

YELSER UPDATE

URBAN
FORESTRY
COMMISSION
JULY 7, 2021



WHAT IS SHA

37,717

Individuals served

18,943

Households served

8,435

SHA owned/
managed units

364

SHA locations

7,545

Tenant-based vouchers

3,504

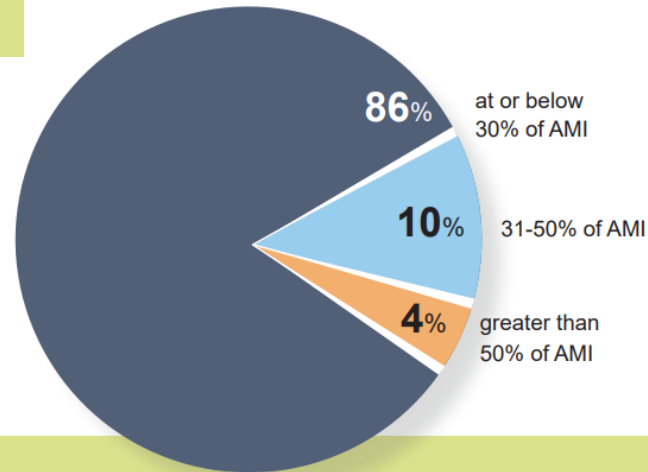
Collaborative housing units

INCOME

WHO SHA SERVES

Income

95 percent of households served by SHA have incomes at or below 50 percent of the Area Median Income (AMI). 83 percent are at or below 30 percent of AMI, which is considered extremely low income.



14,702

Adults 24 to 61

11,819

Children under 18

7,824

Seniors age 62+

2,620

Young adults 18 to 23

RACE

53.09%

African/
African American

22.06%

White

11.94%

Asian

6.38%

Hispanic

1.65%

American Indian/
Alaska Native

1.40%

Native Hawaiian/
Other Pacific Islander

1.99%

Multiracial

1.50%

Unknown

YESLER TERRACE

DOWNTOWN

FIRST HILL

PIONEER
SQUARE

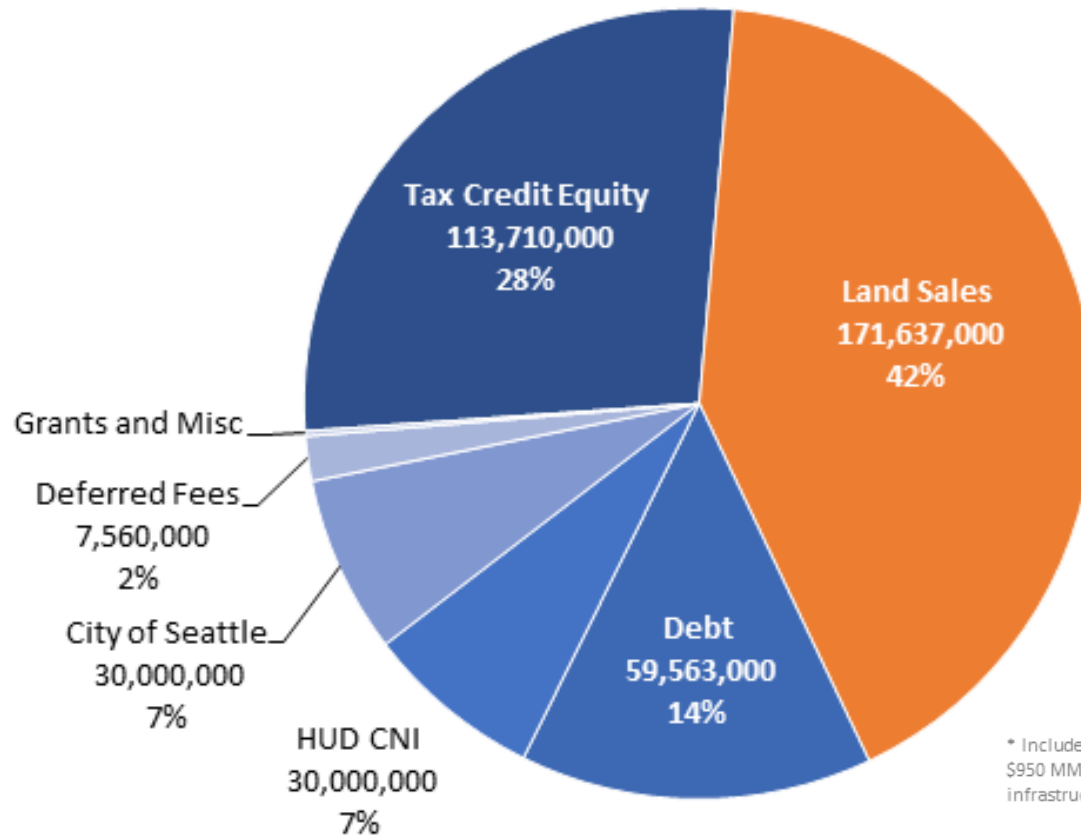
CENTRAL
DISTRICT

INTERNATIONAL
DISTRICT

LITTLE
SAIGON



YESLER TERRACE REDEVELOPMENT SOURCES



* Includes affordable housing and certain programs. Does not include approx \$950 MM in private development activity or \$130 MM in public infrastructure. Excludes "Records" site developed by partner entity.

DEVELOPMENT PROGRAM



HOUSING

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

- Replace 561 previously existing low-income units
- Add 297 1,140 low-income units
- Add 790 workforce housing
- Add up to 3,300 market-rate units

OFFICE

potential development of 400,000 sf

RETAIL

neighborhood-scale retail up to 25,000 sf

RELOCATION

- Guaranteed right to return
- Last remaining original housing demolished in 2020
- All 493 households now successfully relocated to new Yesler housing, or choose to remain in homes elsewhere
- 207 households stayed at Yesler for the whole project
- Of 27 in-home childcare providers, 16 continued their business after moving away, 8 returned to resume at new Yesler
- Deadlines synchronized to school calendar and student transportation coordinated with SPS to reduce academic disruption
- \$4 million of project budget dedicated to supporting relocation, with all out-of-pocket expenses covered for residents



PEOPLE

- JobLink
- Center for Community Engagement
- Arts & Equitable Placemaking
- Programing to build community connection
- Partnership with Seattle University & Seattle Public Schools to support families and student excellence
- Yesler Terrace Community Council continued engagement in redevelopment.



THE CITIZEN REVIEW COMMITTEE (CRC)

Working Toward a Community Vision

CRC Established in 2006

More than 38 full CRC meetings between 2006 and 2017 and many more subcommittee meetings

Cross section of Yesler stakeholders

- Residents
- Community leaders
- Small Business
- City of Seattle
- Affordable housing advocates

CRC Meetings structured to gather input from residents, stakeholders, and committee members



THE CITIZEN REVIEW COMMITTEE (CRC)

- **Core Values and Guiding Principals**
 - Social Equity
 - Economic Opportunity
 - Environmental Stewardship
 - One-for-One Replacement Housing



Dear Seattle Housing Authority Board of Commissioners, Residents and Community Stakeholders,

As your former Mayor, I came to know and appreciate the vitality and diversity at Yesler Terrace and the significant place it holds in our Seattle community. Like many of you, when I learned about the plans to redevelop Yesler Terrace, I was concerned about maintaining the integrity and connection of the neighborhood. How could Yesler Terrace adapt and grow but not lose the qualities that make it unique?

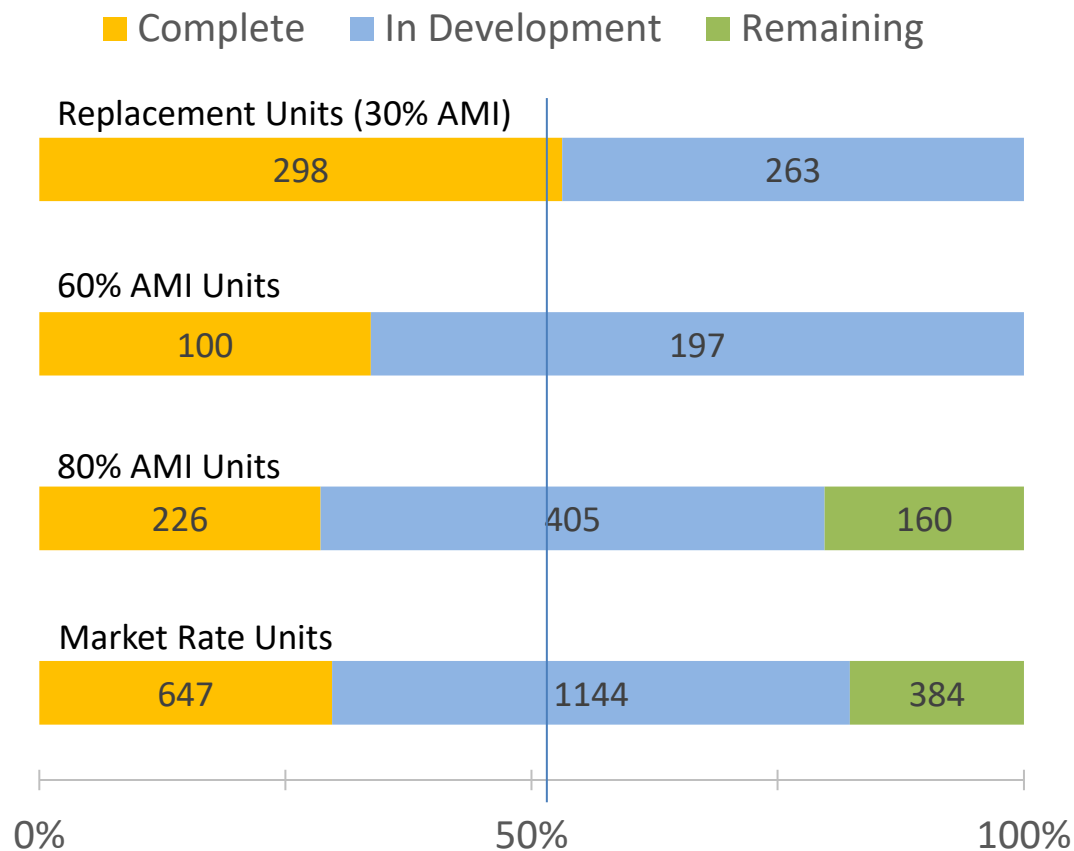
Over the past year as Chair of the Citizen Review Committee (CRC), I've been proud of how the committee and the community have responded to this challenge. The Citizen Review Committee was charged by the Seattle Housing Authority Board of Commissioners to identify the best services and amenities to meet community needs for another 70 years. The committee knew that in order to arrive at a successful outcome we needed to have a solid foundation from which to identify both the neighborhood features to foster and those to preserve.

To start, we looked at the community's primary hopes and treasures in order to establish common values. Future committee meetings included active participation and discussions about economic opportunities, the human community, environmental stewardship and replacement housing. These discussions, built upon the framework of community values, led us to develop a set of definitions and guiding principles for redevelopment.



REDEVELOPMENT PROGRESS

- All households relocated successfully, on schedule and with high level of satisfaction in the process
- More than 50% of the total SHA replacement units for 30% or less of area median income have been built
- 624 income restricted units complete to date and 865 are in development
- More than \$50 million invested in parks, open space, and infrastructure
- Closed purchase agreement with Kaiser Permanente for a major medical facility at Yesler



PLANNING PROCESS

(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

SDCI

Planned Action Ordinance

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

SDCI

Street Vacation & Rededication

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

SDOT

Cooperative Agreement

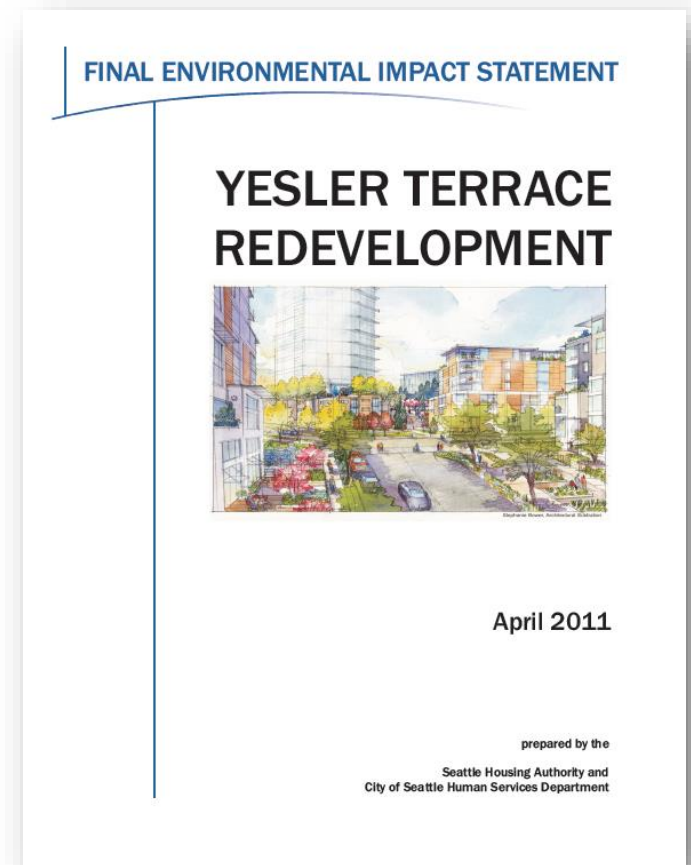
- Additional Affordable
Housing Conditions
- City of Seattle
Financial
Commitments
- Parks/SHA Partnership

SDCI, OH, PARKS

Environmental Impact Statement

PLANNED ACTION ORDINANCE (PAO)

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

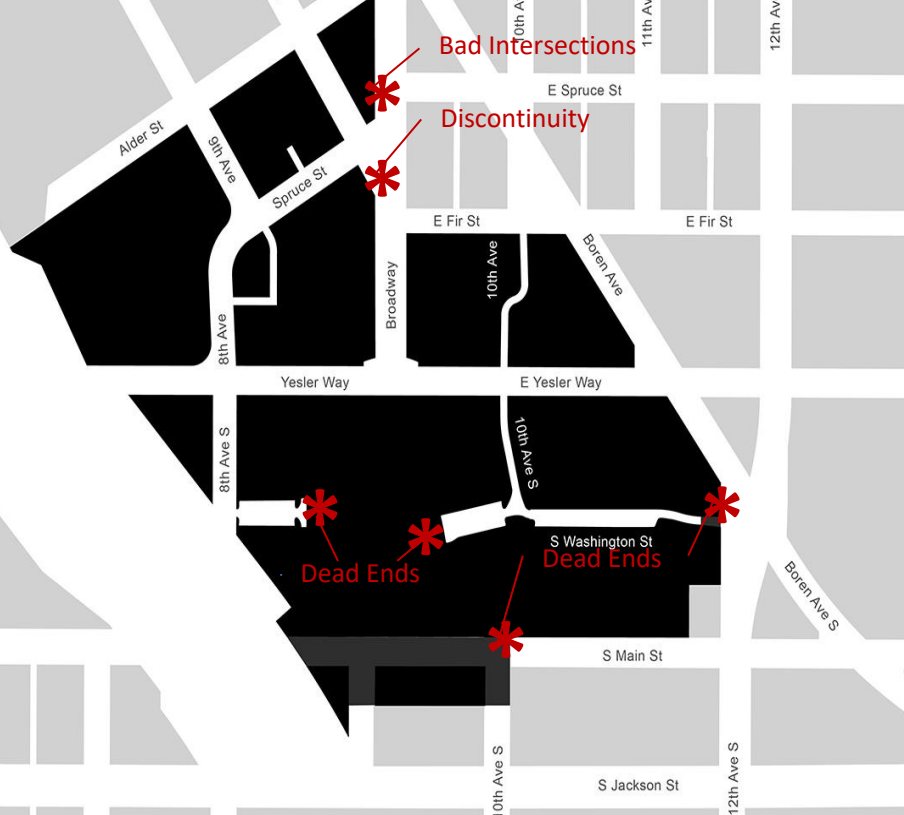


DEVELOPMENT CAPACITY/ ENVIRONMENTAL REVIEW



STREET VACATION/DEDICATION

Pre-Redevelopment



Now



Net increase in ROW: +21,160 sf

PUBLIC BENEFITS

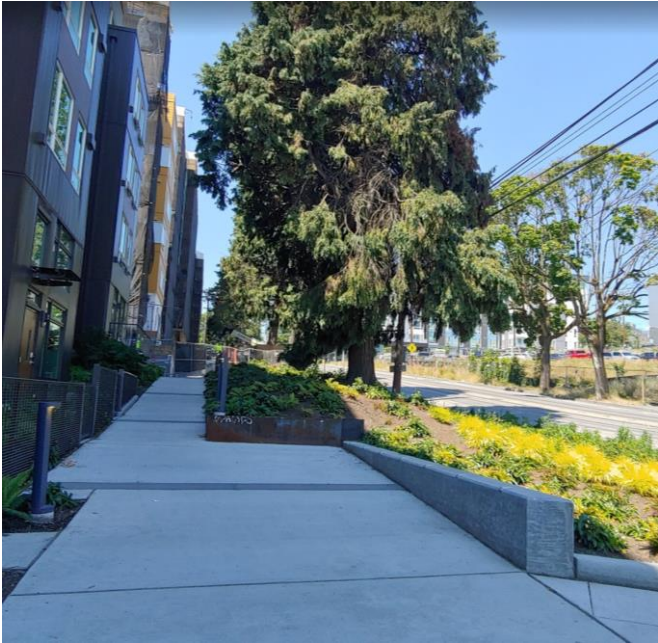


- ← - - - → Pedestrian Pathway
- ■ ■ Green Street Loop
- Public Exercise Equipment
- Parks
- ★ 10th Ave Hill Climb
- P-Patch
- ⬡ Yes Farm

PARKS



Top: Yesler Terrace Park Design – SiteWorkshop
Bottom Left: Yesler Terrace Park
Bottom Right: Block 3 Pocket Park photo by George Lee



**PEDESTRIAN
PATHWAYS**

OTHER FACTORS

- Commitment to provide 1 acre of P-Patch
- Green Factor score of 0.5 for all of Yesler Terrace
- Green building requirements for all of Yesler
- Yes Farm building out 1.5 acres of farm co-op space in WSDOT ROW



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, 34 total) or
 - Tier 2** (low preservation value/candidates for removal, 344)
- Replaced at either **1:10 (Tier 1)** or **1:1 (Tier 2)**
- Canopy potential at least equal to tree that was removed



PAST PROJECT

High Point Redevelopment 2000-2010

Inventory before redevelopment

- High-rated trees: 385
- Low-rated trees: 430

Total Trees: 815

Inventory after redevelopment

- Existing high-rated trees saved: 110
- New trees planted: 2,200+

Total trees: 2,310+



CURRENT TREE PRESERVATION / REPLACEMENT

- 46 trees preserved out of 394
- Planted 601 trees as mitigation for removal of 348
- Replaced 391,105sf of canopy out of 246,850sf removed
- All demo completed and 7 redevelopment sites in planning stages

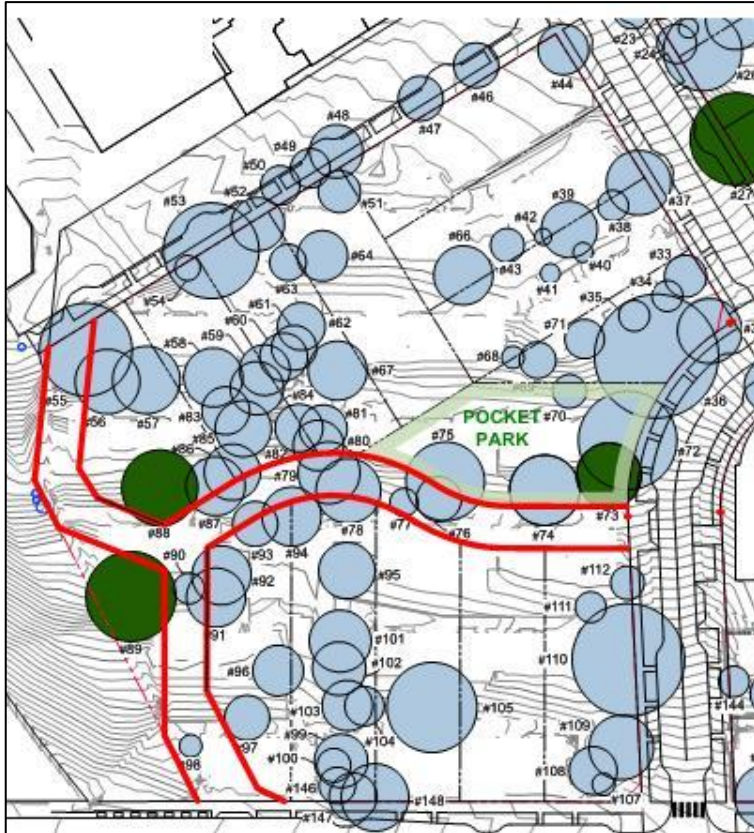


PROPOSED LEGISLATIVE CHANGES

- 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 and increase replacement ratio for the 2 revised Tier 1 trees
 - 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

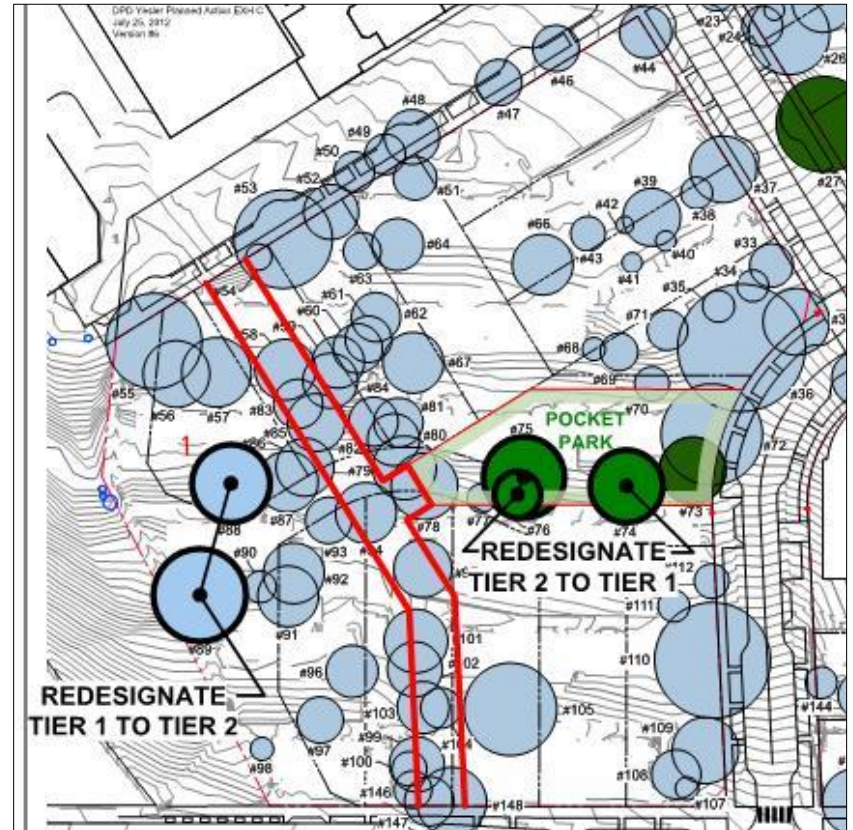
PROPOSED LEGISLATIVE CHANGES

Block 7 PAO Adoption



- Redesignate two Tier 1 Trees as Tier 2

Block 7 Plat Approval



- Redesignate three Tier 2 trees as Tier 1

LEGISLATIVE TIMELINE

- Language has been introduced to the Land Use & Neighborhoods Committee
- SHA to provide update to Land Use & Neighborhoods Committee on July 28th.

