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NOTICE of CITY COUNCIL PUBLIC HEARINGS and OPPORTUNITY FOR PUBLIC COMMENT regarding PROPOSED NEW ZONING AND OTHER LEGISLATION FOR YESLER TERRACE REDEVELOPMENT

Note changed date for August public hearing – it will be held on Wednesday, August 8, 5:30 p.m.

The Seattle City Council is reviewing proposed legislation and a petition for vacation of streets related to the Seattle Housing Authority's (SHA's) proposed redevelopment of Yesler Terrace and nearby property. The proposed actions include:

- Land Use Code amendment ordinance, including rezone (Land Use Ordinance);
- Street vacation conceptual approval (see Clerk File 311389 for details);
- Planned Action Ordinance under the State Environmental Policy Act (SEPA); and
- Ordinance to authorize a Cooperative Agreement between the City and SHA, including City financial support of Yesler Terrace redevelopment.

This is the official notice of hearings and opportunity to comment for all purposes under State and local laws for the proposed actions other than the Planned Action Ordinance, for which additional notice will be provided if the Council decides to proceed.

The Yesler Terrace redevelopment may be considered a proposed Partner Project subject to notice and hearing provisions in Resolution 31203, and these public hearings will satisfy those provisions.

(Note that two additional pieces of proposed legislation for parks-related development at Yesler Terrace are expected to be taken up by the City Council in 2013 or later.)

As part of its review, the City Council's Special Committee on Yesler Terrace is having a series of briefings and discussions about the proposed Yesler Terrace redevelopment. See the City Council's website at http://www.seattle.gov/council/issues/yesler_terrace.htm for the schedule of these meetings and other information.

Land Use Ordinance

If approved, the Land Use Ordinance would rezone most of Yesler Terrace from Lowrise 3 zoning to a new Master Planned Community zone (MPC-YT), implementing recent amendments to the Comprehensive Plan, to allow redevelopment of Yesler Terrace to include:

- a total of up to 3,950,000 square feet of residential use (approximately 4,500 housing units), including replacement units for existing public housing, other affordable housing, and market-rate housing;
- up to 900,000 square feet of office, medical services, or lodging uses;
- up to 150,000 square feet of retail, services, and other nonresidential uses; and
- up to 13 new highrise buildings (for residential or nonresidential development described above), with heights up to 300 feet.

Under the Lowrise 3 zoning, commercial uses are generally not permitted, and the maximum residential development in the proposed rezone area would be approximately 2,320,000 square feet or approximately 2,600 housing units.

The maximum amount of new residential development allowed would be conditioned upon the provision of 561 units of housing intended for existing Yesler Terrace residents and other households with incomes up to 30% of area median income; 290 units of low-income housing intended for households with incomes up to 60% of area median income; and about 160 units of housing affordable to households with incomes up to 80% of area median income. (SHA would commit to additional units for households with income up to 80% of area median income through the Cooperative Agreement, described below.) Some of the replacement housing and other affordable units may be located on nearby blocks east of Boren Avenue.

The MPC-YT zone would be divided into four “sectors” and further divided into “blocks.” Some development limits, including residential floor area and numbers of highrise buildings, would be established on a block or sector basis, and could be allocated among lots in the relevant area as the property owners elect.

Parking would not be required for any uses in the MPC-YT zone. The number of parking spaces allowed in each sector would be limited.

The use of the new zoning rules for most of the rezoned land also would depend on the final approval of a new subdivision, which could be phased under the proposed legislation, and on dedication of new streets. The MPC-YT zone would be exempted from the general restriction in the Land Use Code on demolition of housing prior to issuance of permits for a new use or structure on the housing site.

The conditions to increased residential development capacity would be part of an affordable housing incentive program. The proposed ordinance includes a finding by the Council that local housing conditions require maximum income limits for affordable rental housing units, not receiving federal subsidies, provided to satisfy conditions of the program that are higher than the default limits for rental housing under the state law authorizing these programs, RCW 36.70A.540. The proposed higher limits would be 60% or 80% of median income, adjusted for household size, rather than 50%.

The Land Use Ordinance would adopt new Design Guidelines for development at Yesler Terrace and provide for modified design review procedures. Design review decisions in the MPC-YT zone would be appealable to the City Hearing Examiner if an applicant requests a departure from a development standard. Otherwise, design review decisions would not be subject to appeal.

The ordinance would establish various new development standards, including a view corridor, setbacks, and highrise separation standards.

The Land Use Ordinance also would amend procedures so that a determination of a project’s consistency with a Planned Action Ordinance (see below) for the new MPC-YT zone, and any substantive SEPA decision on a planned action project, would not be appealable to the City Hearing Examiner.

Cooperative Agreement

The proposed Cooperative Agreement would include:

- SHA’s commitments to provide replacement units, including some new and rehabilitated units east of Boren Avenue, and other affordable housing;
- SHA’s commitments regarding relocation of existing residents and for rights of displaced residents to return to replacement units as they become available;
- SHA’s commitment to seek approval from the U.S. Department of Housing and Urban Development (HUD) to transfer land to the City for a neighborhood park, and the City’s commitment that the City Department of Parks and Recreation will pursue a reallocation of 2008 Parks Levy funds for park development, which would require further City Council action;

- Provisions for community gardens and landscaping;
- SHA’s commitment to require all development in the MPC-YT zone to comply with the terms of the “Mitigation Document” and “Tree Protection Plan” attached to the Planned Action Ordinance;
- SHA’s commitment that each development in the MPC-YT zone will comply with one of specified alternative “green building” standards, with additional options for projects including affordable housing; and
- City funding contribution of up to \$2.7 million toward Phase I and up to \$8.2 million toward Phase II of the redevelopment project for housing production, weatherization, and development of the neighborhood park. All City funding would be conditioned on a determination by the Director of Housing after completion of the review process under the National Environmental Policy Act, unless that condition is met before the agreement is signed. Phase II funding would require further City Council action. The total proposed City Capital Commitment as defined in Resolution 31203, through 2016, is up to \$10.9 million. The proposed agreement states that SHA has requested a total City capital contribution of \$30 million, in 2010 dollars, and that there may be further City contributions beyond Phase II.

Planned Action Ordinance

The proposed Planned Action Ordinance would designate future proposed project actions at Yesler Terrace that meet certain conditions as “planned actions” so that for the next 20 years, the City would not need to make threshold determinations under SEPA, and could not require additional SEPA review, for those proposed projects. The Planned Action Ordinance would be based on a finding that the environmental impacts of the types of action to be defined as planned actions have been adequately addressed in the Environmental Impact Statement for Yesler Terrace redevelopment, which is on file with the City Clerk in Clerk File 312429 and available on SHA’s website (link below).

The Planned Action Ordinance would include exhibits specifying mitigation and other requirements for planned actions, including through-block pedestrian pathways in certain blocks, limits on location of highrise buildings and their upper level floor plates, traffic mitigation measures, and tree preservation. Although projects that conform to the Planned Action Ordinance would not go through further SEPA review, other code requirements would continue to apply including the Land Use Code, Building Code, and Stormwater Code.

Street Vacation Conceptual Approval

SHA submitted a petition to vacate streets and alleys to support the redevelopment of Yesler Terrace. New dedicated streets are proposed to provide improved pedestrian and vehicle circulation and connections to surrounding areas. The petition information is contained in Clerk File 311389. The area proposed to be vacated is shown on the attached map, and is as follows:

- Terry Avenue – From the southern right-of-way margin of Alder Street to the western right-of-way margin of Broadway.
- Spruce Street – From the northeastern right-of-way margin of 9th Avenue to the western right-of-way margin of Broadway.
- Alley in Block 84 of the Terry’s 2nd Addition plat – Alley from the northern right-of-way margin of Spruce Street to approximately 60-feet north of the northern right-of-way margin of Spruce Street.
- Spruce Street and 9th Avenue Intersection – A portion of the northwest corner of the intersection of Spruce Street and 9th Avenue to remove the radius.

- Alley at Yesler Terrace Steam Plant – From the eastern right-of-way margin of 8th Avenue to the southern right-of-way margin of Spruce Street.
- 8th Avenue Intersection – A portion of the northwest corner of the intersection of 8th Avenue and Yesler Way to remove the radius.
- 8th Avenue South – From the southern right-of-way margin of Yesler Way to the eastern right-of-way margin of Interstate 5.
- South Main Street – From the eastern right-of-way margin of Interstate 5 to the western right-of-way margin of 10th Avenue South.
- 9th Avenue South – From the southern right-of-way margin of South Main Street to approximately 90-feet south of the southern right-of-way margin of South Main Street.
- South Washington Street – From the eastern right-of-way margin of 10th Avenue South to the western right-of-way margin of 12th Avenue South.

The area proposed for vacation includes approximately 106,685 square feet of right-of-way. Through the plat and dedication process, approximately 137,046 square feet of new right-of-way would be dedicated, for a net gain of approximately 30,361 square feet of right-of-way.

The proposed conditions to street vacation approval would include dedication and improvement of new and widened streets to create a reconfigured street and circulation system, protection or relocation of utilities, three pocket parks, a Green Street Loop road to provide continuous pedestrian and bicycle circulation through Yesler Terrace, and a hill climb stair in the 10th Avenue S. right-of-way connecting Yesler Terrace with Little Saigon.

Relationships Among Actions

The Planned Action Ordinance and the Cooperative Agreement each depends on the enactment of the Land Use Ordinance in some form, and the Cooperative Agreement depends on the Planned Action Ordinance. Effectiveness of the Land Use Ordinance is not dependent on the other actions.

PUBLIC HEARINGS

The City Council’s Special Committee on Yesler Terrace will hold two public hearings to take comment on the proposed ordinances and street vacation approval for Yesler Terrace:

- Tuesday, July 17, 5:30 p.m., at Yesler Community Center, 917 E. Yesler Way
- Wednesday, August 8, 5:30 p.m., in the City Council Chamber, 2nd floor of City Hall, 600 4th Avenue

For those who wish to testify, a sign-up sheet will be available at each public hearing at 5 p.m.

At both public hearings interpretation will be provided in the following languages: Somali, Oromo, Tigrigna, Amharic, Spanish, Vietnamese, Mandarin, and Cantonese.

Members of the public may testify at either hearing about the proposed Land Use Ordinance, the proposed street vacations, the proposed Planned Action Ordinance under SEPA, the proposed Cooperative Agreement, or other components of the City's proposed actions to facilitate the redevelopment of Yesler Terrace.

The August 8 public hearing will be combined with the "community meeting" referred to in the State Legislature's recent amendments to state law governing planned action ordinances (see Chapter 1, Laws of 2012 (2ESSB 6406), Section 303). If the City Council determines to proceed with consideration of the Planned Action Ordinance after the community meeting, a further notice and opportunity to comment on the proposed Planned Action Ordinance will be provided, but no further public hearing will be required.

Questions concerning the public hearings may be directed to David Yeaworth in Council President Sally Clark's office, by calling (206) 684-5328 or via e-mail at david.yeaworth@seattle.gov.

Both the Yesler Community Center and the City Council Chamber are ADA accessible. Print and communications access is provided on prior request. Please contact David Yeaworth at (206) 684-5328 as soon as possible to request accommodations for a disability.

WRITTEN COMMENTS

For those unable to attend the public hearings, written comments may be e-mailed to sally.clark@seattle.gov or mailed to:

Council President Sally Clark
Legislative Department
600 Fourth Avenue Floor 2
PO Box 34025
Seattle, WA 98124-4025

Written comments will be accepted up until final Council action, which could occur as early as September 4, 2012. Note that public comment is also taken as part of each meeting of the Special Committee on Yesler Terrace.

ADDITIONAL INFORMATION

The proposed legislation submitted to the City Council, related fiscal notes, information about the street vacation and proposed conditions, and the Department of Planning and Development Director's Report, which provides an overview of the proposed Council actions described above, are available at the Council's website at: http://www.seattle.gov/council/issues/yesler_terrace.htm

Background information including guiding principles, environmental documents, the SHA Board's adopted Yesler Terrace Development Plan, and more is available at SHA's website at: <http://seattlehousing.org/redevelopment/yesler-terrace/index.html>

Questions regarding the proposed legislation may be directed to:

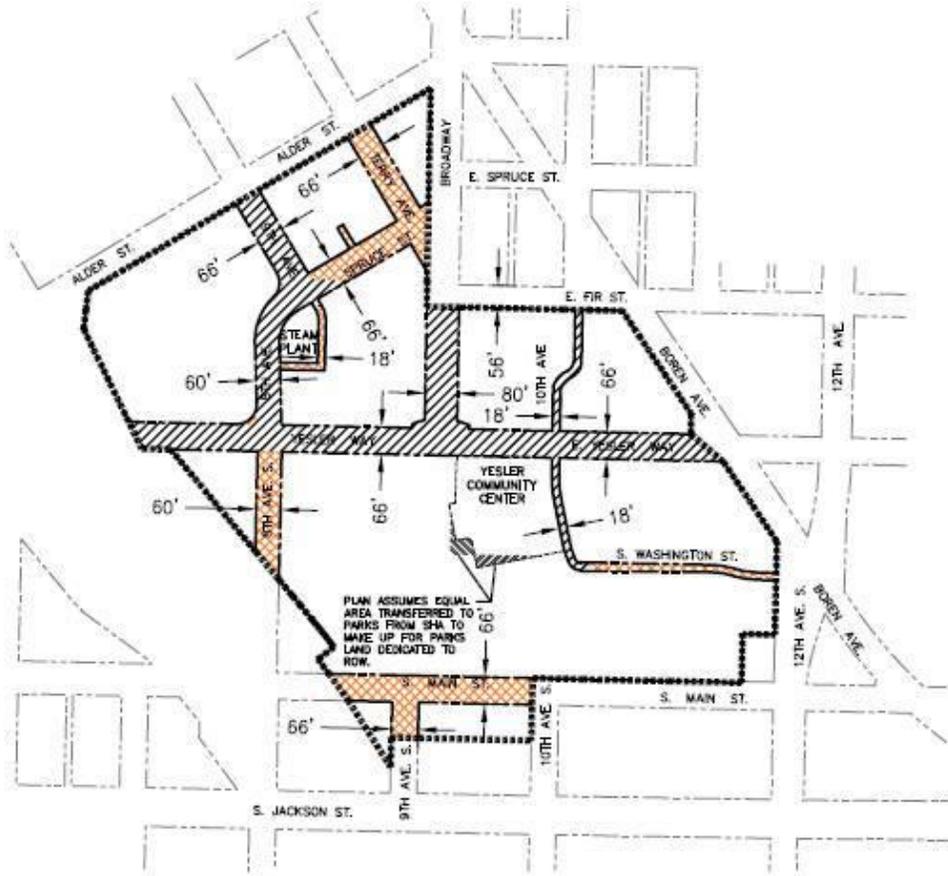
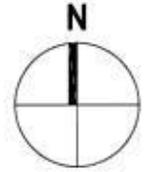
Land Use Ordinance and Planned Action Ordinance: Dave LaClergue, Department of Planning and Development, at (206) 733-9668 or via e-mail at dave.laclergue@seattle.gov

Street vacation petition: Beverly Barnett, Seattle Department of Transportation, at (206) 684-7564 or via e-mail at beverly.barnett@seattle.gov

Cooperative Agreement: Gary Johnson, Department of Planning and Development, at (206) 615-0787 or via e-mail at gary.johnson@seattle.gov



Scale In Feet



LEGEND

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

CITY RIGHT-OF-WAY

RIGHT-OF-WAY (SF)	
VACATIONS	-106,685

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GGLO
 1301 First Avenue
 Suite 351
 Seattle, WA 98101
 Tel: (206) 487-8828
 Fax: (206) 487-8827
 Email: gglo@gglo.com
 http://www.gglo.com



svr DESIGN COMPANY
 1265 SECOND AVE. SUITE 200
 SEATTLE, WA 98101
 T 206.328.0899
 F 206.328.0788
 www.svrdesign.com

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PROPOSED ROW VACATIONS