

Ordinance No. 123962

Council Bill No. 117540

AN ORDINANCE relating to redevelopment at Yesler Terrace, designating certain future proposed projects as planned actions pursuant to the State Environmental Policy Act, through use of a Planned Action Ordinance, and establishing certain requirements for these planned actions.

Related Legislation File: CF 312469

Date Introduced and Referred: <u>7.30.12</u>	To: (committee): <u>Yesler Terrace</u>
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: <u>9.4.12</u>	Date Presented to Mayor: <u>9.5.12</u>
Date Signed by Mayor: <u>9/10/12</u>	Date Returned to City Clerk: <u>9/11/12</u>
Published by Title Only <input checked="" type="checkbox"/>	Date Vetoed by Mayor:
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Date Veto Published:	Date Passed Over Veto:
Date Veto Sustained:	Date Returned Without Signature:

The City of Seattle – Legislative Department

Council Bill/Ordinance sponsored by: Clark

Committee Action:

Date	Recommendation	Vote
<u>8.16.12</u>	<u>Pass</u>	<u>9-0</u>

This file is complete and ready for presentation to Full Council.

Full Council Action:

Date	Decision	Vote
<u>9.4.12</u>	<u>Passed</u>	<u>9-0</u>

Law Department

CITY OF SEATTLE
ORDINANCE 123962
COUNCIL BILL 11754D

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4 AN ORDINANCE relating to redevelopment at Yesler Terrace, designating certain future
5 proposed projects as planned actions pursuant to the State Environmental Policy Act,
6 through use of a Planned Action Ordinance, and establishing certain requirements for
these planned actions.

7 WHEREAS, the State Environmental Policy Act (“SEPA”) provides for the integration of
8 environmental review with land use planning and project review through designation of
9 “planned actions” by jurisdictions planning under the Growth Management Act
 (“GMA”); and

10 WHEREAS, designation of a planned action expedites the permitting process for implementing
11 projects whose impacts have been previously addressed in an environmental impact
12 statement and thereby encourages desired growth and sustainable development; and

13 WHEREAS, the City has adopted a Comprehensive Plan complying with the GMA, and through
14 Ordinance 123575 adopted Comprehensive Plan amendments to designate Yesler Terrace
15 as a Master Planned Community site on the Future Land Use Map in anticipation of
16 redevelopment of the site; and

17 WHEREAS, the Yesler Terrace Redevelopment Environmental Impact Statement identifies
18 impacts and mitigation measures associated with planned redevelopment in Yesler
19 Terrace; and

20 WHEREAS, the City has adopted development regulations that will help protect the
21 environment, and is adopting development regulations specific to Yesler Terrace that will
22 guide the location, form, quality, and amount of development; NOW, THEREFORE,

23 **BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

24 **Section 1. Purpose.** The purposes of this ordinance are:

25 A. To designate certain types of projects implementing the redevelopment of the property
26 identified on Exhibit A to this ordinance (referred to as the “Planned Action Site”) as planned
27 actions for purposes of the State Environmental Policy Act (“SEPA”);

28 B. To define conditions for proposed projects in the Planned Action Site to qualify as
planned actions and as consistent with this Planned Action Ordinance; and



1 C. To expedite the land use permit review process by establishing that neither a threshold
2 determination nor additional environmental review is required for proposed projects that are
3 determined to be consistent with this ordinance.

4 **Section 2. Findings.** The City of Seattle finds that:

5 A. The types of development or redevelopment on the Planned Action Site that are
6 specified in this ordinance and that satisfy all the conditions for consistency with this ordinance
7 meet the criteria in SEPA for a planned action. These types of development will be located in an
8 urban growth area and will be consistent with the Comprehensive Plan. In addition, the Housing
9 Authority of the City of Seattle, as SEPA Lead Agency, issued a Final Environmental Impact
10 Statement ("FEIS") on April 13, 2011. The FEIS and the Yesler Terrace Redevelopment Draft
11 Environmental Impact Statement ("DEIS"), dated October 19, 2010, comprise the "Planned
12 Action EIS." A copy of the Planned Action EIS is filed with the City Clerk in C.F. 312429. The
13 Planned Action EIS was issued in conjunction with a phased project for redevelopment of the
14 Planned Action Site. Planned actions designated under this ordinance will be subsequent or
15 implementing projects for that phased development. The Planned Action EIS adequately
16 identifies and addresses the environmental impacts, including project level impacts, of the types
17 of development or redevelopment designated as planned actions in this ordinance.

18 B. A proposed project will be consistent with this ordinance, and with the development or
19 redevelopment described in this ordinance, only if it conforms to Section 3 of this ordinance and
20 the mitigation measures and conditions contained in the Planned Action Mitigation Document,
21 Exhibit B to this ordinance, including the Tree Protection Plan incorporated in Exhibit B by
22 reference and attached to this ordinance as Exhibit C.

23 C. A community meeting, public notice and opportunity for public comment were
24 provided as part of the City's process for enacting this ordinance.

25 **Section 3. Planned action designation, description, mitigation and conditions.**

26 A. Planned Action Site. Only proposed projects within the area identified on Exhibit A
27 to this ordinance may qualify as planned actions.



1 B. Mitigation Document; Application of Planned Action Requirements and Regulations.

2 The Planned Action Mitigation Document, Exhibit B, is based on the analysis in the Planned
3 Action EIS. To the full extent stated in the Planned Action Mitigation Document, any permit for
4 a planned action shall include the conditions or requirements specified in or established pursuant
5 to the Planned Action Mitigation Document. To the full extent stated in the Planned Action
6 Mitigation Document, the applicant for a planned action shall not be entitled to any permit or
7 certificate of occupancy except upon satisfaction of conditions or requirements specified in or
8 established pursuant to the Planned Action Mitigation Document. The applicant shall comply,
9 and ensure compliance with, all conditions and requirements that apply by the terms of this
10 Planned Action Ordinance, whether or not set forth expressly in any permit or plans. In addition
11 to conditions specified in the Planned Action Mitigation Document, the City may impose
12 conditions on a planned action under applicable laws, codes and ordinances.

13 C. Planned actions. A proposed project may be a planned action only if the applicant
14 seeks, and the Director of Planning and Development (“Director”) makes, a determination as
15 described in this subsection 3.C. If the Director determines that a proposed project on the
16 Planned Action Site fully conforms to this Section 3 and incorporates, implements, and will
17 satisfy all conditions and mitigation measures described or incorporated in Exhibit B, as
18 applicable, the proposed project is hereby designated as a “planned action” pursuant to SEPA,
19 and is a “planned action” for purposes of this ordinance. For purposes of applying limits in
20 subsection 3.D of this ordinance to determine whether a proposed project is a planned action, the
21 Director shall include any other development constructed, commenced, for which a permit has
22 been issued, or for which a permit application has been submitted, at the time that a permit
23 application is submitted for the proposed project, except to the extent that a permit or application
24 for other development has been abandoned, has been canceled, has expired, or has been modified
25 with the effect of eliminating or reducing the potential development under that permit or
26 application for the other development.



1 D. Planned action limits and uses. A proposed project may qualify as a planned action
2 only if each statement in this subsection 3.D is correct as applied to the proposed project.

3 1. Uses. The proposed project will include only uses that are identified as
4 permitted outright by SMC 23.75.050, or as conditional uses in SMC 23.75.070.

5 2. Floor area. The proposed project will not cause the gross floor area of
6 cumulative development on the Planned Action Site after January 1, 2012, excluding any floor
7 area exempt from floor area limits under SMC 23.75.085 and SMC 23.75.090, to exceed any of
8 the floor area limits set forth in Table A for subsection 3.D:

9 **Table A for Subsection 3.D**
Cumulative floor area limits for planned actions by use, in square feet (sf)

10 Area	11 Maximum residential floor area	12 Maximum floor area for office, medical services, and lodging	13 Maximum floor area for other uses
14 Planned Action Site	15 3,950,000 sf	16 900,000 sf	17 150,000 sf

18 3. Highrise structures.

19 a. All portions above 85 feet in height of any proposed highrise structure,
20 as defined in SMC Chapter 23.75, are substantially consistent with Exhibit D to this ordinance.

21 b. The proposed project will not result in more than a total of 13 highrise
22 structures, as so defined, on the Planned Action Site.

23 4. Street vacation. If a proposed project includes or requires the vacation or
24 dedication of streets within the Planned Action Site, the effect of the vacation or dedication is
25 consistent with the street configuration shown on Exhibit E to this ordinance.

26 5. Trip generation. The proposed project, together with all other development
27 within the Planned Action Site, is not expected to generate more than any of the numbers of net
28 new motor vehicle trips set forth in Table B for Section 3.D, based on the methodology and
assumptions set forth in Appendix N to the DEIS or any subsequent methodology and
assumptions approved by the Director.



Table B for Section 3.D	
Trip generation - Net new motor vehicle trips	
Time	Net new vehicle trips
AM peak hour	1,240
PM peak hour	1,327
Daily total	15,970

E. Effect of planned action determination.

1. If the Director determines that a proposed project for which a permit application is submitted qualifies as a planned action, no threshold determination or additional environmental review for that proposed project is required.

2. This ordinance does not limit the authority of the Director to consider any supplement, addendum or other environmental document relating to the development or redevelopment of the Planned Action Site created after the date of the FEIS.

3. Except as provided in subsection 3.B above, this ordinance does not affect the authority of the Director to approve, condition or deny a permit for a planned action.

Section 4. Time Period. This Planned Action Ordinance shall be in effect for 20 years from its effective date, unless repealed or modified by ordinance. During the course of redevelopment on the Planned Action Site, the Director of Planning and Development shall review progress of redevelopment and mitigation in consultation with the Directors of Housing and Transportation to assess the sufficiency of the mitigation measures in Exhibit B, together with applicable regulations and other documents providing for mitigation or conditions on development. Based on this review, the Director may recommend amendments to this ordinance.

Section 5. SMC References. Each reference to a chapter or section of the Seattle Municipal Code in this ordinance and in exhibits to this ordinance refers to the section as enacted in the ordinance introduced as Council Bill 117541.


Section 6. Severability. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of



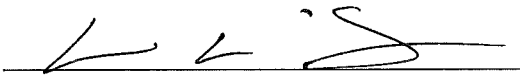
1 this ordinance, or the invalidity of the application thereof to any person or circumstance shall not
2 affect the validity of the remainder of this ordinance, or the validity of its application to other
3 persons or circumstances.

4 **Section 7.** This ordinance shall take effect and be in force 30 days after its approval by
5 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it
6 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

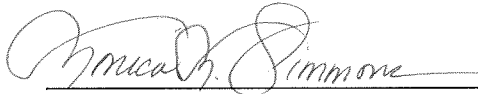
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8 Passed by the City Council the 4th day of September, 2012, and
9 signed by me in open session in authentication of its passage this
10 4th day of September, 2012.

11
12 
13 President _____ of the City Council

14
15 Approved by me this 10th day of September, 2012.

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17 
18 Michael McGinn, Mayor

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20 Filed by me this 11th day of September, 2012.

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23 Monica Martinez Simmons, City Clerk

24 (Seal)



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Attachments:

EXHIBIT A: Planned Action Site Map

EXHIBIT B: Planned Action Mitigation Document

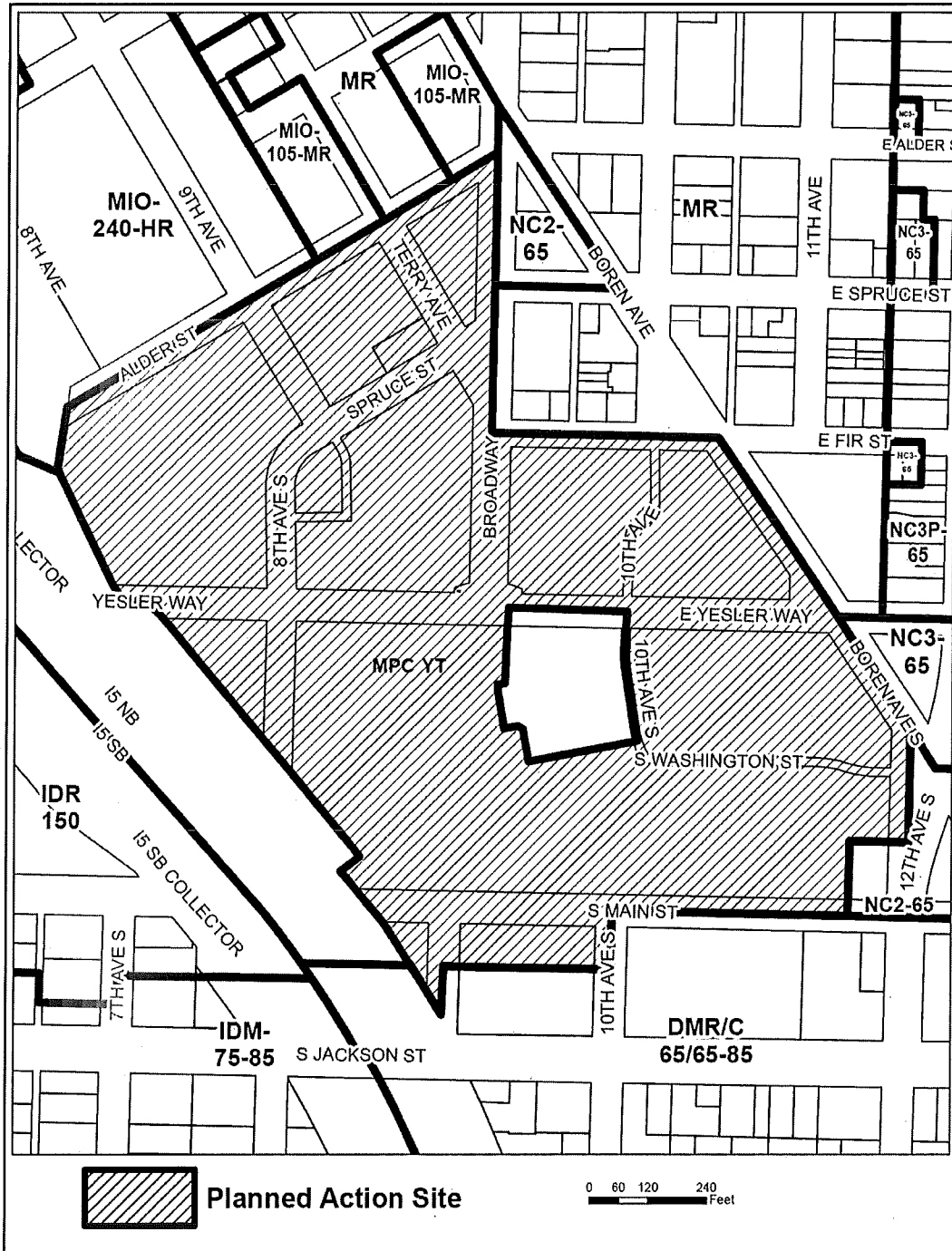
EXHIBIT C: Yesler Terrace Tree Protection Plan

EXHIBIT D: Highrise Structure Parameters for Planned Actions

EXHIBIT E: Street Configuration



Yesler Terrace Planned Action Exhibit A to Ordinance: Planned Action Site Map



Note: The boundaries of the Planned Action Site are the same as those of the MPC-YT zone as specified in Exhibit A to the ordinance identified in Section 5 of the Planned Action Ordinance ("Rezone Boundaries"). In case of any discrepancy between the Rezone Boundaries and those illustrated in this Exhibit A, the Rezone Boundaries control.

Yesler Terrace Planned Action
Exhibit B to Ordinance:
Planned Action Mitigation Document

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INTRODUCTION AND PURPOSE

The State Environmental Policy Act (SEPA) requires environmental review for project and nonproject proposals, subject to certain exemptions. In order to meet SEPA requirements, Seattle Housing Authority issued the *Draft Environmental Impact Statement (DEIS) for Yesler Terrace Redevelopment* on October 19, 2010 and the *Final Environmental Impact Statement (FEIS) for Yesler Terrace Redevelopment* on April 13, 2011. The DEIS together with the FEIS is referenced herein as the "EIS". The EIS identified beneficial and adverse impacts that are anticipated to occur with the future development of the Yesler Terrace Planned Action Site, together with a number of possible measures to mitigate those adverse impacts. SEPA provides that no threshold determination is required for a proposed project that is consistent with a Planned Action Ordinance. The purpose of this Mitigation Document is to establish specific mitigation measures and other conditions that must be included in proposed project actions in order for them to qualify as "planned actions" under the Yesler Terrace Planned Action Ordinance (introduced as Council Bill 117540); referred to as the "Planned Action Ordinance" or "PAO."

GENERAL INTERPRETATION

Capitalized terms used in this document and not defined in it, if defined in the PAO, have the meanings set forth in the PAO.

The organization of this document follows the structure of the Yesler Terrace Redevelopment EIS. Mitigation measures that require preparation of plans, conduct of studies, construction of improvements, conduct of maintenance activities, etc., are the responsibility of the applicant to fund and/or perform. For convenience, the term "mitigation" is used to include all conditions and features that are necessary for "planned action" status and are not included in the PAO itself, or that will become requirements as a result of the applicant's decision to seek a determination of planned action status. Mitigation measures are based on the description of the proposal as well as findings and analysis in the EIS, but that material is generally not repeated in this document.

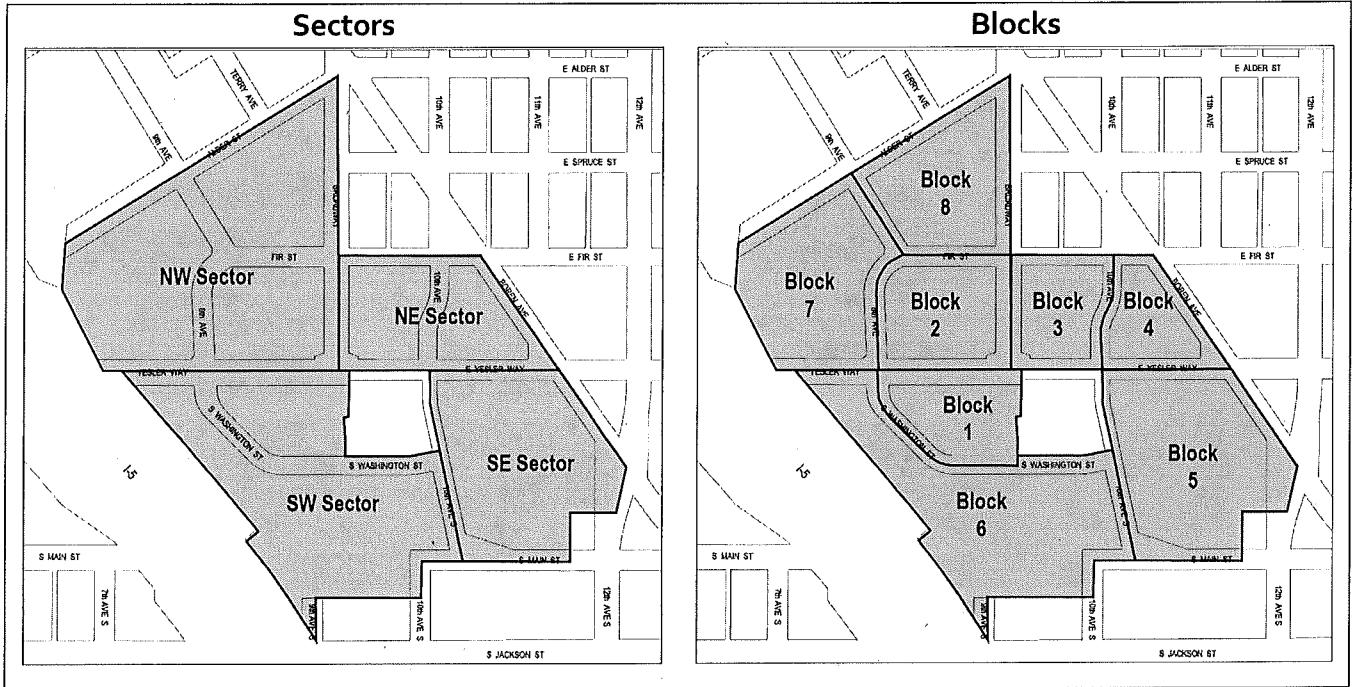
The mitigation measures necessary for planned action status under the Planned Action Ordinance are the same whether the proposal is submitted by the Seattle Housing Authority (SHA) or any other entity. An applicant seeking a determination that a proposed project is a planned action will complete a planned action checklist and submit other materials required by DPD in order to determine whether it is a planned action as part of the Master Use Permit application process. Any requirements for mitigation occurring after permit issuance (e.g., "during construction," "prior to certificate of occupancy," "for the life of the project") must be imposed as conditions of the grading permit, building permit, and/or Master Use Permit, whichever is most applicable for the condition.

Mitigation measures required during construction of a planned action shall be posted by the permit applicant at the construction site in a location on the property line that is visible and accessible to the public and construction personnel from the street right-of-way. The conditions shall be affixed to placards prepared by DPD and issued along with the building permit. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.

Certain mitigation measures in this document follow the delineation of sectors and blocks established in Chapter 23.75 of the Seattle Municipal Code, as shown in Figure 1.



Figure 1: Yesler Terrace sectors and blocks



In addition to the specific mitigation measures identified in this document, development within the Planned Action Site is regulated by laws and regulations including federal and state standards, National Environmental Policy Act (NEPA) conditions (administered by the City's Human Services Department), the Seattle Municipal Code (SMC), and associated Director's Rules. This mitigation document does not attempt to address all impacts, many of which are covered by codes and other legally binding conditions on development. Applicable SMC Titles with provisions that may relate to mitigation include:

- Title 15 Street and Sidewalk Use
- Title 21 Utilities
- Title 22 Building and Construction Codes
- Title 23 Land Use Code
- Title 25 Environmental Protection and Historic Preservation

EARTH

Prior to Issuance of a Building Permit

- The Planned Action Site includes tunnels built for drainage and slope stabilization in the early 20th Century. SPU has determined that these tunnels no longer provide a significant drainage function, and consequently has abandoned them. The applicant shall retain a geotechnical engineer to investigate and analyze slope stability and groundwater, including any underlying drainage tunnels. This analysis may be provided for an individual lot or for the drainage tunnels as a whole. If one or more tunnels are present below the lot proposed for development, the applicant must demonstrate that the proposed building and drainage plans are adequate to protect life, property, and utilities, and that the proposed actions will not increase risk of landslides on the affected property or adjacent properties.



AIR QUALITY

Prior to Issuance of a Building Permit

- On lots that are located wholly or partially within 200' of the Interstate 5 right-of-way, any building that contains residential uses shall include HEPA filtration systems on all common area makeup air intakes. For purposes of this requirement, 200' shall be measured from the eastern boundary of WSDOT property.

During Construction

- Best management practices (BMPs) shall be implemented to reduce construction-related emissions. Such practices shall include measures for reducing exhaust emissions and fugitive dust, as follows:
 - Require that contractors use ultra-low sulfur diesel, bio-diesel, compressed natural gas, or compressed propane. If equipment uses diesel, it shall have been retrofitted with diesel control technology before use at Yesler Terrace.
 - Use Commute Trip Reduction (CTR) and other Transportation Demand Management (TDM) programs for construction workers.
 - Implement restrictions on construction truck and other vehicle idling, limiting idling time to a maximum of two minutes.
 - Spray exposed soil with water or other suppressant to reduce emissions and deposition of particulate matter (PM).
 - Pave or use gravel on staging areas and access roadways that will be exposed and subject to erosion for longer than a month.
 - Cover all trucks transporting materials, wet or dry, or provide adequate freeboard (space from the top of the material to the top of the truck bed), to reduce PM emissions and deposition during transport.
 - Provide wheel washers to remove PM that would otherwise be carried off site by vehicles to decrease deposition of PM on area roadways.
 - Cover dirt, gravel, and debris piles to reduce dust and windblown debris.
 - Stage construction to reduce transportation system congestion and delays, in order to reduce local emissions during construction.

PLANTS AND ANIMALS

Prior to Issuance of a Demolition, Grading, Master Use, or Building Permit

- Development proposals shall comply with the Yesler Terrace Tree Protection Plan (Yesler Terrace Planned Action Ordinance Exhibit C).



ENERGY – CLIMATE CHANGE AND GREENHOUSE GAS EMISSIONS

During Construction

- 75% of non-hazardous demolition and construction waste must be diverted from landfill disposal.
-

NOISE

Prior to Issuance of a Demolition, Grading, Master Use or Building Permit

- The applicant shall submit a construction noise mitigation plan, subject to review and approval by DPD. This plan will include steps to limit decibel levels and duration of construction-related noise, as well as procedures for advanced notice to surrounding properties. All construction activities are limited to non-holiday weekdays between 7:00 A.M. and 6:00 P.M., except that quieter activities approved through a mitigation plan are allowed:
 - On non-holiday weekdays between 6:00 P.M. and 8:00 P.M.;
 - On Saturdays between 9:00 A.M. and 6:00 P.M.; and
 - For emergencies or work that must be done to coincide with street closures, utility interruptions or other similar necessary events.

At a minimum, the plan shall require that all construction activities include the following noise reduction measures:

- Contractors shall use properly sized and maintained mufflers, engine intake silencers, and engine enclosures, and shall turn off idle equipment.
- Mufflers shall be in good working order. Engine enclosures shall be used on equipment when the engine is the dominant source of noise.
- Stationary equipment shall be located as far away from noise-sensitive receiving locations as possible. Where noise impacts are still significant, portable noise barriers shall be placed around the equipment with the opening directed away from noise-sensitive receiving locations.
- To the extent feasible, hydraulic or electric models shall be substituted for impact tools such as jack hammers, rock drills and pavement breakers to reduce construction and demolition noise. Electric pumps shall be specified if pumps are required.
- To the extent feasible, contractors shall use broad-band or ambient sensing vehicle back-up alarms.
- Construction staging areas expected to be in use for more than two weeks shall be located away from noise-sensitive receivers, particularly occupied residential units.
- Contractors shall use temporary noise barriers to shield noise-sensitive uses, and orient work areas to minimize noise transmission to noise-sensitive off-site locations.

Prior to Issuance of a Master Use or Building Permit

- For development proposals including residential units in locations where exterior average sound levels exceed 65 dB(A) Ldn, the applicant shall demonstrate that building materials and techniques will be employed to reduce the transmission of noise from outside to inside spaces, such that interior sound levels in residential units are 45 dBA Ldn or less.



During Construction

- Contractors shall follow the construction noise mitigation plan required above.
-

LIGHT AND GLARE

For the Life of the Project

- Exterior lighting, both construction-related and permanent, shall be shielded and directed away from adjacent buildings, and from helicopters using Harborview Medical Center's heliport.
 - Glazing shall have an exterior reflectance rating not to exceed .20. No first surface reflective coatings shall be permitted.
-

HISTORIC RESOURCES

Prior to Issuance of a Master Use Permit

- Any alterations to the exterior of the steam plant, a designated City of Seattle landmark, including demolition of the building, shall not be undertaken without the review and approval of the City Landmarks Preservation Board.
- If a project is proposed adjacent to or across the street from a designated landmark, the Director shall refer the proposal to the City's Historic Preservation Officer for review pursuant to SMC 25.05.675.H.2.d.

Prior to Issuance of a Demolition, Grading, or Building Permit, and During Construction

- Permit applications for proposed project actions adjacent to or across the street from designated landmark structures shall include measures to avoid structural damage to these historic buildings that could occur due to construction-related vibrations and/or grading. All grading, pile driving, shoring, and other land-disturbing activity shall be designed and monitored in order to minimize and/or immediately address any such impacts to these historic buildings. Monitoring shall include crack monitors placed on these historic buildings, periodic observation, and photography to document the structural integrity of these historic buildings and determine whether there was resulting damage of interior or exterior finishes, or exterior masonry and/or framing. If such damage occurs as a result of the project, the applicant shall repair any damage to the affected buildings.
-

TRANSPORTATION

Prior to Issuance of a Master Use Permit or Building Permit

- Types of public pedestrian access. To be consistent with the Yesler Terrace Planned Action Ordinance, development must include through-block public pedestrian access in certain locations, as specified in this ordinance. Public pedestrian access must be within one of two alternative wider areas:



- Pedestrian pathway. Each pedestrian pathway shall be established as an easement a minimum of 32 feet wide. Within the 32-foot easement, a public easement with a minimum width of 15 feet at all points must be accessible to the general public without charge. The portion of the 32-foot pathway that is not designated for public use by easement may contain amenity area for use by residents in adjacent buildings. Pedestrian pathways shall not allow automobile traffic except for emergency or maintenance vehicles, although they may intersect an access drive.
- Access drive. Each access drive shall be established as an access easement a minimum of 32 feet wide. Within the access drive, a clear pedestrian zone with a minimum width of 6 feet at all points must be accessible to the general public without charge. Access drives may allow automobile traffic.
- Easement conditions. Whether built as a pedestrian pathway or access drive, easements for each required public pedestrian access area shall include the following restrictions:
 - Hours of access. Public pedestrian access areas must be available to the general public from 6 a.m. to 10 p.m., each day of the year. Even when closed for public access, these areas may not be gated or otherwise physically closed off.
 - Allowed access. Easements shall allow individuals to engage in all activities allowed on a public sidewalk, except that those activities that would require a street use permit if conducted on a public sidewalk may be excluded or restricted. Free speech activities shall be allowed, including hand billing, signature gathering, and holding signs, all without obstructing access to or through the easement area, or to adjacent buildings or property. While engaged in allowed activities, member of the public may not be asked to leave for any reason other than conduct that unreasonably interferes with the enjoyment of the space by others. The terms of an easement may provide that access may be limited temporarily for necessary maintenance, or restricted for reasons of public safety, implementing the Seattle Police Department's Criminal Trespassing Program (SMC 12A.08.040).
 - Easements shall be permanent, enforceable by the City, and subject to amendment or termination only by agreement of the property owners and the City.
- Locations of public pedestrian access areas required as a condition to planned action status for development in various blocks are described in Table 1 and depicted in Figure 2. Development located anywhere in Blocks 2, 5, 6, 7 and 8 is not consistent with the Planned Action Ordinance unless a pedestrian pathway or access drive easement has been recorded before a master use permit or building permit is issued for the development, whichever is earlier. Easements must be established by an instrument executed by all owners of property subject to the easement and recorded with the King County Recorder's Office.

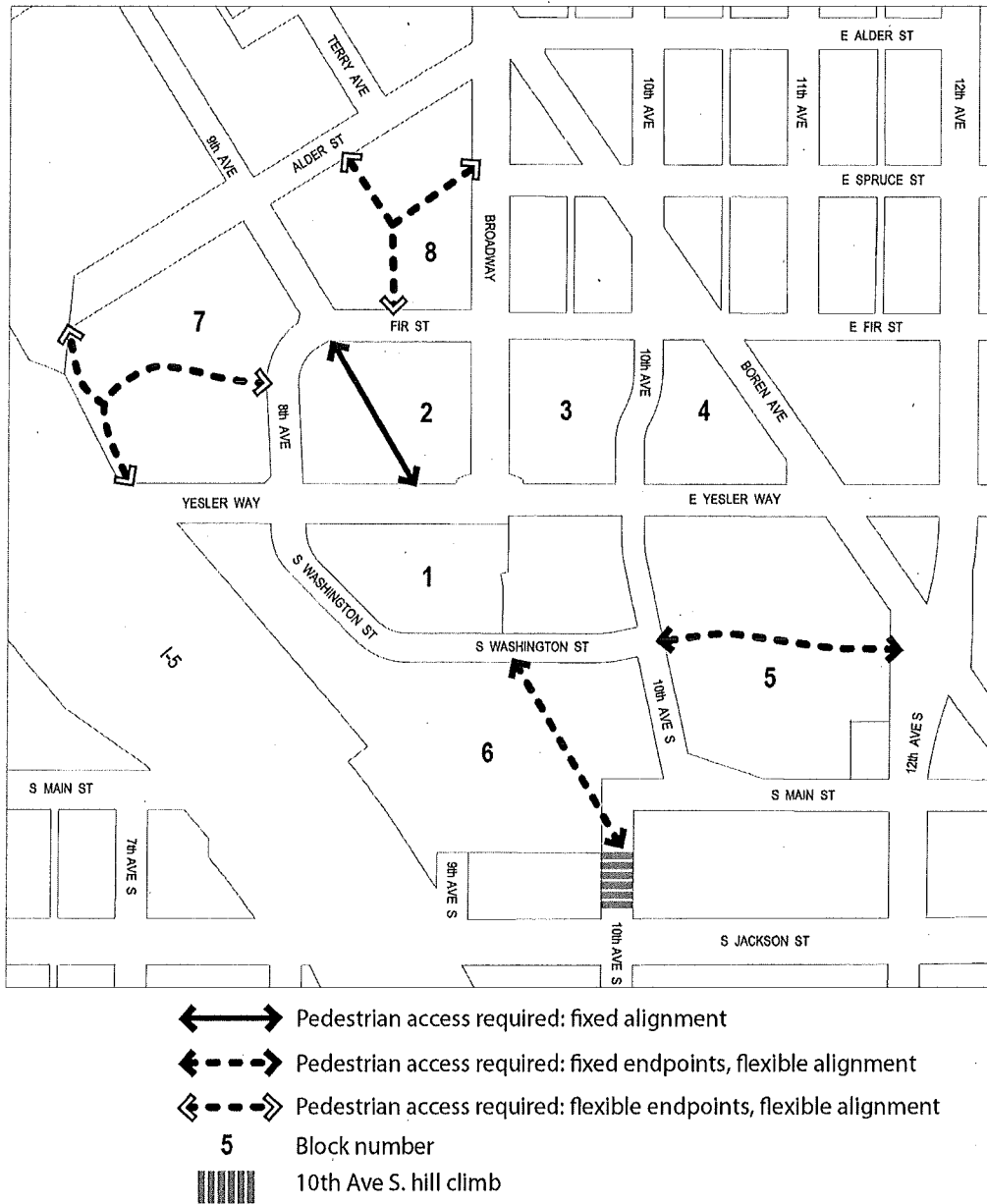


Table 1: Locations of required public pedestrian access

Block	Type of access	Location criteria
2	Pedestrian pathway	Extends from the northwest corner of the block to Yesler Way, continuing the alignment of 9 th Ave for pedestrians through to Yesler Way.
5	Pedestrian pathway <i>or</i> access drive	Connects the intersection of 10 th Ave S. and S. Washington Street to the intersection of Boren Ave. S. and 12 th Ave S.
6	Pedestrian pathway	Connects S. Washington Street to the 10 th Ave S. hill climb. The north end shall align with pedestrian access in the Block 1 neighborhood park, and the south end shall connect to the top of the 10 th Ave S. hill climb.
7	Pedestrian pathway <i>or</i> access drive	Connects at least two of the streets bordering the block. The ends shall connect to the sidewalk and must be located farther than 60 feet from each property line corner abutting a street intersection.
8	Pedestrian pathway <i>or</i> access drive	Connects at least two of the streets bordering the block. The ends shall connect to the sidewalk and must be located farther than 60 feet from each property line corner abutting a street intersection.



Figure 2: Required public pedestrian access



- Each Master Use Permit application shall identify the estimated number of new motor vehicle trips resulting from the proposal. To the extent that the proposal will cause the estimated total number of trips generated from all development at the Yesler Terrace Planned Action Site to exceed the threshold levels set forth in Table 2 (below), the proposal shall provide intersection improvements as identified in Table 2 based on the thresholds to be exceeded, except for improvements already in place or in process. Intersection improvements are subject to approval by the Director of Transportation; if the Director of Transportation recommends deferring improvements, these planned action requirements may be deferred accordingly. Calculation of trip generation shall use the methodology used in the DEIS



Appendix N, "Transportation Technical Report," filed with the City Clerk as C.F. 312429, or any subsequent methodology and assumptions approved by the Director of Planning and Development.

Table 2: Thresholds for mitigation implementation

Intersection Name	Description of Improvement	PM Peak Hour Trip Threshold for Mitigation: Number of New Trips
12th Avenue/ E Cherry Street	Restripe E Cherry Street and change signal to provide conventional left turn phasing (instead of separate phases for eastbound and westbound traffic).	1,060
12 th Avenue/ E. Yesler Way	Change signal timing to provide slightly longer north-south phase to account for lane change due to streetcar.	730
Rainier Avenue S./ S Dearborn Street	Add a southbound right turn pocket on Rainier Avenue S.	1,000
7th Avenue/ Cherry Street	Change cycle length to full cycle to match intersection at 6th Avenue/Cherry Street.	65
9th Avenue/ Cherry Street	Convert to an all-way, stop-controlled intersection.	65
9th Avenue/ Jefferson Street	Signalize.	1,060
9th Avenue/ Alder Street	Convert to an all-way, stop-controlled intersection.	330
8th Avenue/ Yesler Way	Install a traffic signal with left-turn pockets on all approaches.	330
6th Avenue/ James Street	Retime intersection.	65
6th Avenue/ Yesler Way	Signalize.	65

- Each Master Use Permit application for one or more new structures containing 12,000 square feet or more of office uses shall include a Transportation Management Program, complying with Director's Rule 9-2010 ("Transportation Management Programs"). Office-related TMPs shall have a goal of no more than 20% drive-alone commute trips, and shall include all required TMP elements as well as two or more of the following elements:
 - **Share office parking on weeknights and weekends.** Parking at non-residential garages could be made available for evening and weekend use by residential visitors or for residents who commute during the day. This would use parking more efficiently and help avoid excess parking.
 - **Unbundle parking from office leases.** Office tenants could be required to pay for parking as a separate fee from their office space lease. This promotes use of alternative transportation modes by itemizing the cost of parking.
 - **Charge for parking.** All office employees and visitors could be required to pay for parking at the market rate in the area.



- **Offer a flex-pass for parking that limits the number of days an employee can park.** Most parking passes are sold on a monthly basis and allow unlimited parking during that month. A flex-pass would be a lower-cost option that would limit the number of days it can be used each month. This type of pass is a good option for employees who walk, take transit or ride a bike to work some days a week, but need a car on certain days for work or personal business.
- **Do not reserve individual spaces for office parking.** Leases could be structured so that parking spaces at office buildings are not reserved for individual users. This allows all office parking to be shared by employees, and reduces the overall supply requirement.
- **Provide parking for car-sharing programs.** Car-sharing programs (e.g., Zipcar) allow residents and/or employees to share a pool of vehicles, which reduces parking demand.
- **Provide transit passes and access to carpools and van pools.** Increased ridership of buses, the First Hill Streetcar, carpools, and van pools will allow residents and employees to reduce single-occupancy vehicle trips.
- **Provide end-of-trip bicycle facilities.** Secured bike parking, showers, and lockers will encourage employees to travel by bicycle to and from work, reducing single-occupancy vehicle trips.
- Each Master Use Permit application for one or more new structures containing 20 or more residential units shall include two or more of the following measures to reduce the total amount of parking and the number of drive-alone commute trips:
 - **Shared parking.** This would use parking more efficiently and help avoid excess parking.
 - **Unbundle parking from residential units.** This allows residents to choose whether to pay for a parking stall.
 - **Provide parking for car-sharing programs.** Car-sharing programs (e.g. Zipcar) allow residents and/or employees to share a pool of vehicles, which reduces parking demand.
 - **Provide transit passes and access to carpools and van pools.** Increased ridership of buses, the First Hill Streetcar, carpools, and van pools will allow residents to reduce single-occupancy vehicle trips.
 - **Provide transportation information centers.** This can be achieved in lobbies of buildings, at the community center, or through a transportation coordinator for the entire redevelopment to help Yesler residents learn about transportation options.

Prior to Issuance of a Certificate of Occupancy

- Construction timing. Public pedestrian access improvements shall be provided as follows for all development abutting or including a required pedestrian pathway or access drive provided as a condition to planned action status (see Figure 2 and preceding public pedestrian access requirements), except for renovation of the steam plant. The first such development abutting or including any portion of a such a pedestrian pathway or access drive shall not receive its certificate of occupancy until the required publicly accessible walking surface is constructed, meeting the improvement conditions below. This requirement applies along the full length of where the development lot abuts or contains the pedestrian pathway or access drive.
- Public pedestrian access improvements.



- Access. The public pedestrian access area shall be improved with a surface and necessary drainage so as to be suitable for pedestrian use in all seasons, to at least the minimum width set forth above.
- Coverage. At least 80% of the pedestrian pathway or access drive shall be open to the sky. Any covered portions of a pedestrian pathway must have a minimum height of 10 feet between the ground and any overhead projection, overhanging structure, or weather protection. Any covered portions of an access drive must have a minimum height of 26 feet between the ground and any overhead projection, overhanging structure, or weather protection.
- The public pedestrian access area must include sufficient lighting to provide visible and safe passage for pedestrians during all hours that the area is available for public use.
- Permanent signage alerting passersby to the existence of a public pedestrian access area must be placed in visible locations at entrances to the access area. Signage is subject to approval by the Director of Planning and Development.

PUBLIC UTILITIES

Prior to Issuance of a Building Permit

Plumbing fixtures meeting EPA WaterSense standards, or certified to meet a standard that is determined by the Director to provide substantially equal or better water conservation, shall be specified for all fixtures except kitchen faucets.



Yesler Terrace Planned Action

Exhibit C to Ordinance: Tree Protection Plan

INTRODUCTION

In preparing the Yesler Terrace Environmental Impact Statement, Seattle Housing Authority and the City of Seattle conducted a thorough inventory and analysis of trees at the Yesler Terrace Planned Action Site (Planned Action Ordinance Exhibit A). The City has used this analysis, together with the redevelopment plan adopted by the Seattle Housing Authority Board of Commissioners, to develop a tree protection plan requiring protection of certain existing trees over the course of redevelopment at Yesler Terrace.

The inventory included an evaluation of health for each tree, and a determination of exceptional tree status, pursuant to Department of Planning and Development's Director's Rule 16-2008. In addition to classification of each tree as an exceptional or non-exceptional tree, the inventory included consideration of a third category: "valuable trees" are non-exceptional trees that have preservation value, either as a result of their size and vigor, or because of their proximity to exceptional trees.

For each tree existing on the Planned Action Site as of January 1, 2012, this document either designates preservation during redevelopment or authorizes removal. In addition to the tree preservation requirements stated here, development at Yesler Terrace shall provide new trees and landscape features consistent with the Seattle Green Factor and street tree requirements in Chapter 23.75 of the Land Use Code. Land Use Code requirements and Street Improvement Permit conditions may require more trees than the preserved and replacement trees provided pursuant to this document.

REQUIREMENTS

In the following figures and table, each existing tree within the Yesler Terrace Planned Action Site is assigned to one of the following tiers:

Tier 1: Exceptional or valuable trees in good health, and in locations where preservation can clearly be achieved within the planned street vacation/rededication and redevelopment plan. Trees in this category shall be preserved through protection in place or relocation (where specifically approved for relocation). If a tree in this category is lost during or before development due to accidental damage, disease, or other causes, it shall be replaced within the Yesler Terrace Planned Action Site (Exhibit A to the Yesler Planned Action Ordinance) by 10 replacement trees. Each replacement tree shall be of a size and species determined by DPD to have a canopy cover potential at least equal to the tree that was lost.

Tier 2: Trees authorized for removal. Trees in this category either are not viable in the long term due to disease, topping, or other health problems, or are in locations where disturbances during construction will make preservation infeasible. This includes exceptional trees in locations where anticipated grading or construction preclude tree retention. Each removed tree shall be replaced by one replacement tree. Each replacement tree shall be of a size and species determined by DPD to have a canopy cover potential at least equal to the tree that was removed. Replacement trees shall be located within the Yesler Terrace Planned Action Site, except that if a planting and maintenance plan is approved by WSDOT, the applicant may elect to plant replacement trees on WSDOT property between the Planned Action Site and Interstate 5. During the course of redevelopment, Tier 2 trees may be preserved if site conditions allow and the applicant so chooses.

Replacement trees provided pursuant to this plan may include plantings on lots or in abutting rights-of-way, if approved by the Director of Transportation. All tree plantings shall conform to provisions in DPD Director's Rule 10-2011, including but not limited to soil amendments and tree spacing. For trees that will



be preserved, protection techniques shall be identified in Master Use Permit, demolition, and building permit applications.

At a minimum, project proposals for lots that include or are adjacent to Tier 1 trees shall:

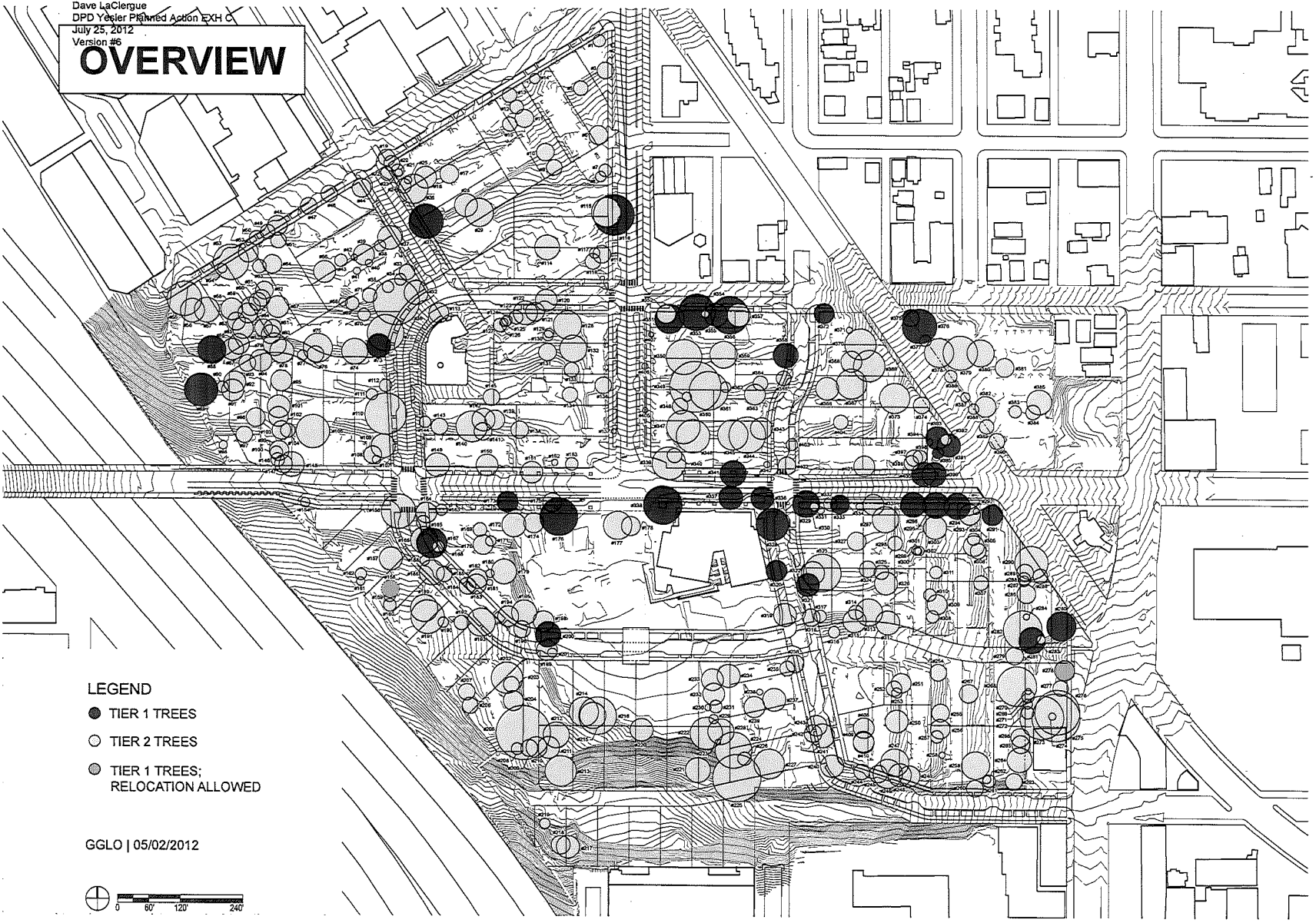
- Use fences and signage to protect trees and their critical root zones (CRZs, as defined in City of Seattle 2011 Standard Plan #133) during construction, consistent with DPD Director's Rule 10-2011.
- Design buildings, underground structures, sidewalks, roads, and other hardscape elements to avoid disturbance of trees and their CRZs.
- Install new trees and other landscape features in a manner that does not negatively affect the health of preserved trees, consistent with DPD Director's Rule 10-2011.
- Comply with any other specific arboricultural techniques that DPD or SDOT deems necessary for preservation given specific site conditions.

The figures and table show trees in the portion of the Yesler Terrace Redevelopment Area east of Boren Avenue, which is outside the Planned Action Site. The information in this Tree Protection Plan will be taken into account by DPD in reviewing permit applications in the area east of Boren. However, the Planned Action Ordinance and its Exhibit C Tree Protection Plan do not apply as requirements to permit applications or development outside the Planned Action Site.



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OVERVIEW



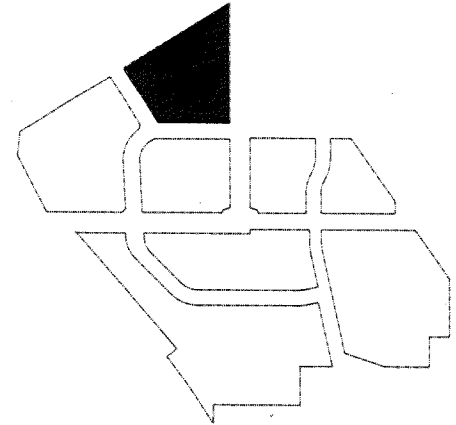
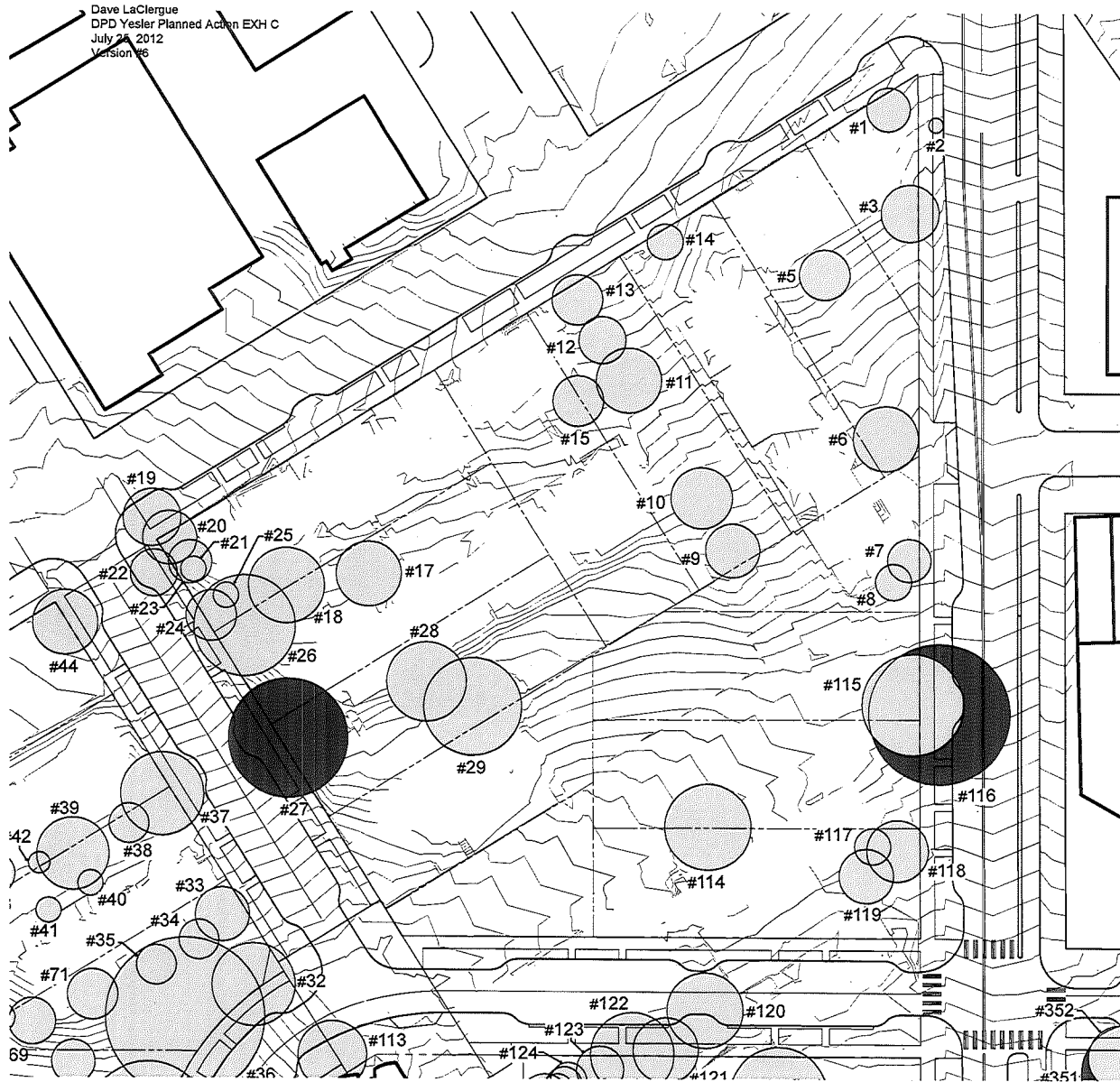
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RELOCATION ALLOWED




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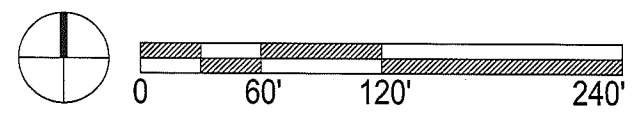


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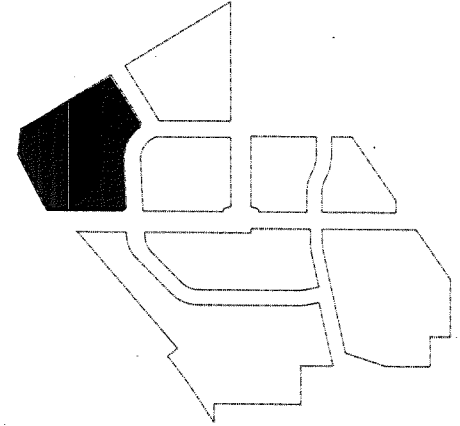


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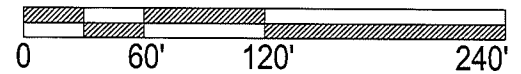
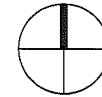


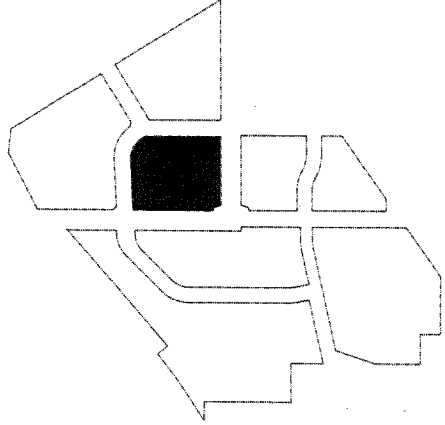
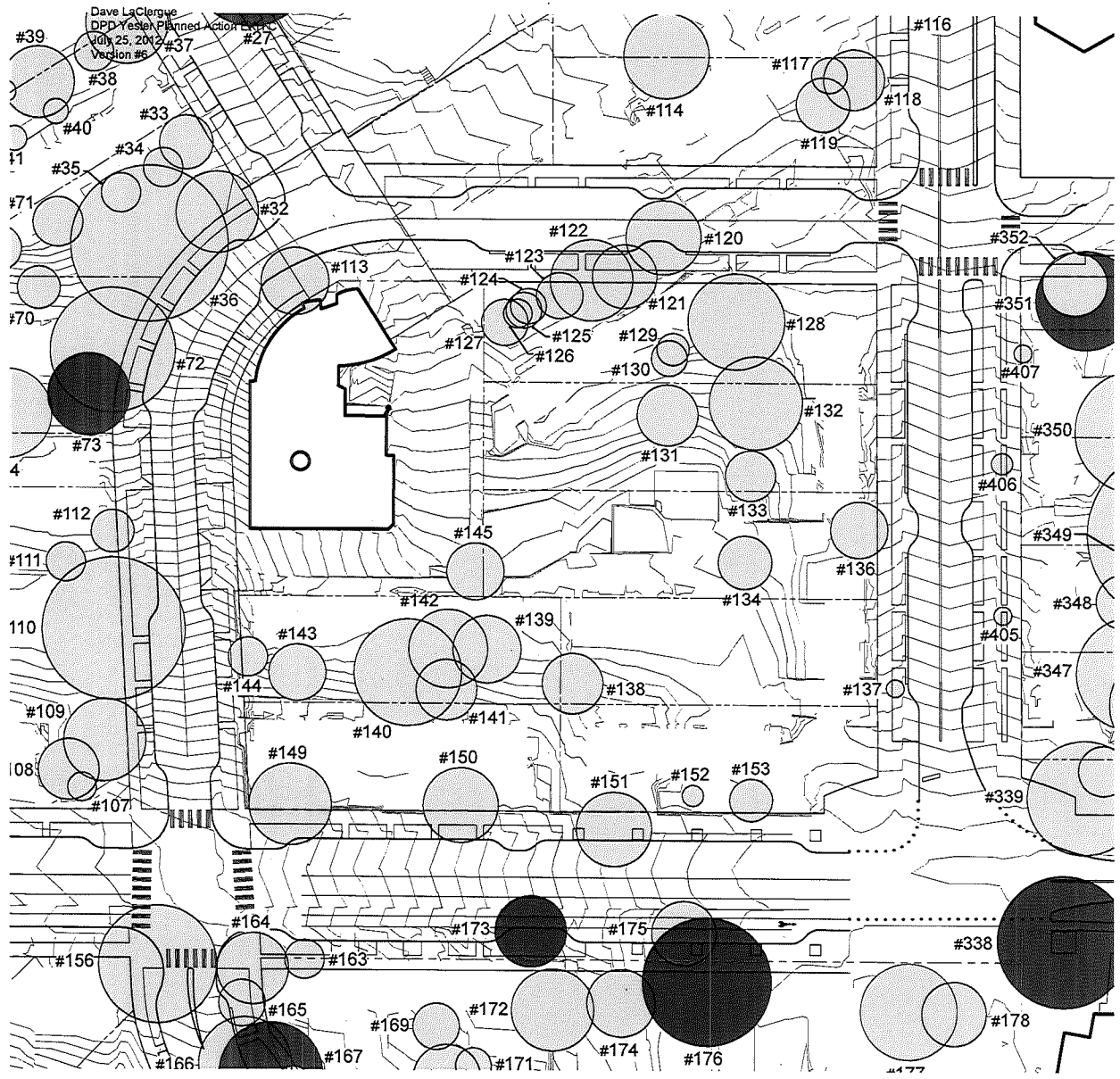
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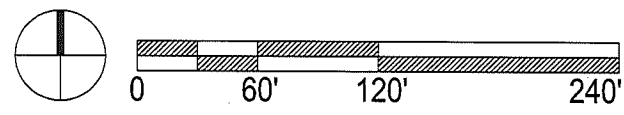
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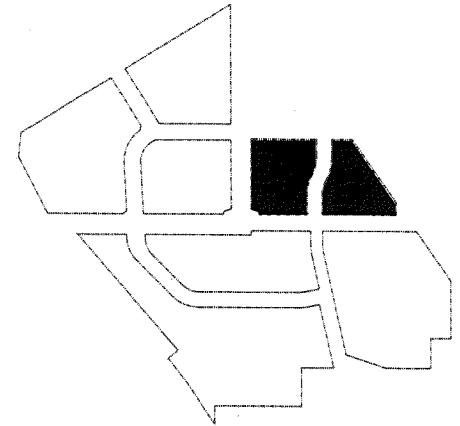
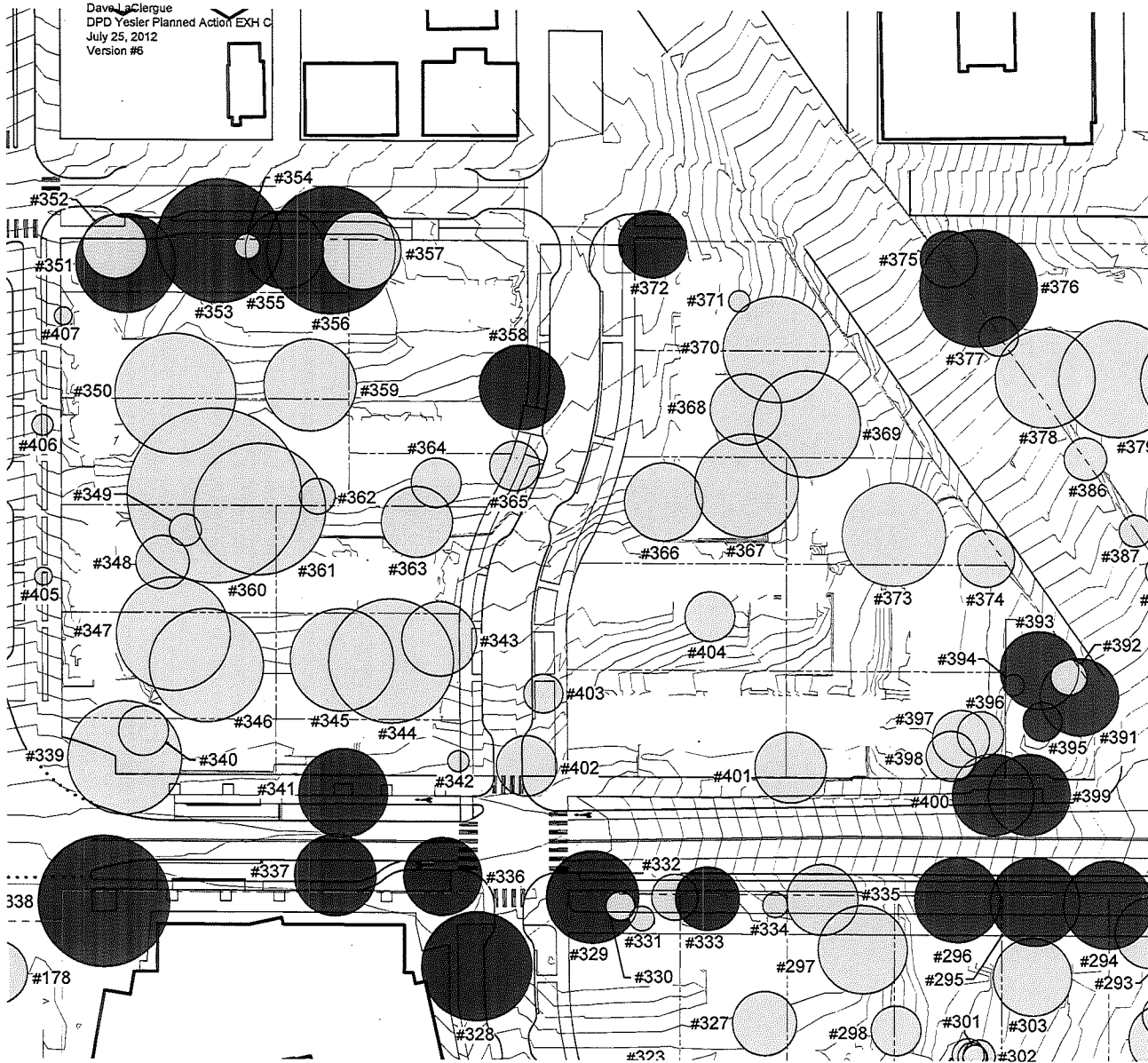


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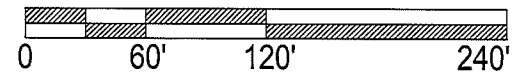
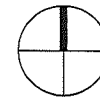


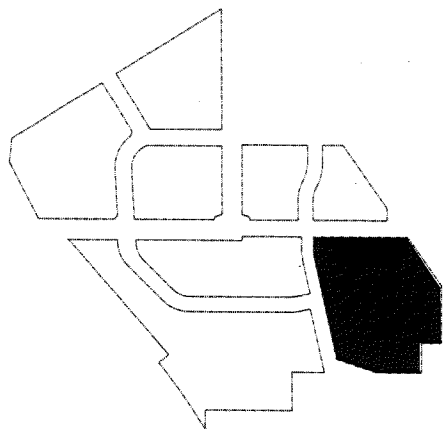
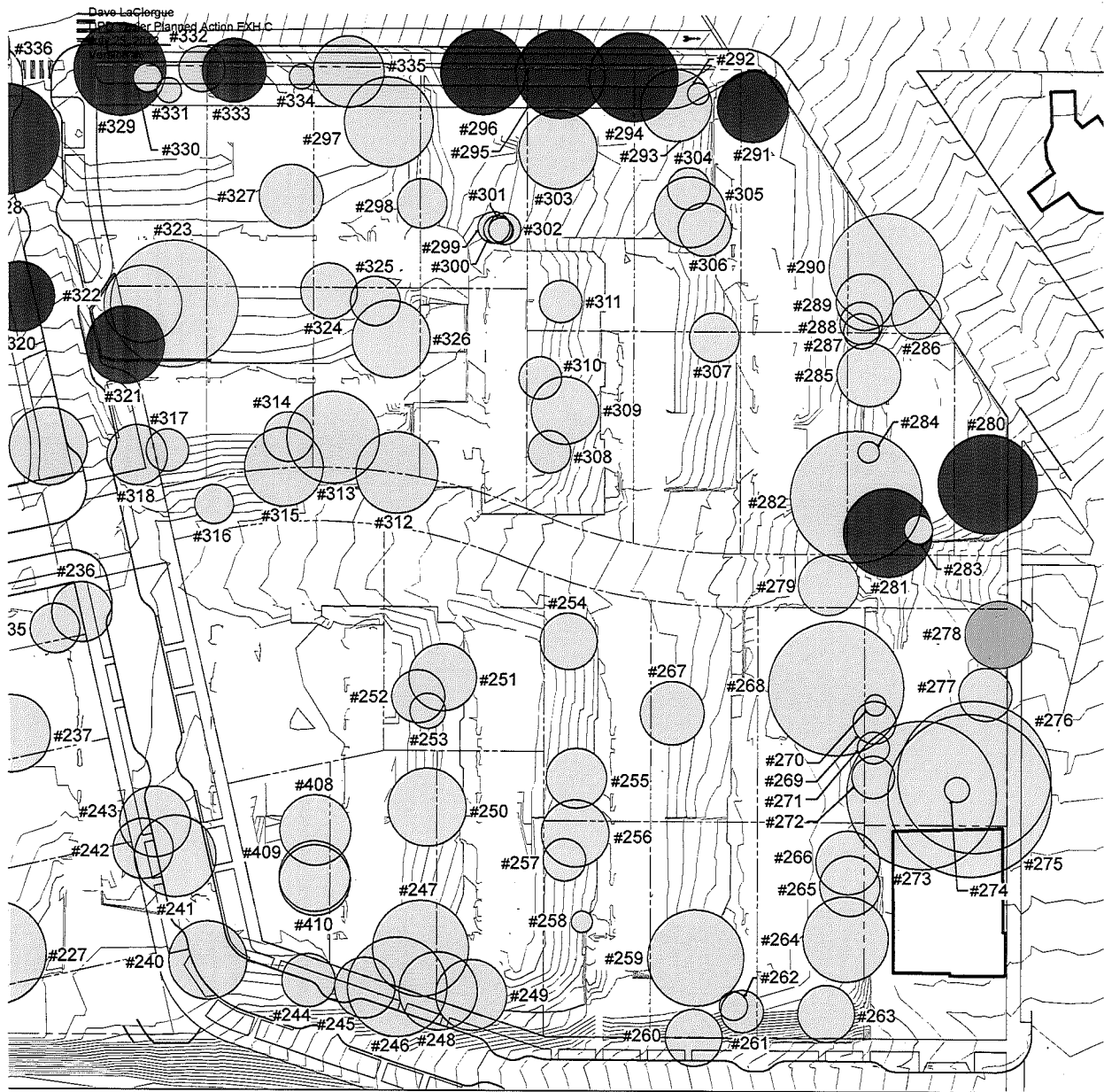
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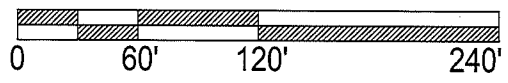
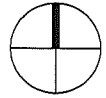
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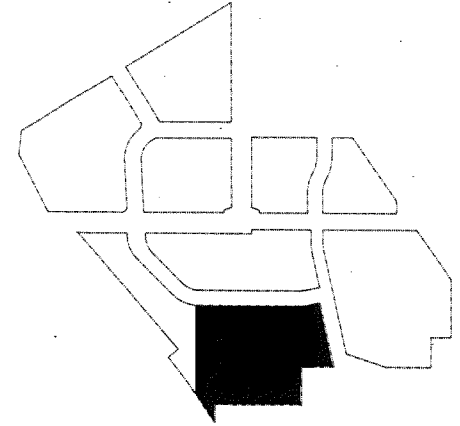
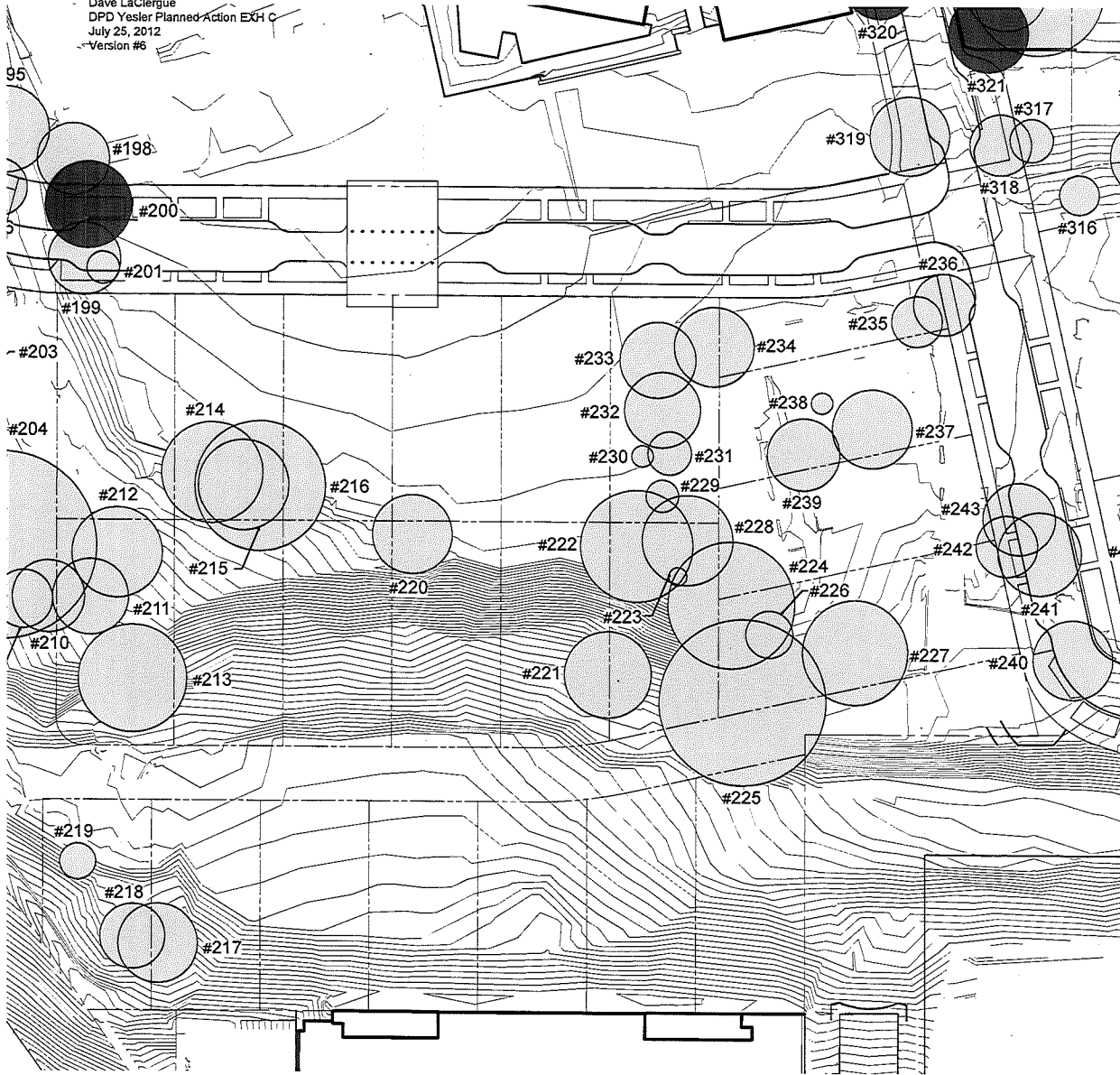


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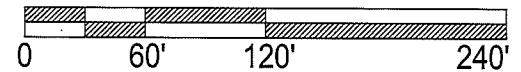
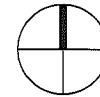


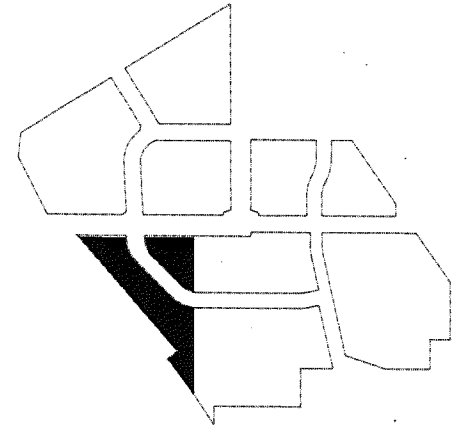
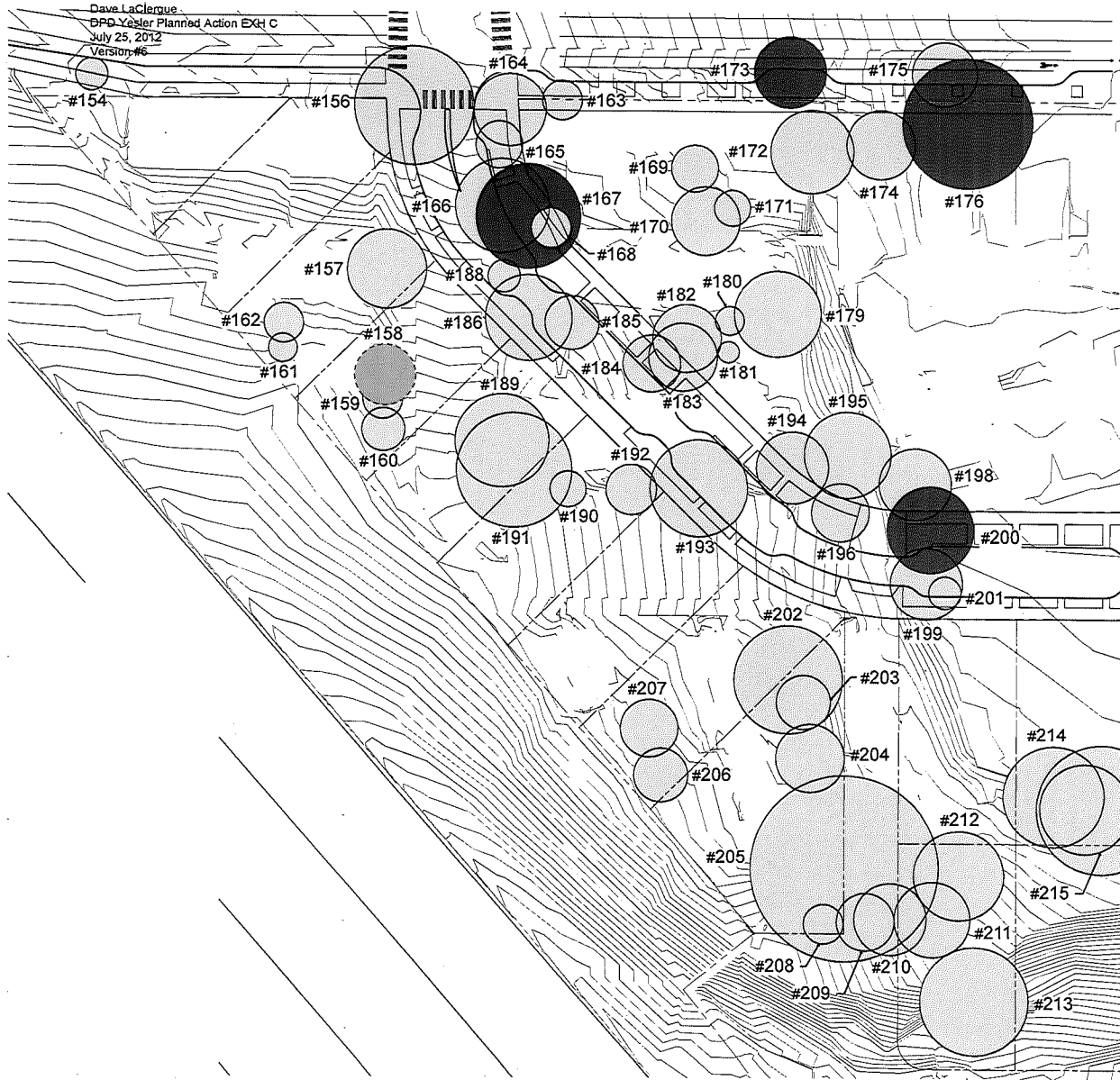
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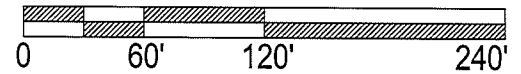
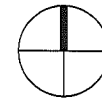
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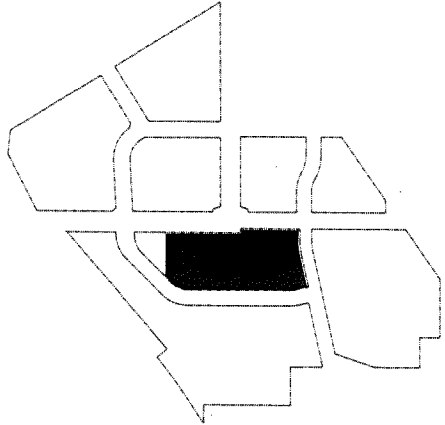
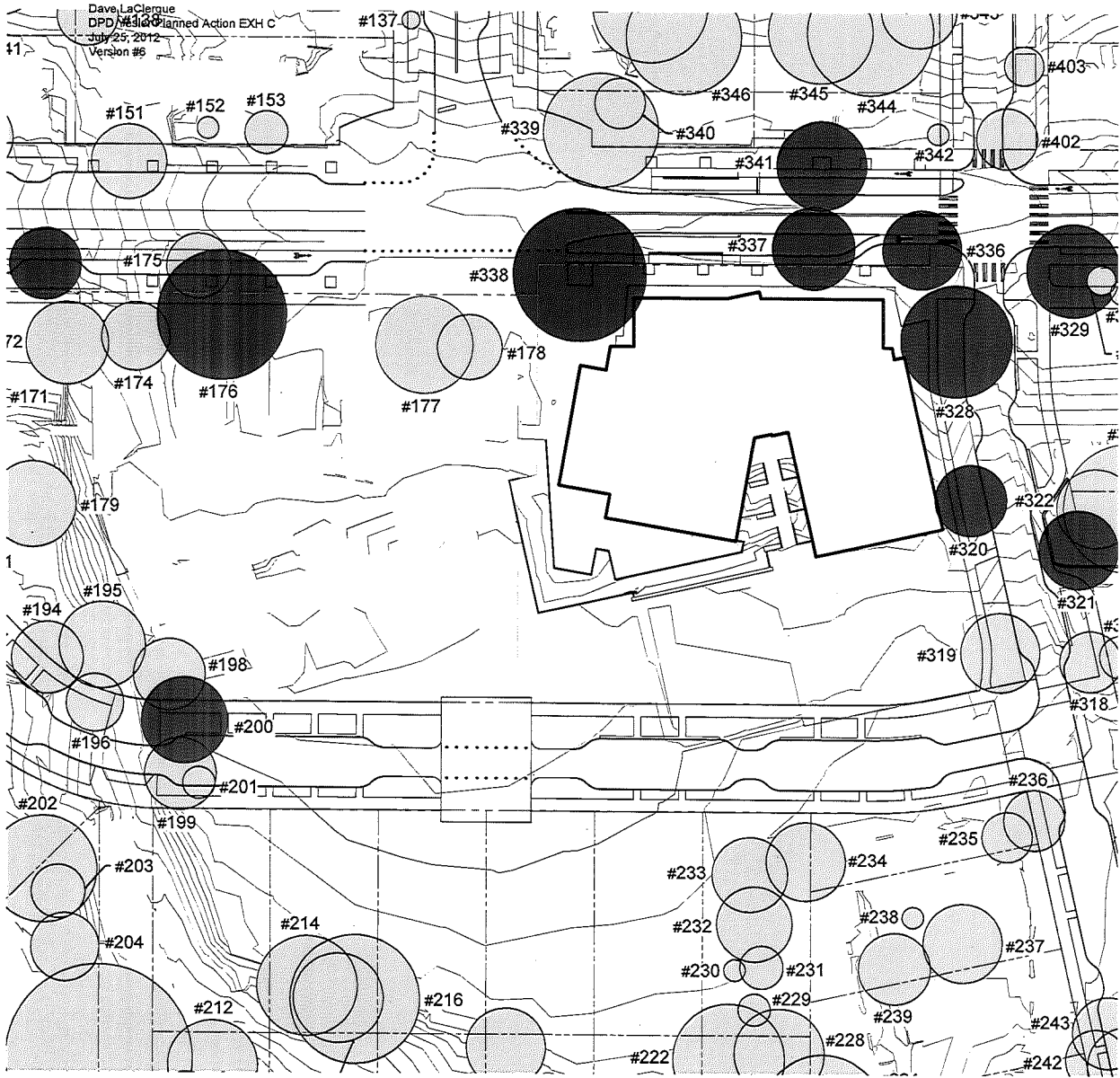







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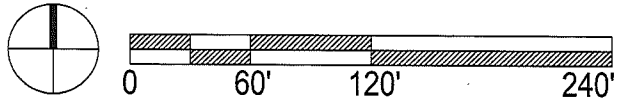
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RELOCATION ALLOWED



Last Updated: 05/18/2012

Tree Protection Plan Inventory

	TIER 1
	TIER 2
	TIER 1; RELOCATION ALLOWED

Tree information based on Appendix G of the "Yesler Terrace Redevelopment Draft EIS" (October, 2010). Gaps in tree tag numbers indicate trees that were removed prior to January 1, 2012.

Tree Tag #	Tier #	Botanical Name	Common Name	Notes
1	2	Mountain pine	Pinus mugo ssp. Uncinata	
2	2	Thornless cockspur hawthorn	Crataegus crus-gali 'Inermis'	
3	2	Norway maple	Acer platanoides	
4	2	European white birch	Betula pendula	
6	2	Scots pine	Pinus sylvestris	
7	2	European white birch	Betula pendula	
8	2	European white birch	Betula pendula	
9	2	Norway maple	Acer platanoides	
10	2	Norway maple	Acer platanoides	
11	2	Norway maple	Acer platanoides	
12	2	Norway maple	Acer platanoides	
13	2	Norway maple	Acer platanoides	
14	2	Port Orford cedar	Chamaecyparis lawsoniana	
15	2	Scots pine	Pinus sylvestris	
17	2	European white birch	Betula pendula	
18	2	Norway maple	Acer platanoides	
19	2	Port Orford Cedar cultivar	Chamaecyparis lawsoniana	
20	2	Sawara falsecypress	Chamaecyparis pisifera	
21	2	Norway spruce	Picea abies	
22	2	Portuguese laurel	Prunus lucitanica	
23	2	Portuguese laurel	Prunus lucitanica	
24	2	Japanese white pine	Pinus parviflora	
25	2	Japanese white pine	Pinus parviflora	
26	2	Red oak	Quercus rubra	
27	1	Red oak	Quercus rubra	
28	2	Norway maple	Acer platanoides	
29	2	Norway maple	Acer platanoides	
32	2	Mountain pine	Pinus mugo ssp. uncinata	
33	2	Hinoki falsecypress cypress	Chamaecyparis obtusa	
34	2	English holly	Ilex aquifolium	
35	2	English holly	Ilex aquifolium	
36	2	Mountain ash	Sorbus aucuparia	
37	2	Norway maple	Acer platanoides	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
38	2	European white birch	Betula pendula	
39	2	Western red cedar	Thuja plicata	
40	2	Fraser photinia	Photinia x fraseri	
41	2	Fraser photinia	Photinia x fraseri	
42	2	Rocky Mountain glow maple	Acer grandidentatum 'Schmidt	
43	2	European white birch	Betula pendula	
44	2	Norway maple	Acer platanoides	
46	2	Norway maple	Acer platanoides	
47	2	Norway maple	Acer platanoides	
48	2	Norway maple	Acer platanoides	
49	2	Norway maple	Acer platanoides	
50	2	Norway maple	Acer platanoides	
51	2	European white birch	Betula pendula	
52	2	Lavalle hawthorn	Crataegus x lavallei	
53	2	Siberian elm	Ulmus pumila	
54	2	Vine maple	Acer circinatum	
55	2	Siberian elm	Ulmus pumila	
56	2	Norway maple	Acer platanoides	
57	2	Norway maple	Acer platanoides	
58	2	Norway maple	Acer platanoides	
59	2	Chinese juniper	Juniperus chinensis	
60	2	Chinese juniper	Juniperus chinensis	
61	2	Chinese juniper	Juniperus chinensis	
62	2	Chinese juniper	Juniperus chinensis	
63	2	Norway spruce	Picea abies	
64	2	Douglas-fir	Pseudotsuga menziesii	
66	2	Norway maple	Acer platanoides	
67	2	Chinese juniper	Juniperus chinensis	
68	2	Pink flowering dogwood	Cornus florida 'Cherokee Chief'	
69	2	Chinese photinia	Photinia serrulata	
70	2	Scots pine	Pinus sylvestris	
71	2	Hinoki falsecypress cypress	Chamaecyparis obtusa	
72	2	Blue Atlas cedar	Cedrus atlantica 'Glauca'	
73	1	Deodor cedar	Cedrus deodara	
74	2	Norway maple	Acer platanoides	
75	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
76	2	Chinese photinia	Photinia serrulata	
77	2	English holly	Ilex aquifolium	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
78	2	Chinese juniper	Juniperus chinensis	
79	2	Chinese juniper	Juniperus chinensis	
80	2	Port Orford Cedar	Chamaecyparis lawsoniana	
81	2	Chinese juniper	Juniperus chinensis	
82	2	Chinese juniper	Juniperus chinensis	
83	2	Chinese juniper	Juniperus chinensis	
84	2	Chinese juniper	Juniperus chinensis	
85	2	Chinese juniper	Juniperus chinensis	
86	2	Chinese juniper	Juniperus chinensis	
87	2	Chinese juniper	Juniperus chinensis	
88	1	Norway maple	Acer platanoides	
89	1	Black locust	Robinia pseudoacacia	
90	2	English holly	Ilex aquifolium	
91	2	Chinese juniper	Juniperus chinensis	
92	2	Chinese juniper	Juniperus chinensis	
93	2	Chinese juniper	Juniperus chinensis	
94	2	Chinese juniper	Juniperus chinensis	
95	2	Chinese juniper	Juniperus chinensis	
96	2	Lavalle hawthorn	Crataegus x lallevi	
97	2	European white birch	Betula pendula	
98	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
99	2	Silver maple	Acer saccharinum	
100	2	European white birch	Betula pendula	
101	2	Chinese juniper	Juniperus chinensis	
102	2	Lavalle hawthorn	Crataegus x lallevi	
103	2	Chinese juniper	Juniperus chinensis	
104	2	Hinoki falsecypress cypress	Chamaecyparis obtusa	
105	2	Norway maple	Acer platanoides	
107	2	Flowering dogwood	Cornus florida	
108	2	Scots pine	Pinus sylvestris	
109	2	Norway maple	Acer platanoides	
110	2	Atlas cedar	Cedrus atlantica	
111	2	Fruiting apple	Malus sp.	
112	2	Sawara falsecypress	Chamaecyparis pisifera	
113	2	Lavalle hawthorn	Crataegus x lallevi	
114	2	Horsechestnut	Aesculus hippocastanum	
115	2	English oak	Quercus robur	
116	1	English oak	Quercus robur	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
117	2	Fruiting plum	prunus x domestica	
118	2	Norway maple	Acer platanoides	
119	2	Sawara falsecypress	Chamaecyparis pisifera	
120	2	European white birch	Betula pendula	
121	2	Lavalle hawthorn	Crataegus x lavallei	
122	2	European white birch	Betula pendula	
123	2	European white birch	Betula pendula	
124	2	Sawara falsecypress	Chamaecyparis pisifera	
125	2	Sawara falsecypress	Chamaecyparis pisifera	
126	2	Sawara falsecypress	Chamaecyparis pisifera	
127	2	Sawara falsecypress	Chamaecyparis pisifera	
128	2	Western red cedar	Thuja plicata	
129	2	English holly	Ilex aquifolium	
130	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
131	2	European white birch	Betula pendula	
132	2	White mulberry	Morus alba	
133	2	Garden plum	Prunus sp.	
134	2	Sawara falsecypress	Chamaecyparis pisifera	
136	2	Western red cedar	Thuja plicata	
137	2	Rocky Mountain glow maple	Acer grandidentatum 'Schmidt'	
138	2	Sawara falsecypress	Chamaecyparis pisifera	
139	2	Port Orford Cedar	Chamaecyparis lawsoniana	
140	2	Port Orford Cedar	Chamaecyparis lawsoniana	
141	2	Sawara falsecypress	Chamaecyparis pisifera	
142	2	Horsechestnut	Aesculus hippocastanum	
143	2	Fruiting cherry	Prunus sp.	
144	2	Sawara falsecypress	Chamaecyparis pisifera	
145	2	Norway spruce	Picea abies	
146	2	Sawara falsecypress	Chamaecyparis pisifera	
147	2	Green ash	Fraxinus pennsylvanica	
148	2	White poplar	Populus alba	
149	2	Sawara falsecypress	Chamaecyparis pisifera	
150	2	Sawara falsecypress	Chamaecyparis pisifera	
151	2	Red oak	Quercus rubra	
152	2	Norway maple	Acer platanoides	
153	2	Mazzard cherry	Prunus avium	
154	2	Arborvitae	Thuja plicata 'Pyramidalis'	
156	2	Red oak	Quercus rubra	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
157	2	Sawara falsecypress	Chamaecyparis pisifera	
158	1	Japanese maple	Acer palmatum	Tree to be relocated
159	2	Hinoki falsecypress	Chamaecyparis obtusa	
160	2	Katsura	Cercidiphyllum japonicum	
161	2	Port Orford cedar	Chamaecyparis lawsoniana	
162	2	Saucer magnolia	Magnolia x soulangeana, 'Rustica Rubra'	
163	2	Western red cedar	Thuja plicata	
164	2	Juniper	Juniperus sp.	
165	2	English holly	Ilex aquifolium	
166	2	Norway maple	Acer platanoides	
167	1	Yellow Buckeye	Aesculus octanda	
168	2	Italian stone pine	Pinus pinea	
169	2	European white birch	Betula pendula	
170	2	Russian olive	Eleagnus angustifolia	
171	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
172	2	Western red cedar	Thuja plicata	
173	1	Douglas-fir	Pseudotsuga menzeisii	
174	2	Lavalle hawthorn	Crataegus x lavallei	
175	2	Thundercloud flowering plum	Prunus cerasifera 'Thundercloud'	
176	1	Black locust	Robinia pseudoacacia	
177	2	Blue Atlas cedar	Cedrus atlantica 'Glauca'	
178	2	Sawara falsecypress	Chamaecyparis pisifera	
179	2	Western red cedar	Thuja plicata	
180	2	English holly	Ilex aquifolium	
181	2	Norway maple	Acer platanoides	
182	2	Fruit plum	Prunus sp.	
183	2	Scots pine	Pinus sylvestris	
184	2	European white birch	Betula pendula	
185	2	European white birch	Betula pendula	
186	2	Norway maple	Acer platanoides	
188	2	Little leaf linden	Tilia cordata	
189	2	Schwedler Maple	Acer platanoides 'Schwedleri'	
190	2	Yellow Buckeye	Aesculus octanda	
191	2	European white birch	Betula pendula	
192	2	European white birch	Betula pendula	
193	2	European white birch	Betula pendula	
194	2	Sawara falsecypress	Chamaecyparis pisifera	
195	2	Port Orford cedar	Chamaecyparis lawsoniana	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
196	2	Norway maple	Acer platanoides	
198	2	Chinese juniper	Juniperus chinensis	
199	2	Norway maple	Acer platanoides	
200	1	Red oak	Quercus rubra	
201	2	European white birch	Betula pendula	
202	2	Norway maple	Acer platanoides	
203	2	Chinese juniper	Juniperus chinensis	
204	2	Mazzard cherry	Prunus avium	
205	2	Black cottonwood	Populus trichocarpa	
206	2	Scots pine	Pinus sylvestris	
207	2	Scots pine	Pinus sylvestris	
208	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
209	2	Norway spruce	Picea abies	
210	2	Horsechestnut	Aesculus hippocastanum	
211	2	Norway maple	Acer platanoides	
212	2	Western red cedar	Thuja plicata	
213	2	Norway maple	Acer platanoides	
214	2	Norway maple	Acer platanoides	
215	2	Black locust	Robinia pseudoacacia	
216	2	Black locust	Robinia pseudoacacia	
217	2	Weeping willow	Salix babylonica	
218	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
219	2	Fruit apple	Malus sp.	
220	2	Norway maple	Acer platanoides	
221	2	Norway maple	Acer platanoides	
222	2	Norway maple	Acer platanoides	
223	2	Grand fir	Abies grandis	
224	2	Black locust	Robinia pseudoacacia	
225	2	Black cottonwood	Populus trichocarpa	
226	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
227	2	Black locust	Robinia pseudoacacia	
228	2	Horsechestnut	Aesculus hippocastanum	
229	2	Western red cedar	Thuja plicata	
230	2	Norway maple	Acer platanoides	
231	2	European white birch	Betula pendula	
232	2	Sawara falsecypress	Chamaecyparis pisifera	
233	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
234	2	Sawara falsecypress	Chamaecyparis pisifera	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
235	2	Chinese photinia	Photinia serrulata	
236	2	Norway spruce	Picea abies	
237	2	Sawara falsecypress	Chamaecyparis pisifera	
238	2	Fruit plum	Prunus sp.	
239	2	Norway maple	Acer platanoides	
240	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
241	2	Norway maple	Acer platanoides	
242	2	Douglas-fir	Pseudotsuga menziesii	
243	2	Douglas-fir	Pseudotsuga menziesii	
244	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
245	2	Cherry	Prunus sp.	
246	2	Atlas cedar	Cedrus atlantica	
247	2	Norway maple	Acer platanoides	
248	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
249	2	Fruit plum	Prunus sp.	
250	2	Western red cedar	Thuja plicata	
251	2	Norway maple	Acer platanoides	
252	2	Sawara falsecypress	Chamaecyparis pisifera	
253	2	Norway maple	Acer platanoides	
254	2	Sawara falsecypress	Chamaecyparis pisifera	
255	2	Sawara falsecypress	Chamaecyparis pisifera	
256	2	Sawara falsecypress	Chamaecyparis pisifera	
257	2	Fruit plum	Prunus sp.	
258	2	Saucer magnolia	Magnolia soulangean	
259	2	Norway maple	Acer platanoides	
260	2	Fruit pear	Pyrus sp.	
261	2	Norway maple	Acer platanoides	
262	2	Lilac	Syringa vulgaris	
263	2	English yew	Taxus baccata	
264	2	Black locust	Robinia pseudoacacia	
265	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
266	2	Fruit Cherry	Prunus sp.	
267	2	Eucalyptus	Eucalyptus sp.	
268	2	Bigleaf maple	Acer macrophyllum	
269	2	Fruit plum	Prunus sp.	
270	2	Lombardy poplar	Populus nigra 'Italica'	
271	2	Norway maple	Acer platanoides	
272	2	Norway maple	Acer platanoides	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
273	2	Lombardy poplar	Populus nigra 'Italica'	
274	2	Sawara falsecypress	Chamaecyparis pisifera	
275	2	Lombardy poplar	Populus nigra 'Italica'	
276	2	Lombardy poplar	Populus nigra 'Italica'	
277	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
278	1	Japanese white pine	Pinus parviflora	Tree to be relocated
279	2	Norway maple	Acer platanoides	
280	1	Deodor cedar	Cedrus deodara	
281	1	Horsechestnut	Aesculus hippocastanum	
282	2	Deodor cedar	Cedrus deodara	
283	2	Sawara falsecypress	Chamaecyparis pisifera	
284	2	Flowering Cherry	Prunus sp.	
285	2	Flowering Cherry	Prunus sp.	
286	2	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
287	2	Portuguese laurel	Prunus lucitanica	
288	2	Portuguese laurel	Prunus lucitanica	
289	2	Sawara falsecypress	Chamaecyparis pisifera	
290	2	Black locust	Robinia pseudoacacia	
291	1	Sawara falsecypress	Chamaecyparis pisifera 'Boulevard'	
292	2	Mountain pine	Pinus mugo ssp. uncinata	
293	2	Chinese photinia	Photinia serrulata	
294	1	Port Orford Cedar	Chamaecyparis lawsoniana	
295	1	Port Orford Cedar	Chamaecyparis lawsoniana	
296	1	Port Orford Cedar	Chamaecyparis lawsoniana	
297	2	Port Orford Cedar	Chamaecyparis lawsoniana	
298	2	Sawara falsecypress	Chamaecyparis pisifera 'Plumosa Aurea'	
299	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
300	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
301	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
302	2	Arborvitae	Thuja occidentalis 'Pyramidalis'	
303	2	Mazzard cherry	Prunus avium	
304	2	English holly	Ilex aquifolium	
305	2	Sawara falsecypress	Chamaecyparis pisifera	
306	2	Scots pine	Pinus sylvestris	
307	2	Mazzard cherry	Prunus avium	
308	2	Douglas-fir	Pseudotsuga menziesii	
309	2	Norway spruce	Picea abies	
310	2	Norway maple	Acer platanoides	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
311	2	Fruit Cherry	Prunus sp.	
312	2	Norway maple	Acer platanoides	
313	2	Western red cedar	Thuja plicata	
314	2	Sycamore maple	Acer pseudoplatanus	
315	2	Sawara falsecypress	Chamaecyparis pisifera	
316	2	Sycamore maple	Acer pseudoplatanus	
317	2	Scots pine	Pinus sylvestris	
318	2	Norway spruce	Picea abies	
319	2	Norway maple	Acer platanoides	
320	1	Norway maple	Acer platanoides	
321	1	Purple-leaf sycamore maple	Acer pseudoplatanus 'Atropurpureum'	
322	2	Silver maple	Acer saccharinum	
323	2	Silver maple	Acer saccharinum	
324	2	Western red cedar	Thuja plicata	
325	2	Fruit Cherry	Prunus sp.	
326	2	Norway maple	Acer platanoides	
327	2	Honey locust	Gleditsia triacanthos	
328	1	Sweet gum	Liquidambar styraciflua	
329	1	Port Orford Cedar	Chamaecyparis lawsoniana	
330	2	Flowering plum	Prunus sp.	
331	2	Purple-leaf plum	Prunus cerasifera 'Atropurpurea'	
332	2	European white birch	Betula pendula	
333	1	Scots pine	Pinus sylvestris	
334	2	English holly	Ilex aquifolium	
335	2	Scots pine	Pinus sylvestris	
336	1	Red oak	Quercus rubra	
337	1	Red oak	Quercus rubra	
338	1	Red oak	Quercus rubra	
339	2	American elm	Ulmus americana	
340	2	Green ash	Fraxinus pennsylvanica	
341	1	Red oak	Quercus rubra	
342	2	Flowering cherry	Prunus serrulata	
343	2	Black locust	Robinia pseudoacacia	
344	2	Siberian elm	Ulmus pumila	
345	2	Norway maple	Acer platanoides	
346	2	Scots pine	Pinus sylvestris	
347	2	Norway maple	Acer platanoides	
348	2	Norway maple	Acer platanoides	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
349	2	Norway spruce	Picea abies	
350	2	Norway maple	Acer platanoides	
351	1	Western red cedar	Thuja plicata	
352	2	Scots pine	Pinus sylvestris	
353	1	Monterey cypress	Cupressus macrocarpa	
354	2	English holly	Ilex aquifolium	
355	1	Norway maple	Acer platanoides	
356	1	Siberian elm	Ulmus pumila	
357	2	Western red cedar	Thuja plicata	
358	1	Chinese photinia	Photinia serrulata	
359	2	Siberian elm	Ulmus pumila	
360	2	English elm	Ulmus procera	
361	2	Siberian elm	Ulmus pumila	
362	2	Plum	Prunus sp.	
363	2	Norway spruce	Picea abies	
364	2	Black locust	Robinia pseudoacacia	
365	2	Chinese juniper	Juniperus chinensis	
366	2	Norway maple	Acer platanoides	
367	2	Western red cedar	Thuja plicata	
368	2	Chinese photinia	Photinia serrulata	
369	2	Western red cedar	Thuja plicata	
370	2	Norway maple	Acer platanoides	
371	2	Black locust	Robinia pseudoacacia	
372	1	Norway spruce	Picea abies	
373	2	Norway maple	Acer platanoides	
374	2	Chinese photinia	Photinia serrulata	
375	1	Norway maple	Acer platanoides	
376	1	Red oak	Quercus rubra	
377	2	Honey locust	Gleditsia triacanthos	
378	2	Norway maple	Acer platanoides	
379	2	Norway maple	Acer platanoides	
380	2	Norway maple	Acer platanoides	
381	2	Norway maple	Acer platanoides	
382	2	Western red cedar	Thuja plicata	
383	2	Chinese juniper	Juniperus chinensis	
384	2	Scots pine	Pinus sylvestris	
385	2	Norway maple	Acer platanoides	
386	2	Honey locust	Gleditsia triacanthos	



Tree Tag #	Tier #	Botanical Name	Common Name	Notes
387	2	Honey locust	Gleditsia triacanthos	
388	2	Honey locust	Gleditsia triacanthos	
389	2	Honey locust	Gleditsia triacanthos	
390	2	Honey locust	Gleditsia triacanthos	
391	1	Western red cedar	Thuja plicata	
392	2	Siberian elm	Ulmus pumila	
393	1	Norway spruce	Picea abies	
394	1	Port Orford Cedar	Chamaecyparis lawsoniana	
395	1	Rocky Mountain Ponderosa Pine	Pinus ponderosa var. scopulorum	
396	2	Scots pine	Pinus sylvestris	
397	2	Norway spruce	Picea abies	
398	2	Mazzard cherry	Prunus avium	
399	1	Norway maple	Acer platanoides	
400	1	Norway maple	Acer platanoides	
401	2	Scots pine	Pinus sylvestris	
402	2	Western red cedar	Thuja plicata	
403	2	Common or English Hawthorn	Crataegus monogyna	
404	2	Norway maple	Acer platanoides	
405	2	Thornless cockspur hawthorn	Crataegus crus-gali 'Inermis'	
406	2	Thornless cockspur hawthorn	Crataegus crus-gali 'Inermis'	
407	2	Mazzard cherry	Prunus avium	
408	2	Sawara falsecypress	Chamaecyparis pisifera	
409	2	Pussy willow	Salix caprea	
410	2	Pussy willow	Salix caprea	





**Yesler Terrace Redevelopment
Planned Action Ordinance**
Exhibit D to Ordinance:
Highrise Structure Parameters for Planned Actions

Exhibit D identifies the locations, maximum heights, and maximum floor plate sizes of highrise structures for the purposes of a determination of consistency with the Planned Action Ordinance. The Yesler Terrace Redevelopment Planned Action EIS analyzed the impacts of structures falling within these parameters, including glare, height, bulk, and scale.

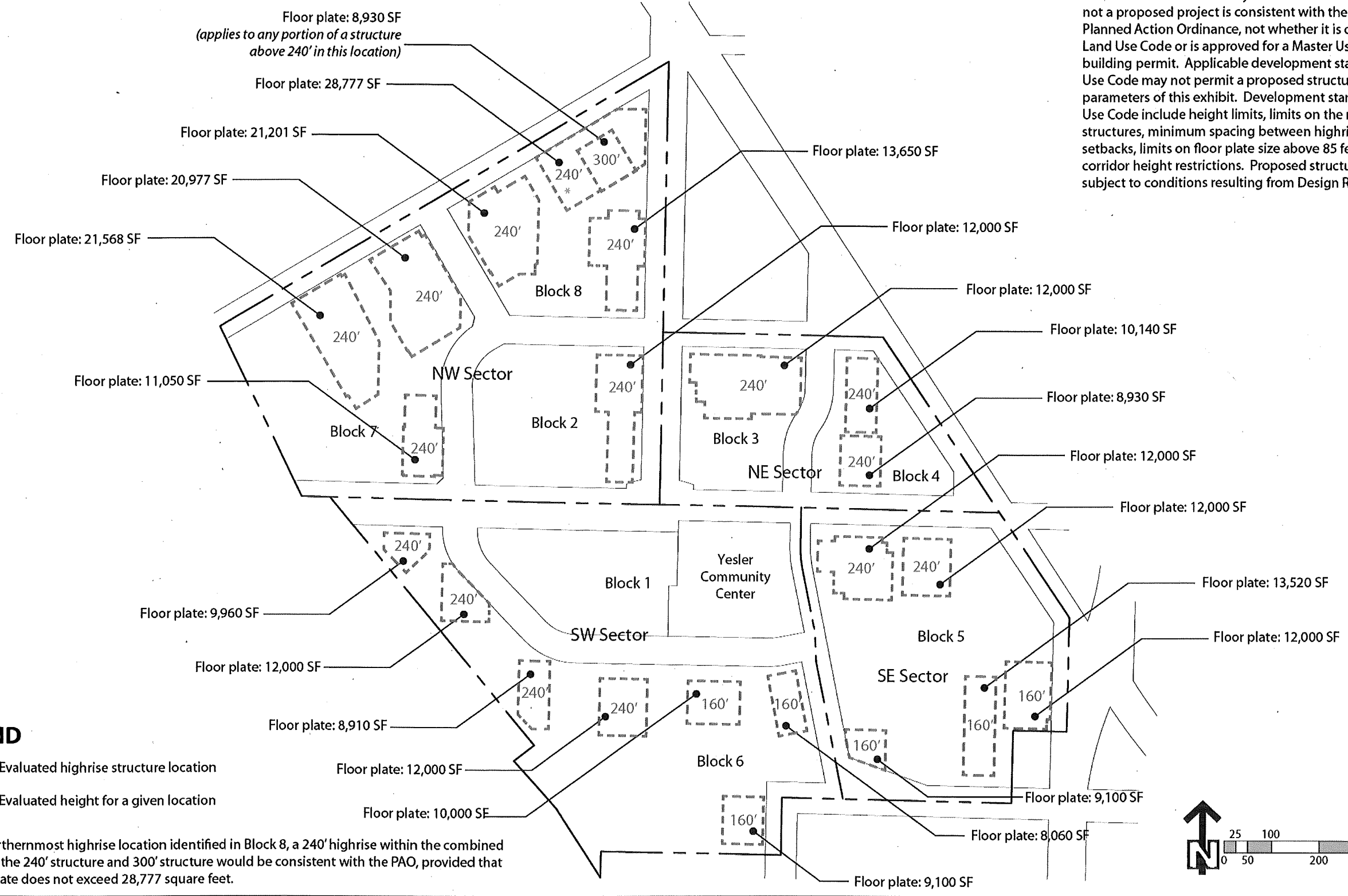
For purposes of this determination, height shall be measured pursuant to SMC 23.86.006. "Floor plate" means the greatest gross floor area of any story wholly or in part above 85 feet in height.

For a proposed project to qualify as a planned action, all portions of a proposed highrise structure above 85 feet in height, other than rooftop features allowed to exceed the applicable height limit pursuant to SMC 23.75.110, must be substantially consistent with the parameters of this exhibit. Floor plate numbers indicate the maximum sizes analyzed in the EIS for each location, but in certain cases the floor plate outlines depict a smaller area; in these locations, a proposed structure must be substantially consistent with the more restrictive outline.

This exhibit is intended only to assist in determining whether or not a proposed project is consistent with the Yesler Terrace Planned Action Ordinance, not whether it is consistent with the Land Use Code or is approved for a Master Use Permit (MUP) or building permit. Applicable development standards in the Land Use Code may not permit a proposed structure that satisfies the parameters of this exhibit. Development standards in the Land Use Code include height limits, limits on the number of highrise structures, minimum spacing between highrise structures, setbacks, limits on floor plate size above 85 feet, and view corridor height restrictions. Proposed structures may also be subject to conditions resulting from Design Review.



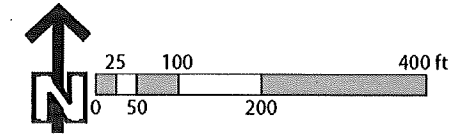
This exhibit is intended only to assist in determining whether or not a proposed project is consistent with the Yesler Terrace Planned Action Ordinance, not whether it is consistent with the Land Use Code or is approved for a Master Use Permit (MUP) or building permit. Applicable development standards in the Land Use Code may not permit a proposed structure that satisfies the parameters of this exhibit. Development standards in the Land Use Code include height limits, limits on the number of highrise structures, minimum spacing between highrise structures, setbacks, limits on floor plate size above 85 feet, and view corridor height restrictions. Proposed structures may also be subject to conditions resulting from Design Review.



LEGEND

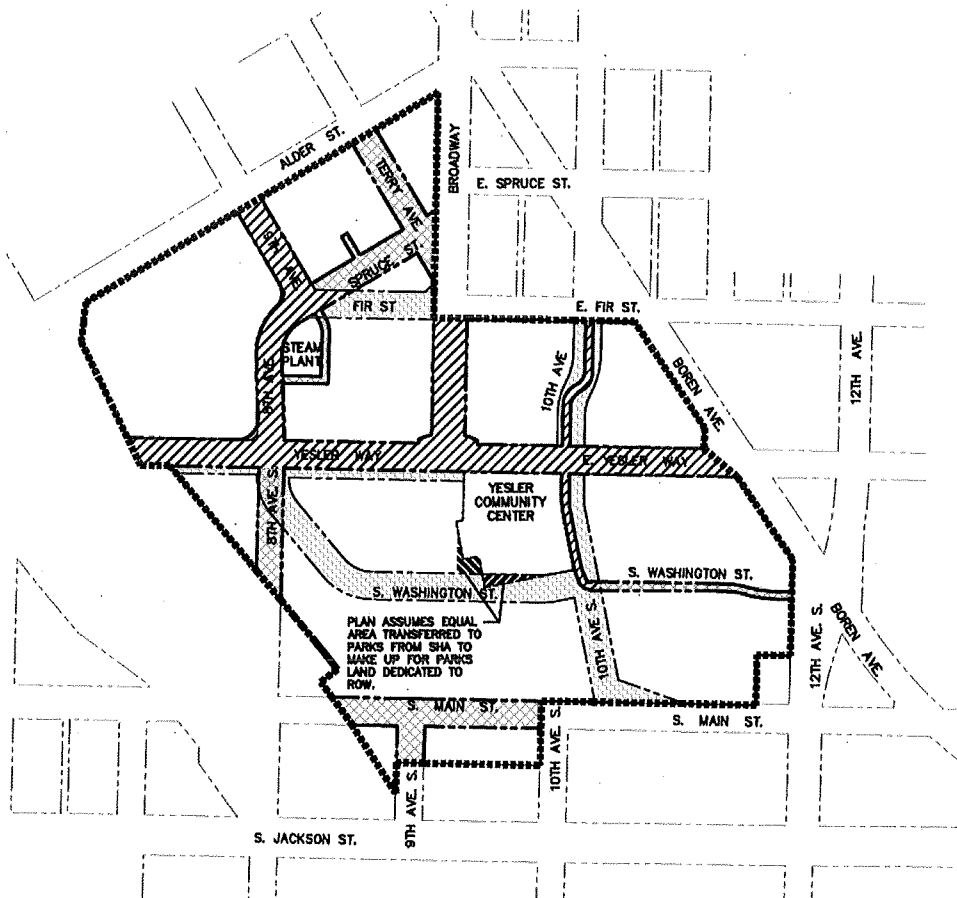
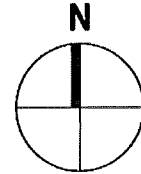
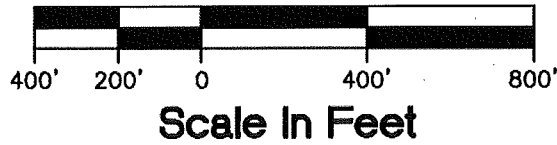
- Evaluated highrise structure location
- 240' Evaluated height for a given location

* In the northernmost highrise location identified in Block 8, a 240' highrise within the combined outlines of the 240' structure and 300' structure would be consistent with the PAO, provided that the floor plate does not exceed 28,777 square feet.



Yesler Terrace Planned Action Exhibit D	Highrise Structure Parameters for Planned Actions	Yesler Terrace Redevelopment
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Yesler Terrace Planned Action Exhibit E to Ordinance: Street Configuration



LEGEND

- ROW TO BE VACATED
- ROW TO BE DEDICATED
- EXISTING ROW UNCHANGED
- AREA BOUNDARY

CITY RIGHT-OF-WAY

	RIGHT-OF-WAY (SF)
VACATIONS	-106,685
DEDICATIONS	+137,046
DIFFERENCE	+30,361



FISCAL NOTE FOR NON-CAPITAL PROJECTS

Department:	Contact Person/Phone:	CBO Analyst/Phone:
Planning & Development	Dave LaClergue/733-9668	Calvin Chow/684-4652

Legislation Title:

AN ORDINANCE relating to redevelopment at Yesler Terrace, designating certain future proposed projects as planned actions pursuant to the State Environmental Policy Act, through use of a Planned Action Ordinance, and establishing certain requirements for these planned actions.

Summary of the Legislation: The proposed bill is part of a package of legislation that includes a rezone and Land Use Code amendments, a planned action ordinance, and a cooperative agreement, all intended to support redevelopment of Yesler Terrace. The proposed Yesler Terrace Planned Action Ordinance would establish new environmental review procedures and stimulate development, resulting in increased review and monitoring time for City staff, but no direct budget impacts are anticipated.

Background: In 2011, the Seattle Housing Authority (SHA) Board of Commissioners adopted a phased redevelopment plan for Yesler Terrace. The plan includes a mix of residential and nonresidential uses, a substantial increase to residential density, and a major reconfiguration of the streets. The SHA plan cannot move forward without a variety of regulatory changes from the City, including a rezone and a street vacation.

Also in 2011, City Council approved the creation of a new "Master Planned Community" designation in the Comprehensive Plan, and applied that designation to Yesler Terrace on the Future Land Use Map. Those actions were intended to support Yesler Terrace redevelopment efforts, and to start the process of developing new zoning.

Since that time, departmental staff have been engaged with SHA to develop legislation consistent with Comprehensive Plan, the SHA redevelopment plan, and other stakeholder priorities. As part of the proposal, the Yesler Terrace Planned Action Ordinance would establish new environmental review procedures that would provide greater predictability in the permitting process and a greater ability to mitigate cumulative impacts. For a full description of the inter-related legislative proposal, please see the Director's Report to the Ordinance introduced as Council Bill _____.

This legislation does not have any financial implications.

This legislation has financial implications.



Appropriations:

Fund Name and Number	Department	Budget Control Level*	2012 Appropriation	2013 Anticipated Appropriation
TOTAL				

Appropriations Notes: No anticipated impacts.

Anticipated Revenue/Reimbursement Resulting from this Legislation:

Fund Name and Number	Department	Revenue Source	2012 Revenue	2013 Revenue
TOTAL				

Revenue/Reimbursement Notes: No anticipated impacts.

Total Regular Positions Created, Modified, or Abrogated through this Legislation, Including FTE Impact:

Position Title and Department	Position # for Existing Positions	Fund Name & #	PT/FT	2012 Positions	2012 FTE	2013 Positions*	2013 FTE*
TOTAL							

Position Notes: No anticipated impacts.

Spending/Cash Flow:

Fund Name & #	Department	Budget Control Level*	2012 Expenditures	2013 Anticipated Expenditures
TOTAL				

Spending/Cash Flow Notes: No anticipated impacts.

Other Implications:

- a) **Does the legislation have indirect financial implications, or long-term implications?**
 While the legislation does not pose direct impacts to annual budgets, it is expected to



require additional review and monitoring time from staff in several departments (see section "c" below). At this time, it is expected that additional staff time would be paid for through existing fee structures.

b) What is the financial cost of not implementing the legislation?

There are no direct financial costs of not implementing the legislation. Not implementing a planned action ordinance may impact SHA's ability to draw private investment to Yesler Terrace redevelopment, and could result in greater dependence on City funding for redevelopment. Not implementing a planned action ordinance would also mean less mitigation of cumulative impacts of development, and would forgo certain public amenities such as pedestrian pathways through large blocks.

c) Does this legislation affect any departments besides the originating department?

We anticipate impacts to staff time in DPD, HSD, DON, and SDOT, but expect that these impacts can be absorbed through existing fee structures.

d) What are the possible alternatives to the legislation that could achieve the same or similar objectives?

There is no alternative way to achieve the same objective of planned action environmental review.

e) Is a public hearing required for this legislation?

Yes. DPD presented draft versions of the proposal at a variety of public meetings, and Council will hold a public hearing when legislation is introduced.

f) Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. Notification about draft legislation was published in the DJC in February 2012.

g) Does this legislation affect a piece of property?

See Attachment A for the affected area.

h) Other Issues:

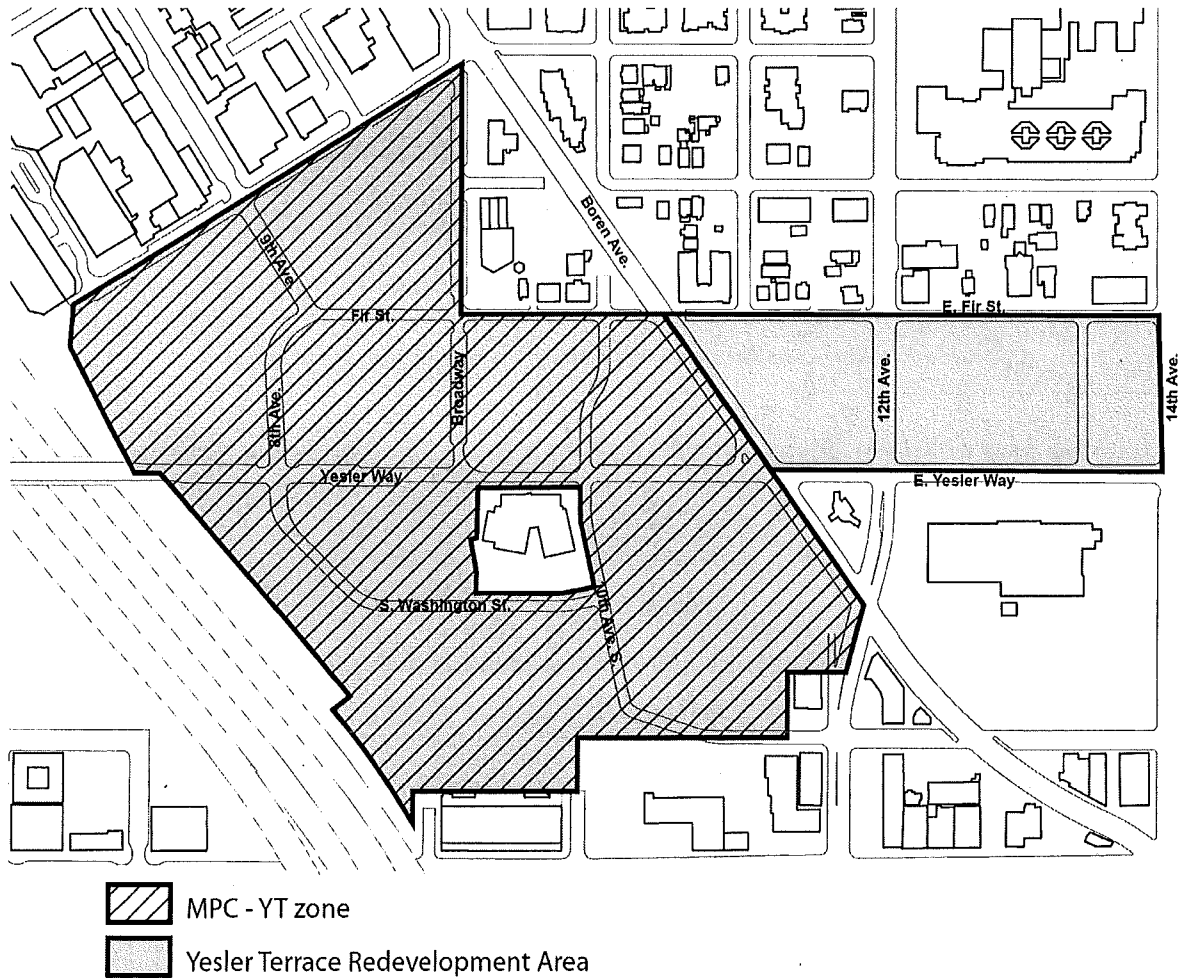
List attachments to the fiscal note below:

Attachment A: Project Area



ATTACHMENT A: Project Area

MPC-YT zone and Yesler Terrace Redevelopment Area



The MPC-YT zone depicts the area where the new zoning requirements would apply.





City of Seattle
Office of the Mayor

June 12, 2012

Honorable Sally J. Clark
President
Seattle City Council
City Hall, 2nd Floor

Dear Council President Clark:

I am pleased to transmit the attached proposed Council Bills supporting the redevelopment of Yesler Terrace. Proposed Land Use Code amendments would apply a new zoning designation ("Master Planned Community-Yesler Terrace") and new design guidelines. A planned action ordinance would establish streamlined environmental review for development consistent with the Yesler Terrace Redevelopment EIS. Finally, the proposed Cooperative Agreement would formalize commitments between the City and SHA relating to funding, affordable housing production, among a variety of other issues. These ordinances are coordinated with a street vacation recommendation that will be transmitted to you separately by SDOT, intended to reconfigure streets at Yesler Terrace and improve circulation for all modes of transportation.

It is essential that the City support SHA in their efforts to provide replacement housing for the residents of Yesler Terrace, and to fully realize the potential of this large site within the Center City area. Mixed-use, mixed-income development at Yesler Terrace would significantly increase jobs and housing close to transit and within the immediate walking vicinity of downtown, create a network of new public open spaces, and increase ridership on the First Hill Streetcar.

The proposed legislation implements Comprehensive Plan goals and policies, including the Master Planned Community policies adopted in 2011. These bills represent many hours of planning and coordination by SHA, the Yesler Terrace Citizen Review Committee, and City departments. The proposal balances the goals of increasing housing supply at a variety of affordability levels, adding development capacity in the Center City, and using innovative urban design and open space amenities to create an outstanding neighborhood.

Thank you for your consideration of this legislation. Should you have questions, please contact Gary Johnson in the Department of Planning and Development at 615-0787.

Sincerely,

*Daryl Smith, Deputy Mayor for
Mike McGinn Mayor Seattle*

Michael McGinn
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor
Office of the Mayor
600 Fourth Avenue, 7th Floor
PO Box 94749
Seattle, WA 98124-4749

Tel (206) 684-4000
Fax (206) 684-5360
TDD (206) 615-0476
mike.mcgin@seattle.gov



STATE OF WASHINGTON – KING COUNTY

--SS.

288889
CITY OF SEATTLE, CLERKS OFFICE

No. 123961,962,963,964,965

Affidavit of Publication

The undersigned, on oath states that he is an authorized representative of The Daily Journal of Commerce, a daily newspaper, which newspaper is a legal newspaper of general circulation and it is now and has been for more than six months prior to the date of publication hereinafter referred to, published in the English language continuously as a daily newspaper in Seattle, King County, Washington, and it is now and during all of said time was printed in an office maintained at the aforesaid place of publication of this newspaper. The Daily Journal of Commerce was on the 12th day of June, 1941, approved as a legal newspaper by the Superior Court of King County.

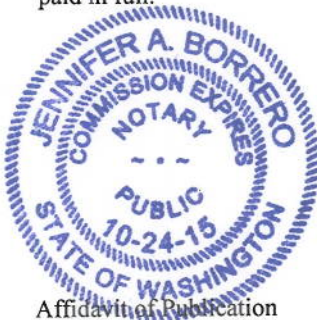
The notice in the exact form annexed, was published in regular issues of The Daily Journal of Commerce, which was regularly distributed to its subscribers during the below stated period. The annexed notice, a

CT: TITLE ONLY ORDINANCE

was published on

10/01/12

The amount of the fee charged for the foregoing publication is the sum of \$111.60 which amount has been paid in full.



[Signature]
Subscribed and sworn to before me on

[Signature]
10/01/2012

Notary public for the State of Washington,
residing in Seattle

State of Washington, King County

City of Seattle

Title Only Ordinance

The full text of the following legislation, passed by the City Council on September 4, 2012, and published below by title only, will be mailed upon request, or can be accessed at <http://clerk.seattle.gov>. For information on upcoming meetings of the Seattle City Council, please visit <http://www.seattle.gov/council/calendar>.

Contact: Office of the City Clerk at (206) 684-8344.

ORDINANCE NO. 123961

AN ORDINANCE relating to the redevelopment of Yesler Terrace by the Housing Authority of the City of Seattle; and authorizing the Mayor to execute a Cooperative Agreement with the Housing Authority of the City of Seattle.

ORDINANCE NO. 123962

AN ORDINANCE relating to redevelopment at Yesler Terrace, designating certain future proposed projects as planned actions pursuant to the State Environmental Policy Act, through use of a Planned Action Ordinance, and establishing certain requirements for these planned actions.

ORDINANCE NO. 123963

AN ORDINANCE related to land use and zoning, amending various chapters of Title 23 of the Seattle Municipal Code (SMC) to incorporate new zoning provisions for Yesler Terrace; adding a new SMC Chapter 23.75 to establish use provisions and development standards for the new Master Planned Community -- Yesler Terrace (MPC-YT) zone, including an affordable housing incentive program as authorized by RCW 36.70A.540; amending SMC Section 25.05.800 to establish limits for categorical exemptions from environmental review in the MPC-YT zone; amending the Official Land Use Map, SMC Chapter 23.32, to rezone properties in the Yesler Terrace neighborhood from LR3 and DMR/C 65/65-85 to MPC-YT; approving and adopting Yesler Terrace Master Planned Community Design Guidelines; revising design review and platting procedures for the MPC-YT zone; and revising procedures for project review under a planned action ordinance; all to implement the Comprehensive Plan and to allow redevelopment of Yesler Terrace to achieve a mix of residential, commercial, and other uses; appropriate urban density; and more affordable housing, environmental sustainability, and publicly accessible open space than would be likely to result from development under existing zoning.

ORDINANCE NO. 123964

AN ORDINANCE relating to the City Light Department; declaring certain real property rights surplus to utility needs; authorizing the Superintendent to grant an easement to The Boeing Company for a stormwater drain pipe over a portion of the City's Georgetown Steam Plant Flume Property; accepting payment for the true and full value of the easement; and ratifying and confirming certain prior acts.

ORDINANCE NO. 123965

AN ORDINANCE relating to the City Light Department; declaring certain property rights surplus to utility needs; authorizing the Superintendent to execute a long-term ground lease with The Boeing Company for the use and occupancy of a portion of the City's Georgetown Steam Plant Flume Property; and ratifying and confirming certain prior acts.

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