



Yesler Terrace



Bringing home a better future

May 31, 2011

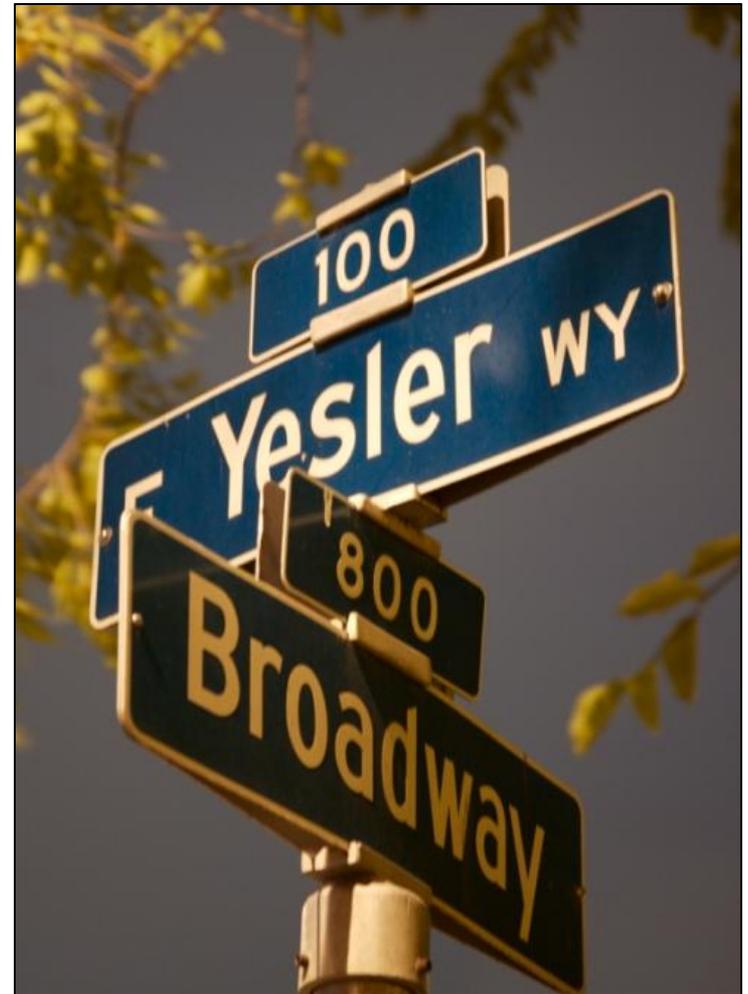
Yesler Update Agenda



- **Development Plan**
- **Legislative Package**
- **Sustainable Infrastructure Opportunities**
- **Choice Neighborhoods Grant Application**

Development Program

- Housing - up to 5,000 units-
4.3M SF**
- Office - 900,000 SF**
- Neighborhood services -
65,000 SF**
- Neighborhood retail –
88,000 SF**
- Parks & semi-private open
space - 15.9 acres**
- Parking stalls –
.7 per residential unit
1.5 per 1,000 SF of office**



Low-income Housing Program

661 extremely low-income units < 30% AMI

- **561 replacement**
- **100 additional**

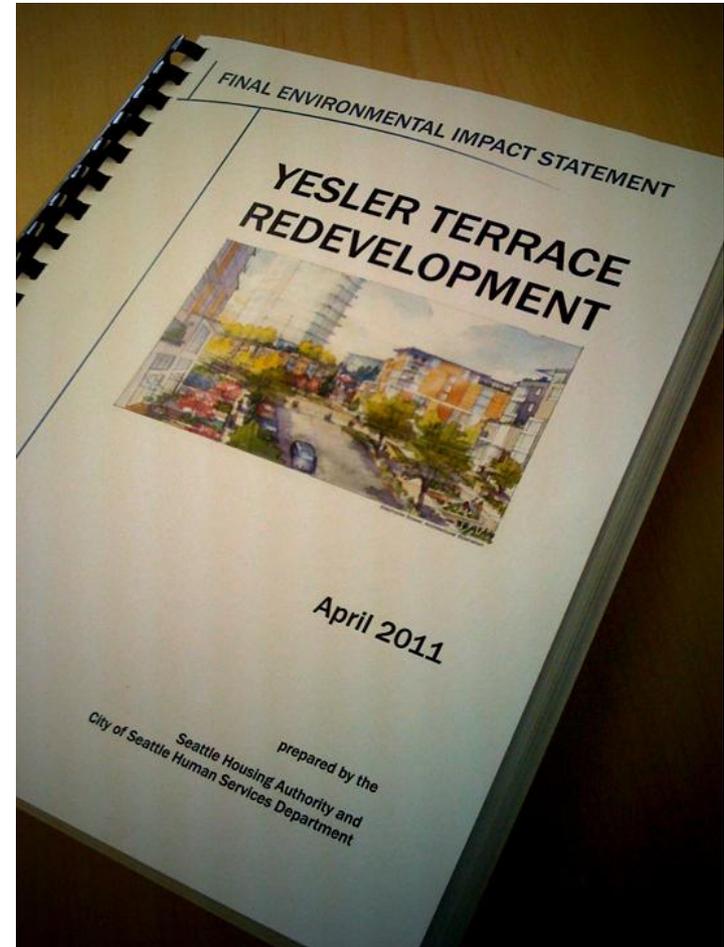
290 very low income units < 60% AMI

850 low income/workforce units < 80% AMI



Legislative Package

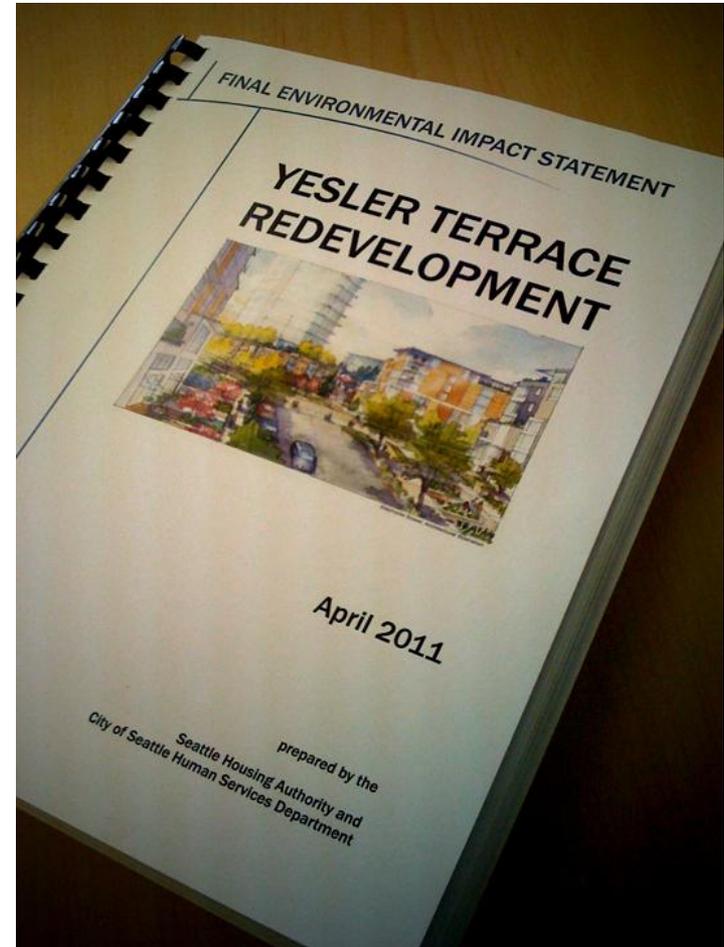
- 1. Land Use Code Amendment**
- 2. Planned Action Ordinance**
- 3. Street Vacation Petition**
- 4. Memorandum of Agreement**



Land Use Code Amendment

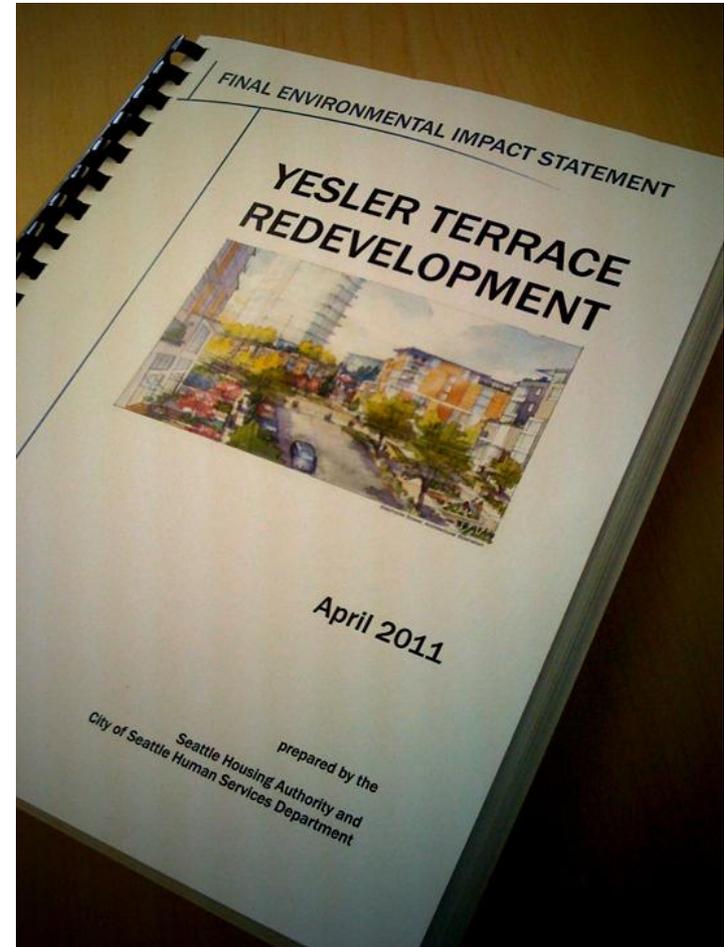
Creates rules governing

- **allowable uses on site**
- **limits for non-housing development**
- **building heights**
- **overall density**



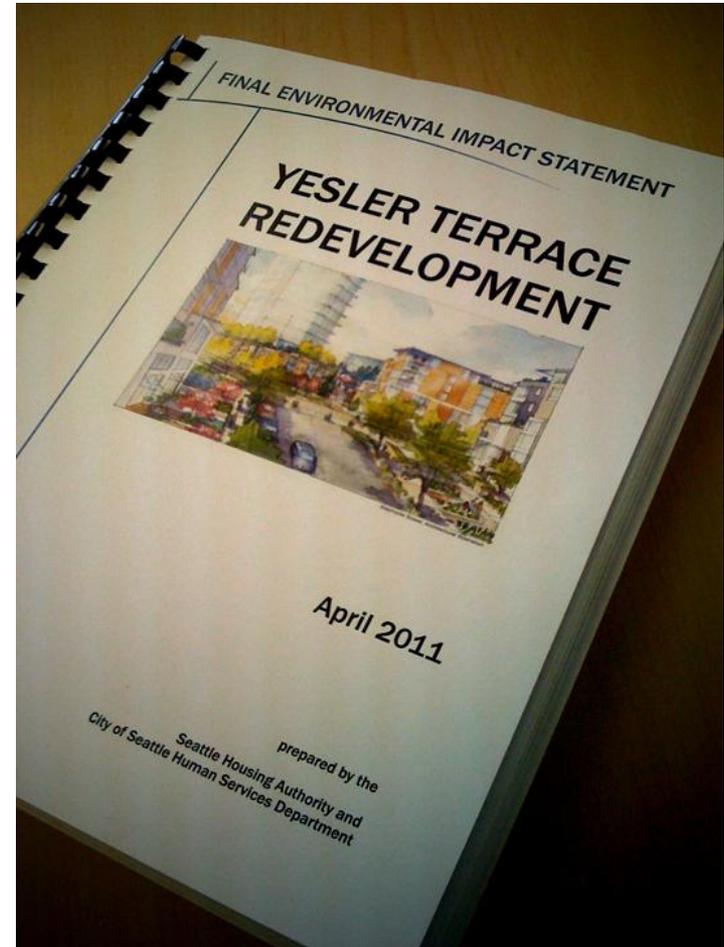
Planned Action Ordinance

- **First time used in Seattle**
- **Recognizes Planned Action EIS- allows all future development consistent with EIS to proceed**
- **Adopts Design Standards**



Street Vacation Petition

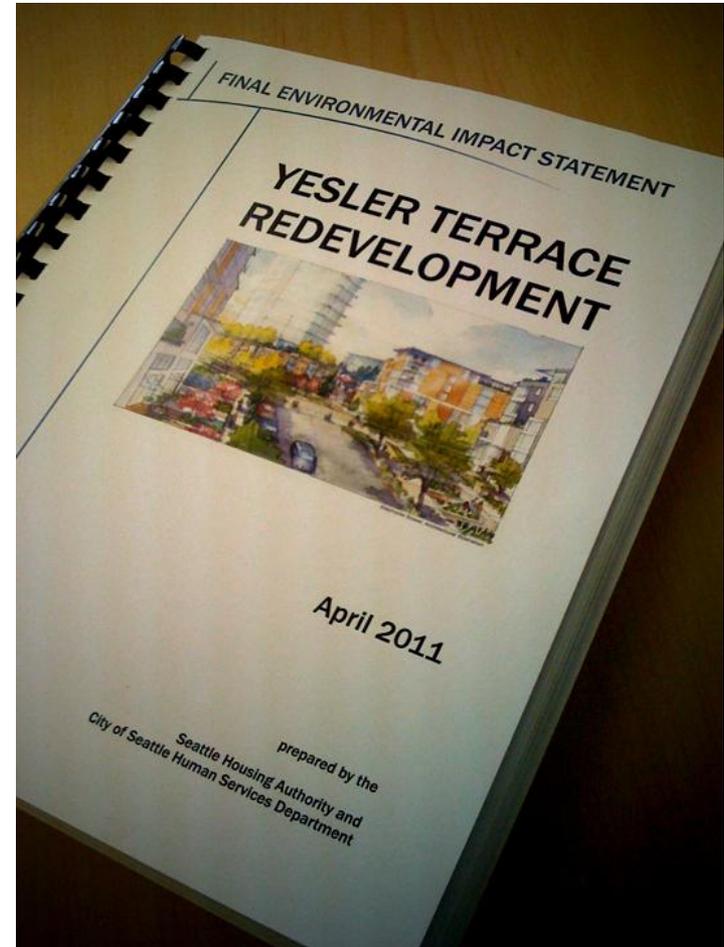
- **Identifies public rights of way that will be used in the development and SHA property that will be dedicated to the City**
- **Net gain of 1/2 acre to city**



Memorandum of Agreement

Establishes mutual responsibilities for SHA and the City

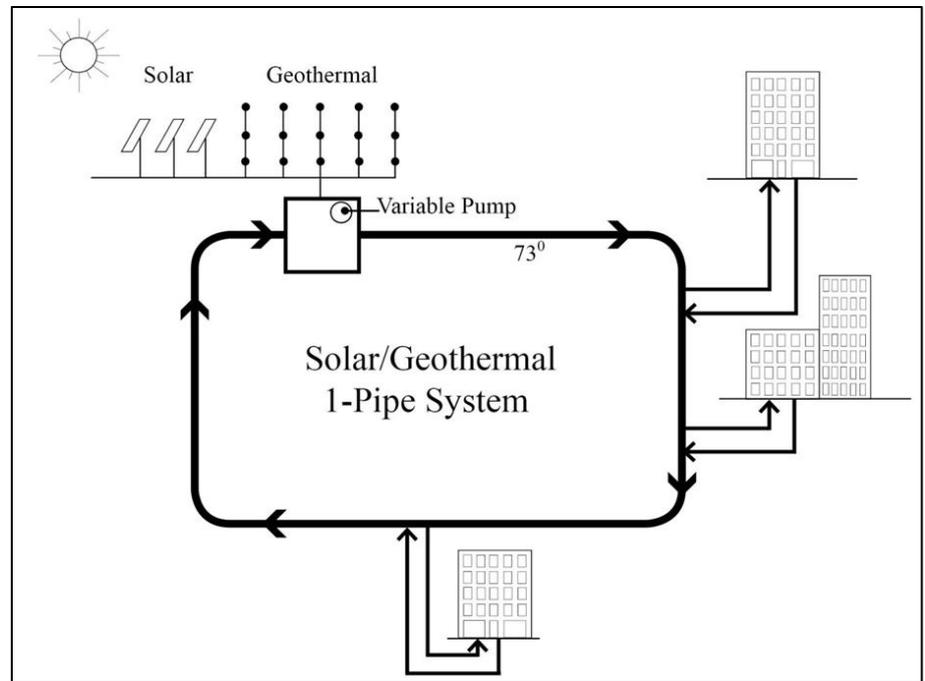
- **timing of replacement housing by Phase**
- **funding agreements**
- **sustainability**



Sustainable Infrastructure

Sustainable district possibilities

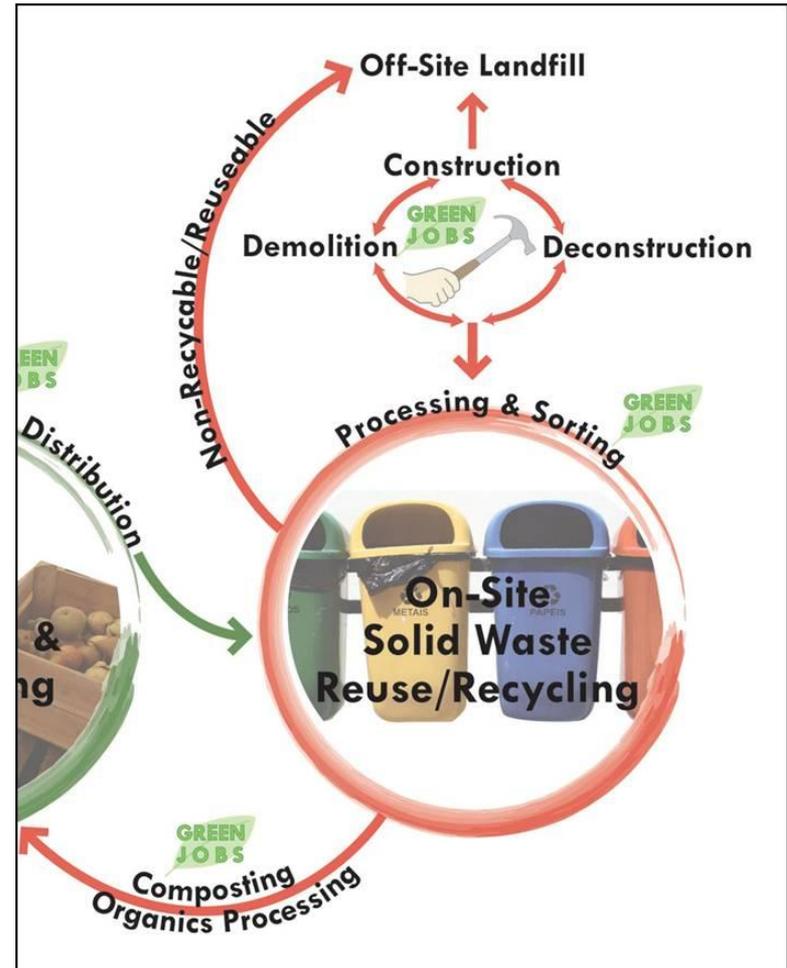
- **Water reuse – possible 60 percent reduction in demand for potable water**
- **Energy generation – geothermal/solar**



Sustainable Infrastructure – next steps

Work with the City to:

- identify performance metrics with Office of Sustainability & Environment
- issue Request for Information to identify possible partners (including hospitals)
- establish partnerships



Choice Neighborhoods Opportunity



- **One of six finalists out of 42 applicants**
- **Up to \$90 million available nationwide**
- **Builds first phase of redevelopment**
- **Significant partnerships forged**

Choice Neighborhoods Grant Application

\$27M request

- **\$18M for housing**
 - ✓ 97 replacement units <30% AMI
 - ✓ 40 very low-income units <60% AMI
 - ✓ 17 workforce units
- **\$4M for supportive services**
 - ✓ Tutoring, mentoring, job readiness
- **\$4M for community improvements**
 - ✓ Sidewalk/street tree improvements
 - ✓ Washington Hall rehabilitation
 - ✓ Affordable retail rents

HUD Announces \$3.1 Million in Steam Plant Funding



**Head Start
Youth Tutoring
Job Readiness
Community Meeting Space**

Key Milestones and Next Steps



- **Final EIS issued – April 14**
- **Development Plan adopted – May 17**
- **Legislation to be submitted – June/July**
- **Adoption – Fall 2011**



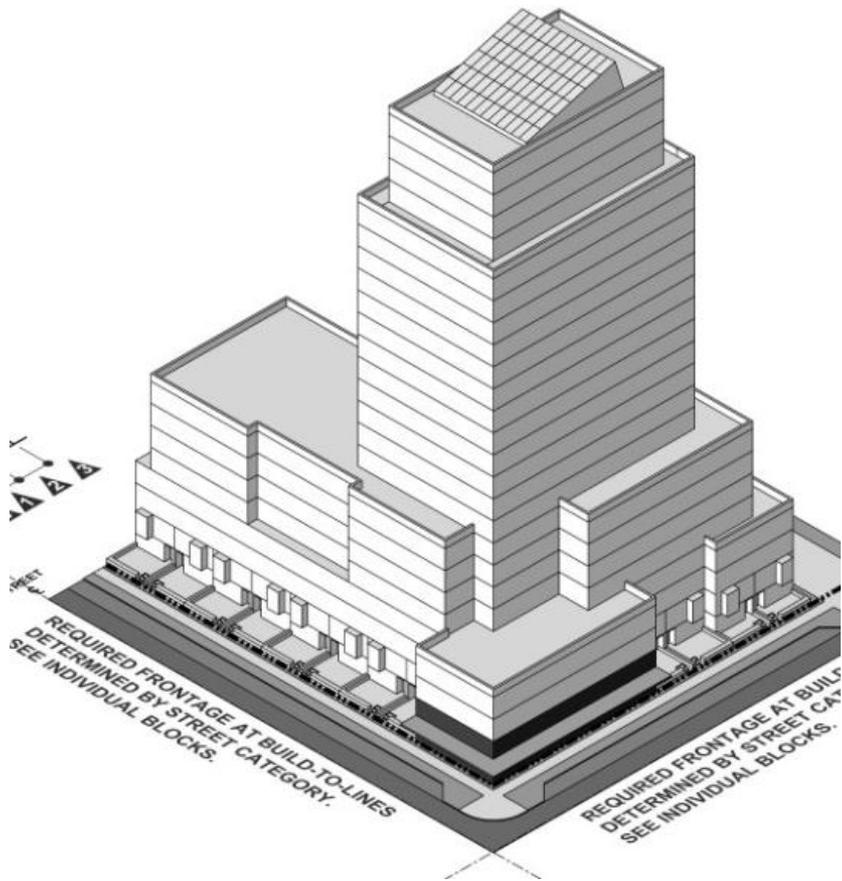
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Office Program



Office use – 900,000 SF

- **Medical office**
- **Global health**
- **Tech**

**Office campus uses –
attract tenants that
would otherwise not
locate in Seattle**

Parks Program



Neighborhood Park

3 Pocket Parks

Programmed to serve all neighborhood users