

# YESLER TERRACE REDEVELOPMENT LEGISLATION







# Overview

- Site history and context
- Redevelopment planning
- City's draft proposal
- Next steps



# Yesler Terrace – history and context

- First racially integrated public housing in the U.S.
- Housing for 561 extremely low income households
- Units & infrastructure failing; need major investment





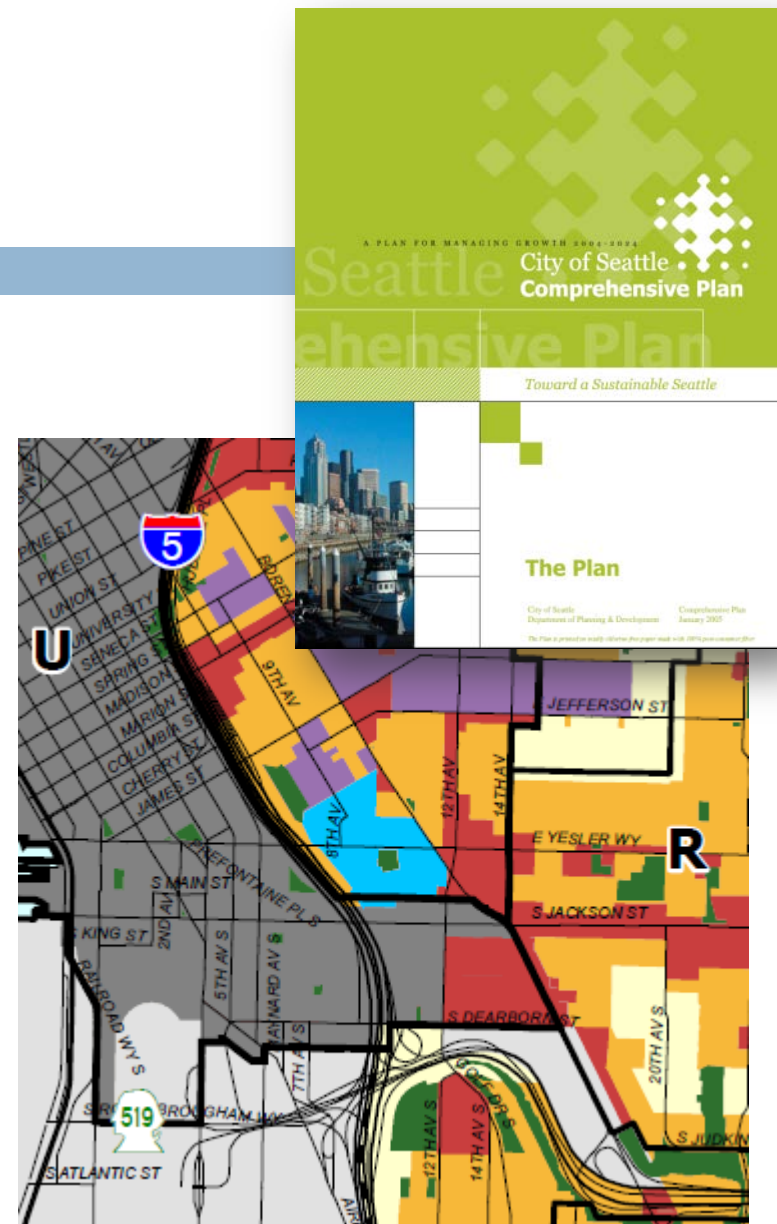
# Redevelopment Planning

- ❑ 2006: SHA planning process begins; CRC forms
- ❑ 2007: CRC releases “*Guiding principles*”
- ❑ 2008-2010: Evaluation of development alternatives
- ❑ 2011: EIS completed; SHA board adopts development plan



# Comprehensive Plan

- 2011: Council designates YT as “Master Planned Community,” calling for mixed use & cohesive urban design
- Supports goals & policies on smart growth, increased affordable housing, open space, transportation



# Snapshot: DPD's draft proposal

- New zone (MPC-YT):  
mixed-use, mixed-income,  
mixed height
- Generally aligns with SHA  
development plan:
  - ▣ Up to 5,000 residential units
  - ▣ Up to 900,000 sq ft office
  - ▣ 150,000 sq ft retail, services
- Additional controls to  
ensure amenities, public  
benefits, urban form





# Regulations: affordable housing

- Required residential units:
  - ▣ 561 replacement (ELI); <30% AMI
  - ▣ 290 very low income; 30-60% AMI
  - ▣ 1 moderate income unit (<80% AMI) per 3.4 market-rate units
- Affordable housing funded through market-rate development



# Street reconfiguration

## EXISTING



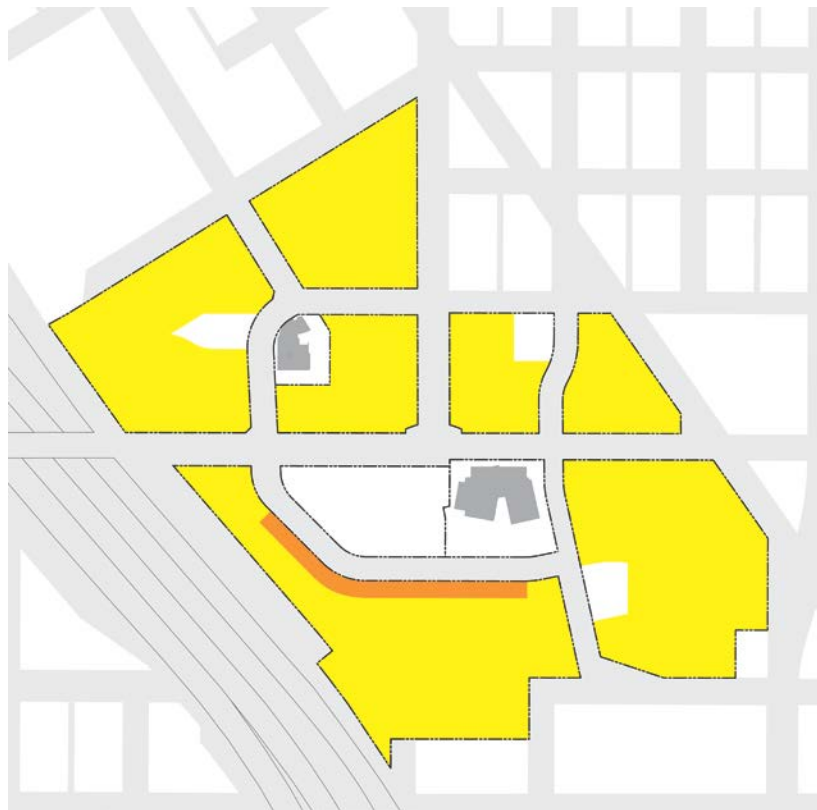
## PROPOSED



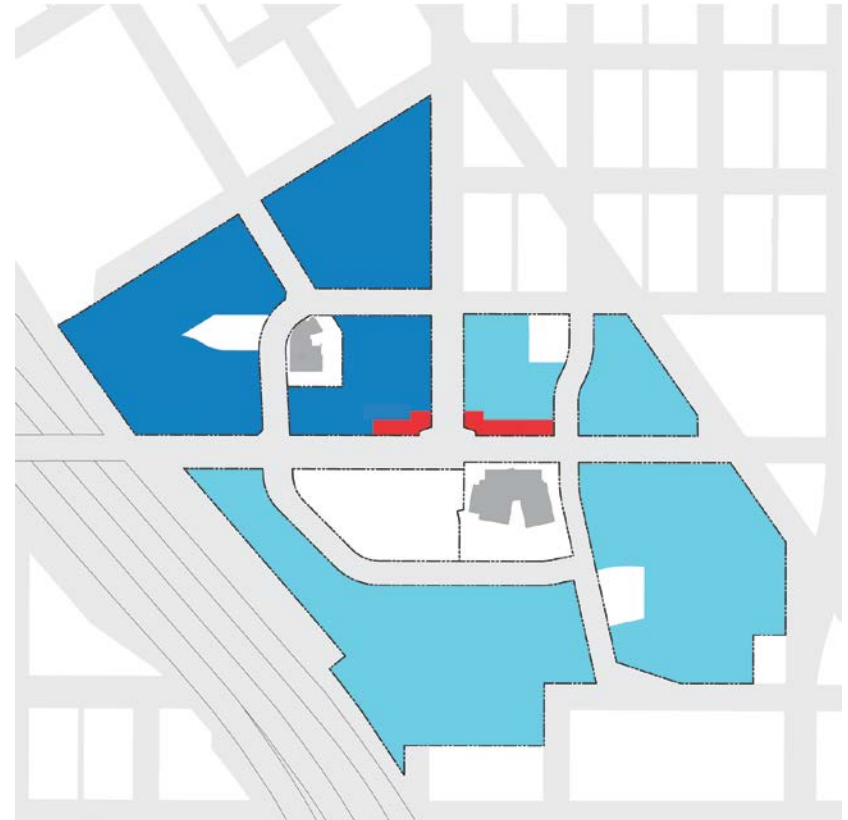




# Location of uses



- Residential uses allowed
- Residential uses required



- Limited non-residential allowed
- Large non-residential allowed
- Street-level retail and services required



# Regulations: open space

- Major open spaces:
  - ▣ Central park (1.8 acres)
  - ▣ 3 pocket parks (5-10K sq ft)
  - ▣ Residential amenity space
- Pedestrian pathways
- Community gardens:  
minimum one acre of P-  
patches, more encouraged  
for rooftops and yards





# Street vacation public benefits



# Regulations: tree protection

- Existing conditions: relatively high canopy cover (24%)
- Many exceptional & valuable trees, but also many damaged ones
- Tree protection plan: designates 40+ trees for preservation
- Projected canopy cover at 25 years: 21% (new and preserved)





# Tree protection plan

- Tier 1: Healthy, in a location where preservation is clearly feasible. Do not remove. (Contingency for 10:1 replacement)
- Tier 2: Healthy, in a location where preservation may be feasible; further evaluation required. 3:1 replacement
- Tier 3: Unhealthy or infeasible to preserve. 1:1 replacement



# Regulations: stormwater and landscape

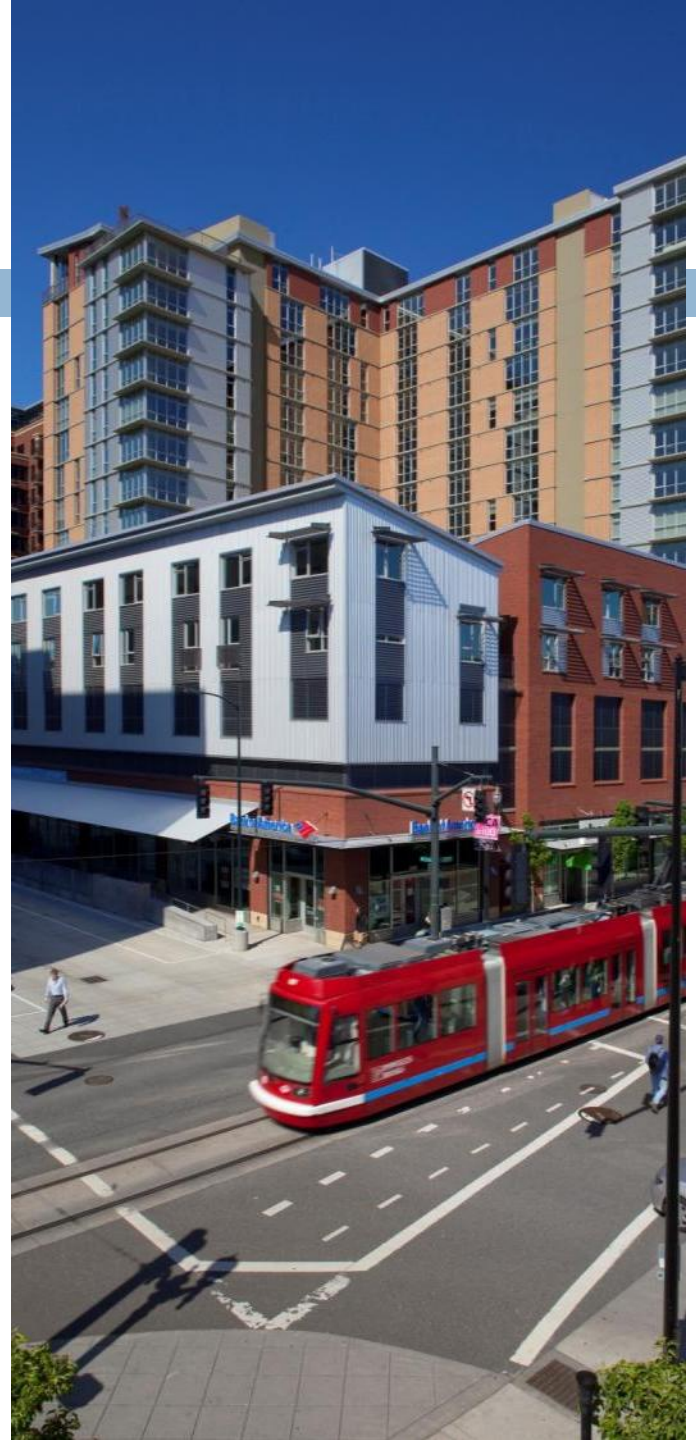
- 2009 Stormwater Code sets a high standard: major improvement over existing conditions
- Proposed Seattle Green Factor → trees, gardens, green roofs, water features





# Legislation summary

- Rezone/Land Use Code edits
- Planned action ordinance
- Street vacation
- Parks boundary adjustment
- Cooperative agreement



# Planned action ordinance

- Planning tool for large, phased development
- One comprehensive EIS covers the entire “planned action”
- Allows consideration of cumulative impacts, gives streamlined process for qualifying projects
- PAO sets thresholds, mitigation requirements



## FINAL ENVIRONMENTAL IMPACT STATEMENT

### YESLER TERRACE REDEVELOPMENT



April 2011

prepared by the  
Seattle Housing Authority and  
City of Seattle Human Services Department



# Timeline



- Full draft legislation released early 2012
- Revised legislation sent to City Council 1<sup>st</sup> quarter 2012

# Contacts

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