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

A - Wing Luke Museum
B - Frye Art Museum
C - Washington Performance Hall
D - Pratt Fine Art Center
E - Langston Hughes Performance Arts Inst.
F - Bailey Gatzert Elementary School
G - Seattle University
H - Town Hall
I - Harborview Medical Center
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

<table>
<thead>
<tr>
<th>Phase</th>
<th>City Contribution 2014-2017</th>
<th>Total Cost</th>
<th>City Contribution 2018-2020</th>
</tr>
</thead>
<tbody>
<tr>
<td>Housing</td>
<td>$7.67 M (4.4%)</td>
<td>$174 M</td>
<td>$254 M</td>
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<tr>
<td>Future Phases</td>
<td>$13 M (5%)</td>
<td>$254 M</td>
<td>$13 M (5%)</td>
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<tr>
<td>2014-2017</td>
<td>$35 M (27%)</td>
<td>$35 M</td>
<td>$3 M</td>
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- Total Cost
- City Contribution 2014-17
- City Contribution 2018-20
Net increase in ROW: +21,160 sf
Street Vacation Public Benefits
## City Council/Legislation

<table>
<thead>
<tr>
<th>Rezone - MPC-YT</th>
<th>Planned Action Ordinance</th>
<th>Street Vacation &amp; Rededication</th>
<th>Cooperative Agreement</th>
</tr>
</thead>
<tbody>
<tr>
<td>Uses allowed, prohibited, conditional</td>
<td>Mitigation Document Required Measures</td>
<td>New Street Alignments Plans and Sections</td>
<td></td>
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<tr>
<td>Affordable Housing Requirements</td>
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<tr>
<td>Max. Floor Area by Use</td>
<td></td>
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<tr>
<td>Height Limits</td>
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<tr>
<td>Review procedures</td>
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**Design Guidelines**

**DPD**

**DPD**

**SDOT**

**DPD, OH, Parks**

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**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
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

East of Boren

Baldwin Apts

King County Records site
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

- Redesignate three Tier 2 trees as Tier 1

Block 7 Plat Approval

- Redesignate two Tier 1 Trees as Tier 2