

Yesler Terrace Redevelopment Legislation

City of Seattle Department of Planning and Development

Yesler Terrace offers a unique opportunity to rebuild a neighborhood from the ground up. Redevelopment would create a mixed-use, mixed income community within walking distance of downtown and First Hill medical campuses. Consistent with Seattle's Comprehensive Plan, proposed redevelopment would increase affordable housing and overall growth potential within a designated urban center. Seattle Housing Authority's commitment to sustainability, public amenities, and urban design further increase the site's potential.

City departments have drafted legislation to support this vision while making sure that redevelopment benefits current and future Yesler residents, First Hill and Little Saigon neighbors, and the Seattle community as a whole.



GGLO/Parsons Brinckerhoff

Guiding Principles

In drafting regulations for redevelopment, the City is committed to the guiding principles established by the Yesler Terrace Citizen Review Committee:

SOCIAL EQUITY Meet the essential needs and improve the quality of life for current and future Yesler Terrace generations, regardless of racial, cultural, economic or other status. Enable access to employment, education, medical care, social services, nutritious food and quality affordable housing, especially for those with very low incomes, giving priority to those most in need.

ECONOMIC OPPORTUNITY Improve the overall economic conditions, opportunities and quality of life for current and future generations within the Yesler Terrace community. Foster access to jobs, transportation, community services and safe low-income affordable housing and financial tools.

ENVIRONMENTAL STEWARDSHIP & SUSTAINABILITY Integrate smart "green" design and equitable environmental and economic practices. Achieve a positive and healthy community for current and future Yesler Terrace generations, while preserving housing affordability.

ONE-FOR-ONE REPLACEMENT HOUSING Replace or exceed the current number of very- low-income and low-income housing units at Yesler Terrace. Provide choice, options, site integration and affordability in a dense and culturally and economically diverse community. Redevelopment options will guarantee no net loss of very-low-income housing serving public housing-eligible residents on the current site of Yesler Terrace or in the immediate neighborhood.

Proposed regulations

In terms of allowed uses, building size, and residential density, the City's proposed regulations are consistent with the development plan adopted by SHA's Board of Directors. The rezone and its accompanying ordinances contain additional standards, including size and height of buildings, maximum allowed parking, required locations for certain uses, and detailed provisions on open space and landscape features.

TOPIC	PROPOSAL
Affordable housing	Require that SHA and partners provide the affordable units in the SHA development plan: <ul style="list-style-type: none"> • 561 replacement extremely low-income units (<30% AMI) • 290 very low-income units (30-60% AMI) • 850 workforce housing units (60-80% AMI) • 100 additional affordable units, preferably <30% AMI
Allowed uses	Residential, office, medical office, lodging, retail, and non-hospital institutional uses (human services, libraries, schools, child care, religious facilities).
Development potential	<ul style="list-style-type: none"> • 3,900,000 square feet residential - equivalent to a maximum of 5,000 residential units • 900,000 square feet of office, medical office, and/or lodging (to be concentrated in the northwest sector) • 150,000 square feet all other uses (retail, services, etc.)
Maximum building height	Ranges from 25' in view corridors to 240' and 300' highrises. Tallest heights are allowed adjacent to Harborview. A total of 13 highrise buildings would be allowed sitewide, with limited footprints.
Open space	Require private and semi-private open space for use by residents, plus open space open to the public including a central neighborhood park, three pocket parks, a green street loop, pedestrian pathways through large blocks, and at least one acre of community gardens.

Urban design vision

Design guidelines, land use regulations, and street vacation requirements have all been coordinated to ensure high quality urban design. To accommodate the density increase planned for Yesler Terrace, it is crucial that the site have excellent pedestrian routes, generous open space and recreation areas, a street network that improves connections to surrounding neighborhoods, and attractive buildings.



Illustrative site plan

An artist's rendering of the site from above, showing the central neighborhood park, distributed pocket parks, and various pedestrian paths. Conceptual building placement is shown to give a sense of scale and massing; actual building locations will vary.

Legislation overview

The Department of Planning and Development is leading interdepartmental efforts to coordinate a rezone process for the site with street improvements, the addition of new parks, sustainable building and infrastructure efforts, and City/SHA funding partnerships. Draft legislation includes the following pieces:

ORDINANCE	DESCRIPTION	CONTENT EXAMPLE
Land Use Code amendments	Creates a new zone for Yesler Terrace, allowing greater density and a broader range of uses. Includes Design Guidelines to supplement code standards.	<ul style="list-style-type: none">• Allowed & prohibited uses• Height limits• Landscaping and open space• Review procedures• Building frontage
Planned Action Ordinance	Designates Yesler redevelopment as a “planned action” covered by the Yesler Terrace EIS. This allows comprehensive consideration of cumulative impacts and a streamlined environmental review process. Includes a detailed mitigation document .	<ul style="list-style-type: none">• Planned action thresholds: what development qualifies?• Required mitigation including air quality and noise controls for construction, other provisions to protect existing residents
Street vacation & rededication	SHA proposes new street alignments to improve circulation and connections to surrounding neighborhoods. This ordinance authorizes these changes, providing a net increase of public right-of-way.	<ul style="list-style-type: none">• New street configuration• Required public benefits: pocket parks, hill climb, green street loop
Cooperative agreement	Establishes agreements between the City and SHA, formally committing to partnerships financial and otherwise.	<ul style="list-style-type: none">• Affordable housing funding• Infrastructure agreements• Open space partnerships



SHA



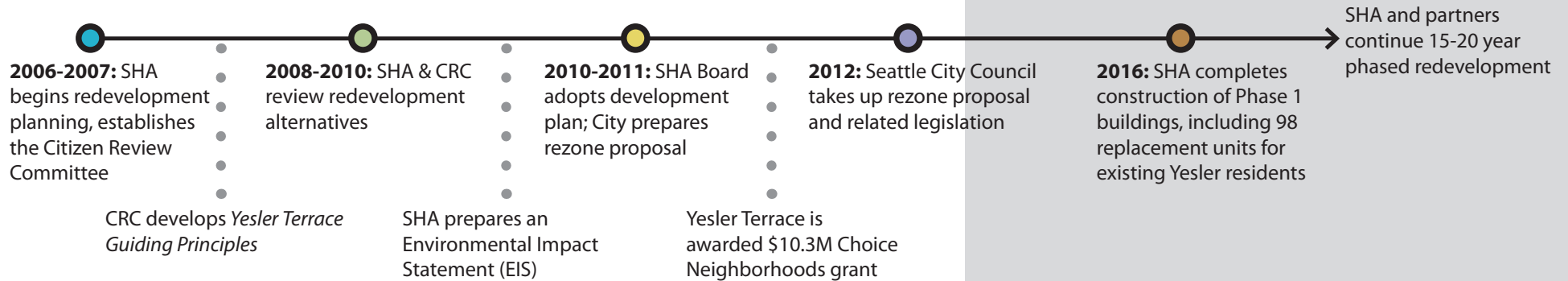
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Yesler Terrace Redevelopment

Planning and Construction Timeline



Stephanie Bower

Public comments

DPD will present draft legislation for public review in fall 2011, accepting comments in written form and at meetings. After revisions, DPD will send the legislation to City Council, where councilmembers will start consideration of the proposal in early 2012. Draft legislation and background materials will be posted at www.seattle.gov/dpd/planning/yeslerterrace.

For more information about SHA's redevelopment plans, visit www.seattlehousing.org/redevelopment/yeslerterrace/.

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