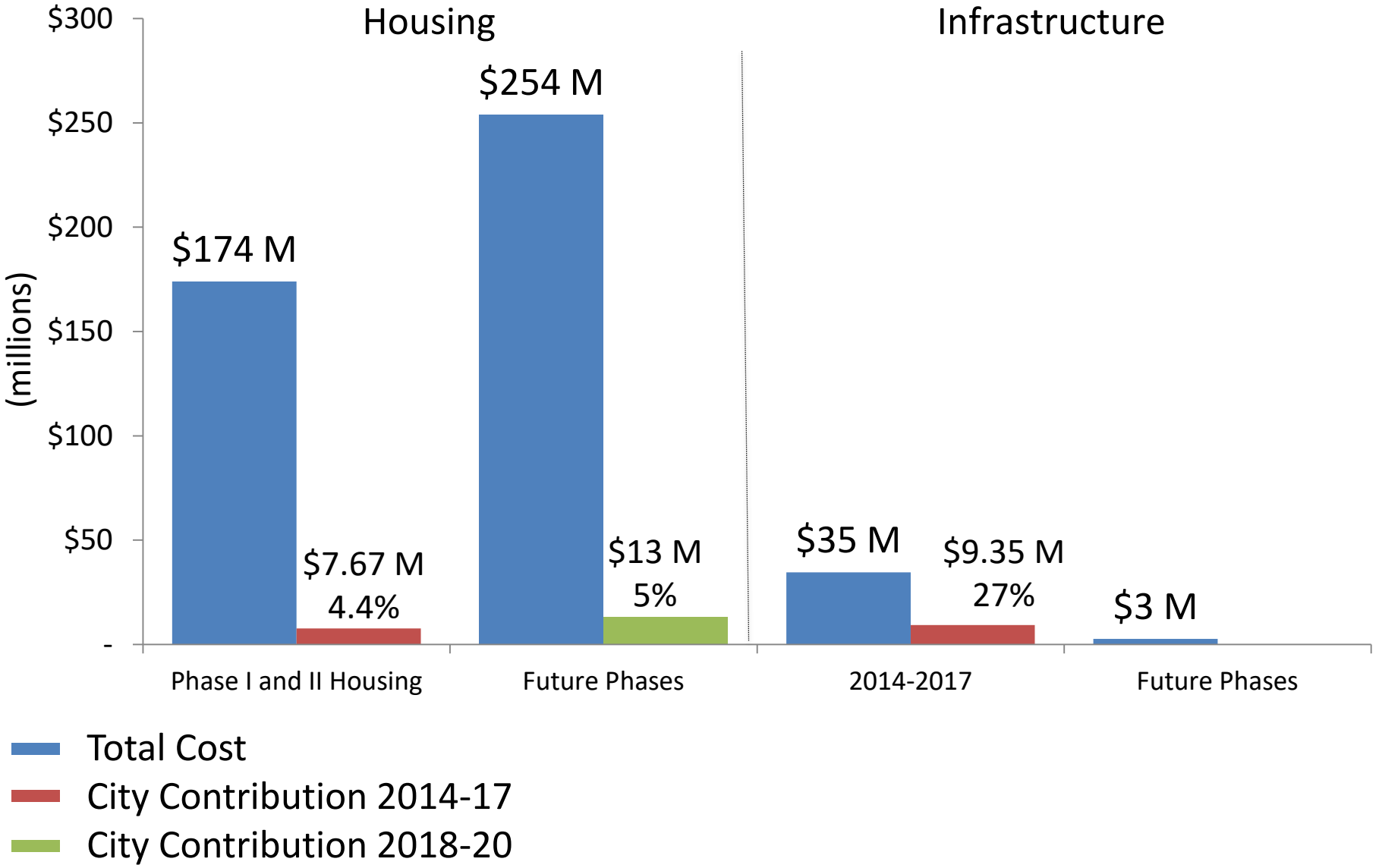
Office: potential development of 900,000sf

Neighborhood-scale **retail** up to 88,000sf

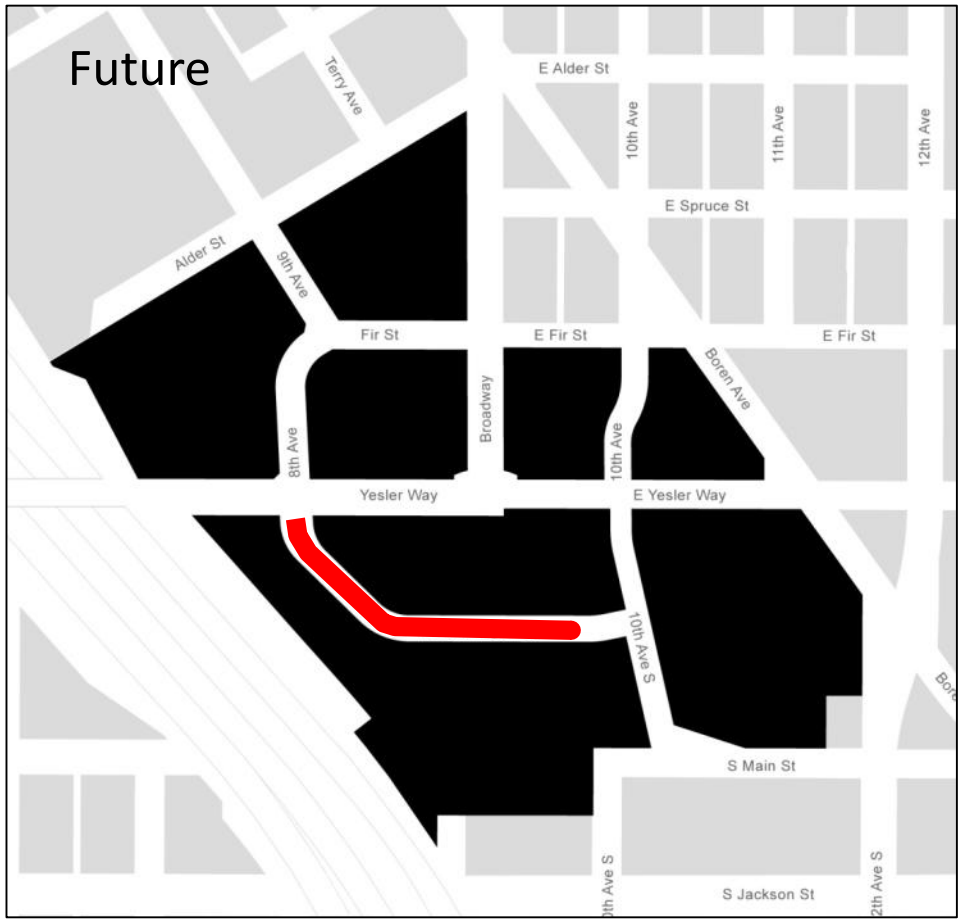
Progress To-Date

- ✓ **380** units of **replacement** housing complete or under construction
- ✓ **421** units of **income-restricted** housing complete, in development, or under construction
- ✓ 1,213 units of market rate housing complete, in development, or under construction
- ✓ Majority of new parks, roads, and utilities substantially complete or in progress

City Contribution



Net increase in ROW: +21,160 sf



Street Vacation Public Benefits

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

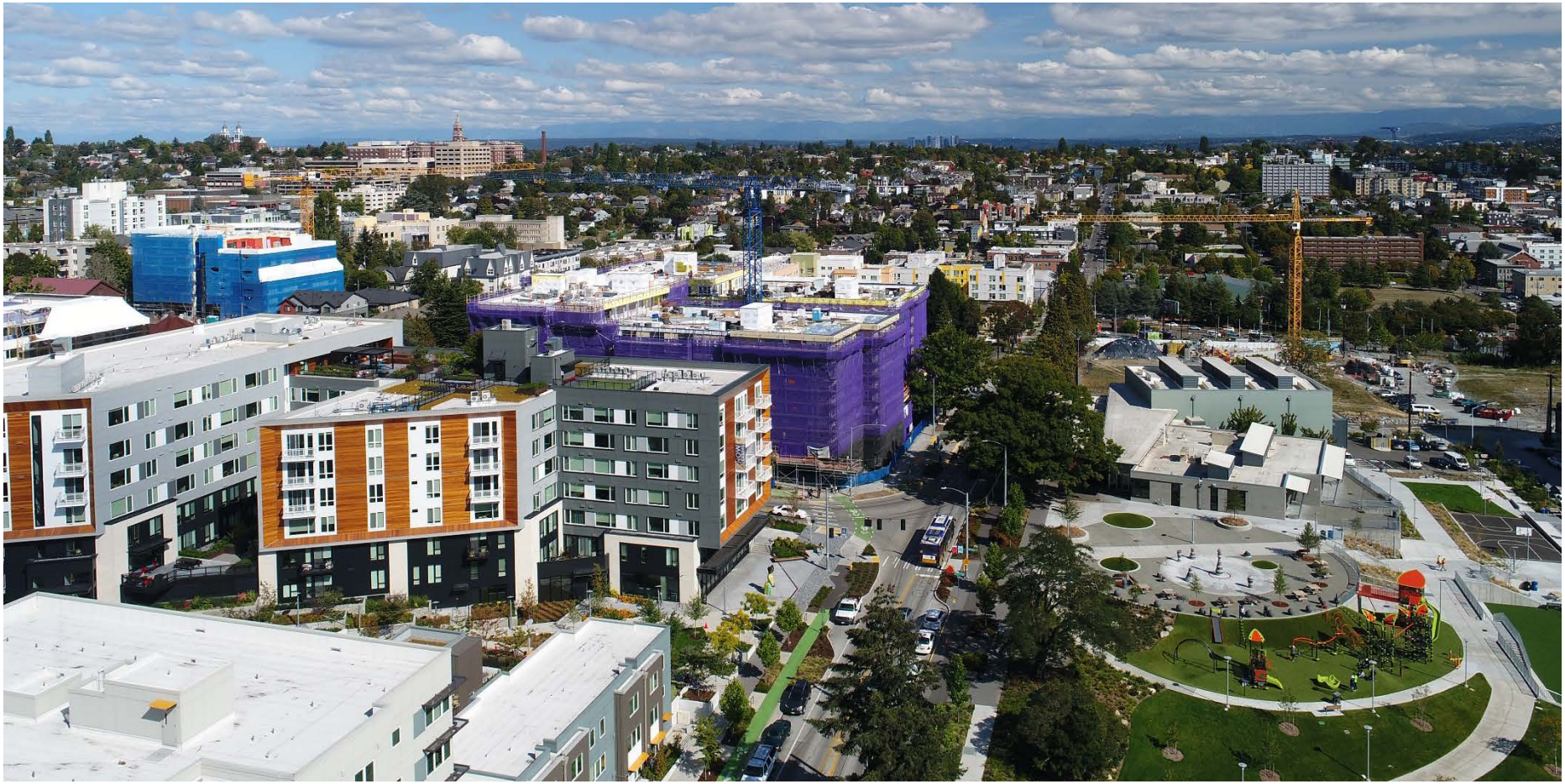
- Additional Affordable Housing Conditions
- City of Seattle Financial Commitments
- Parks/SHA Partnership

DPD, OH, Parks

Environmental Impact Statement

City of Seattle Yesler Terrace Park Design

Completed Yesler Terrace Park

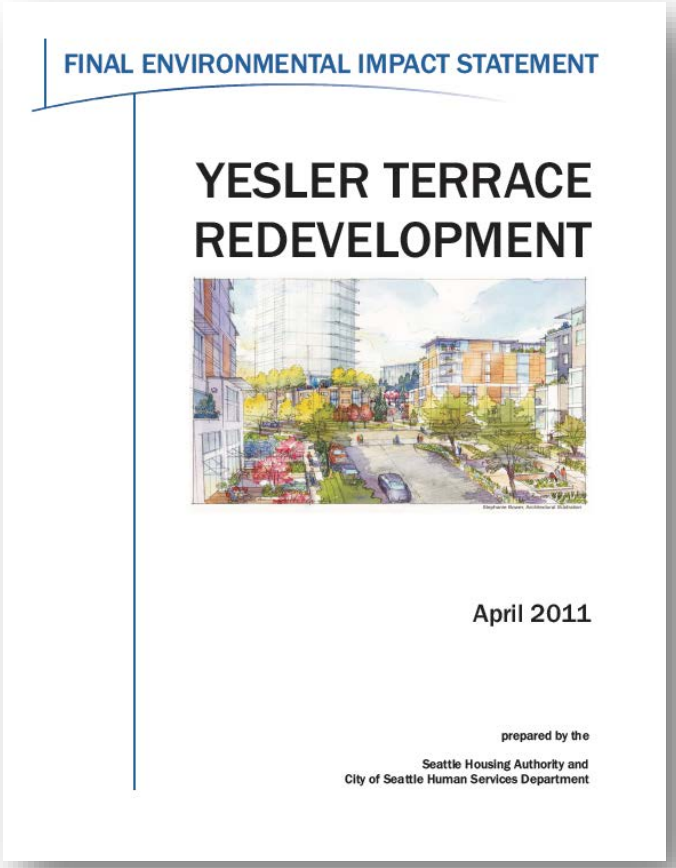


P-Patch & Green Factor

- Commitment to provide 1 acre of P-Patch
- Green Factor score of 0.5 for all of Yesler Terrace

Planned Action Ordinance (PAO)

- State planning tool for large, phased development
- Covers 20 year timeline
- Considers impacts & establishes mitigation cumulatively



Development Capacity/Environmental Review

PAO: Tree Preservation

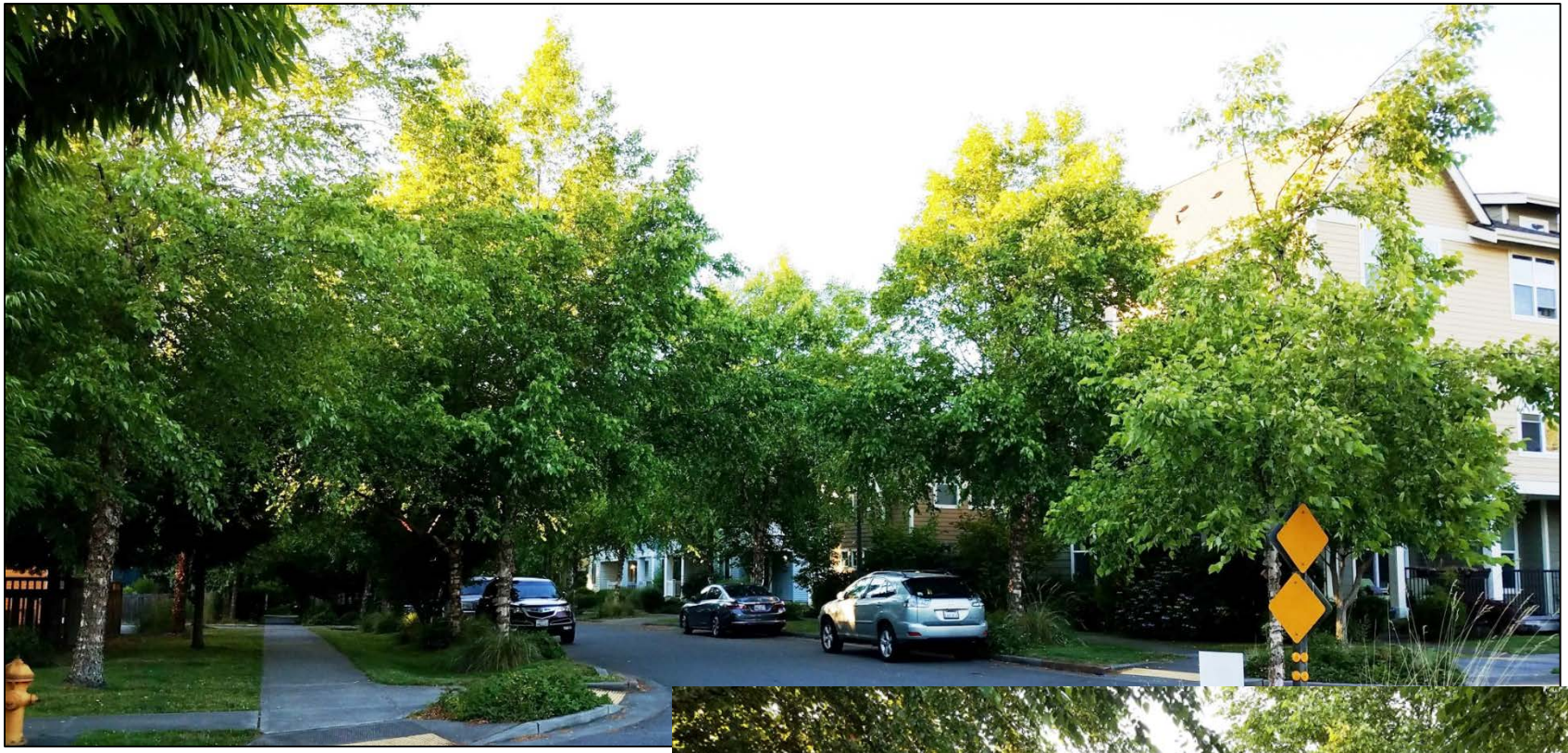
- Previous/Existing conditions: high canopy cover due to small footprint of buildings
- 40+ Exceptional or valuable trees initially identified. Several had been damaged or were in poor health as of 2010
- Planned Action Ordinance categorized trees as:

  Tier 1 (similar to Exceptional, 32 total) or

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

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

  Canopy potential at least equal to tree that was removed



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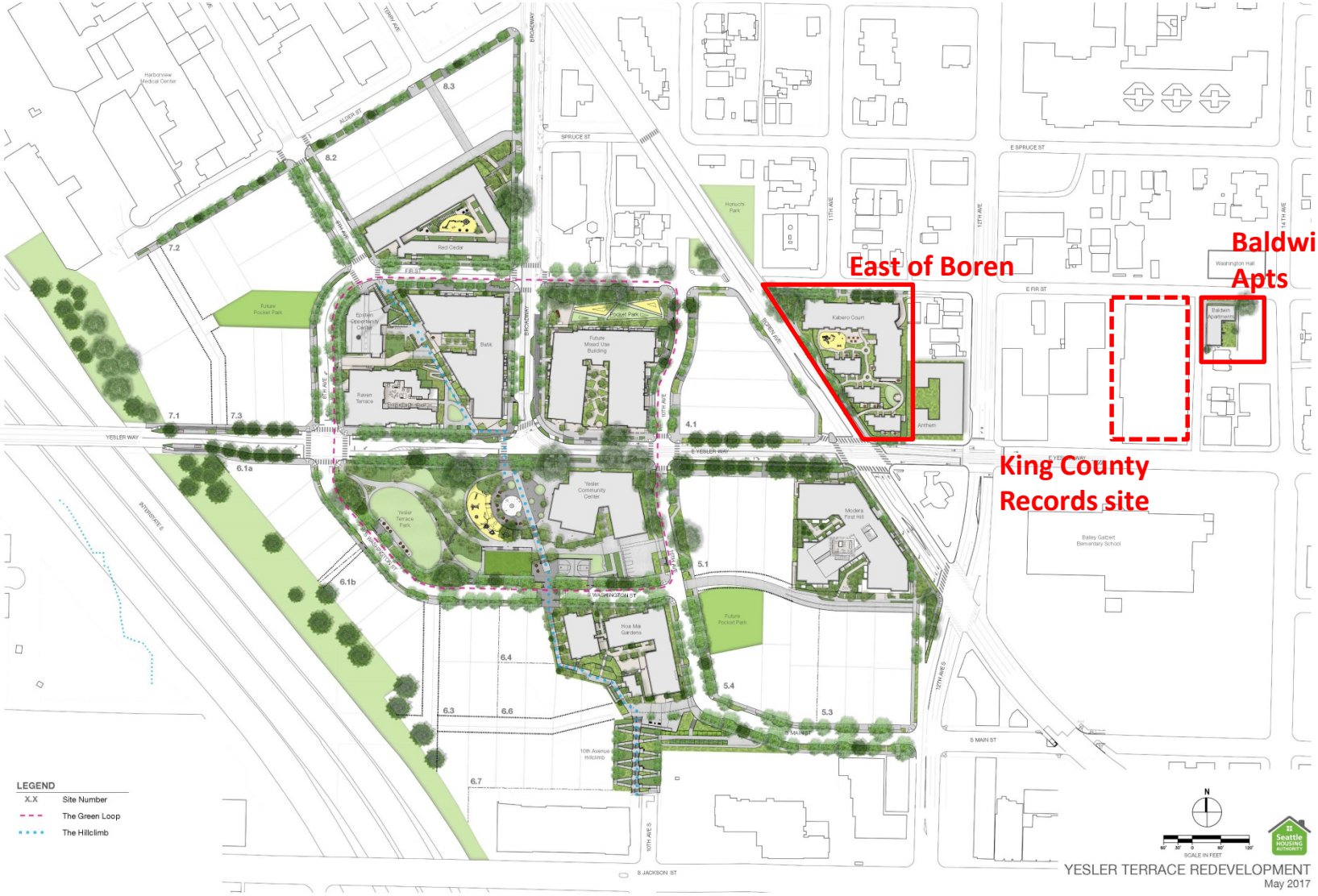
Tree Preservation, Removal, & Replacement

- 111 trees preserved out of 378 included in Tree Protection Plan
- Planted 468 trees as mitigation for removal of 246
- Replaced 342,354sf of canopy out of 358,843sf removed so far

Related Development



Tree Preservation, Removal, & Replacement

- 116 trees preserved out of 394
- Planted 533 trees as mitigation for removal of 257
- Replaced 381,859sf of canopy out of 367,908sf removed so far

Proposed Legislative Change

- Update PAO Tree Protection Plan (TPP) maps to reflect existing conditions & correct errors

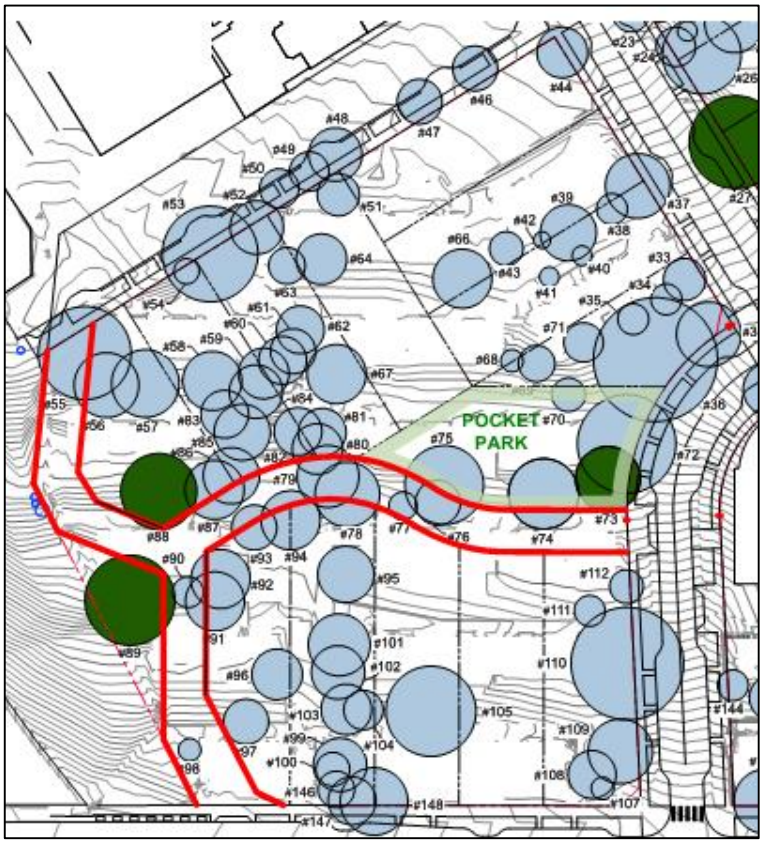
- Clarify timing for reporting on replacement/mitigation – will occur at the completion of the redevelopment

- Create option to mitigate/plant off-site and, if allowed by SMC 25.11, use fee-in-lieu of replanting

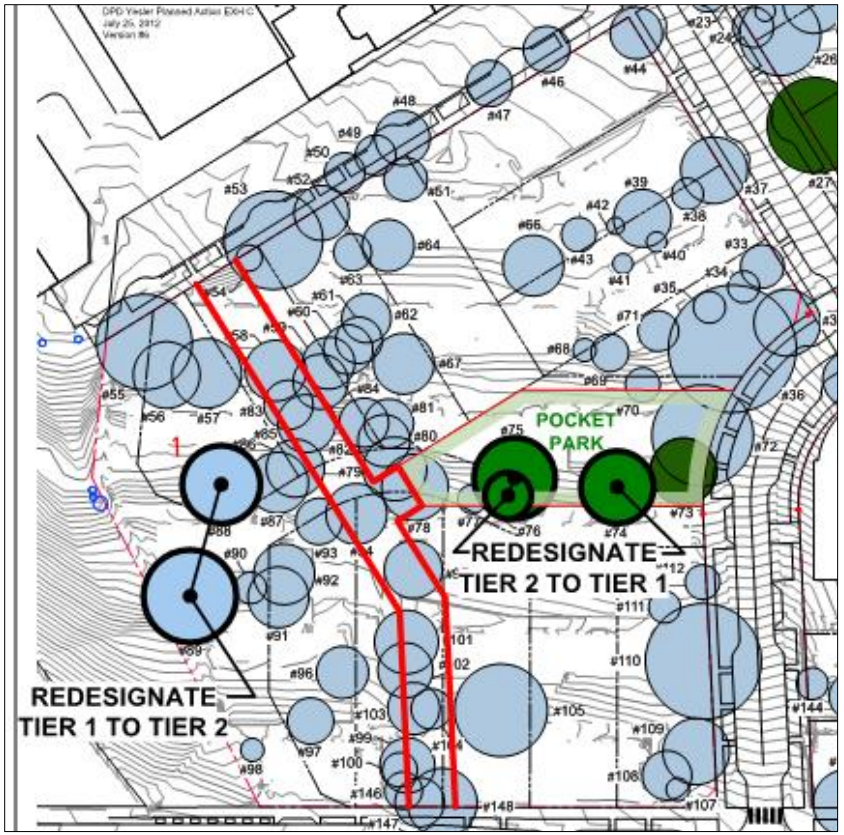
- Revise Tier 1 tree designations in Block 7 to correspond to plat approval
  - Tier 1 tree designation based in part on site/parcel location (perimeter of site or in pocket park)
    - minimize conflicts w/development potential
    - so as not to be compromised by adjacent structures &

Proposed Legislative Change

Block 7 PAO Adoption



Block 7 Plat Approval



- Redesignate three Tier 2 trees as Tier 1
- Redesignate two Tier 1 Trees as Tier 2