

Yesler Terrace Redevelopment

Seattle City Council Briefings Meeting

February 27, 2012



Yesler Terrace Redevelopment Overview

- Legislation summary
- Affordable housing requirements
- Public benefits
- Public review and comment



Photo: Inye Wokoma

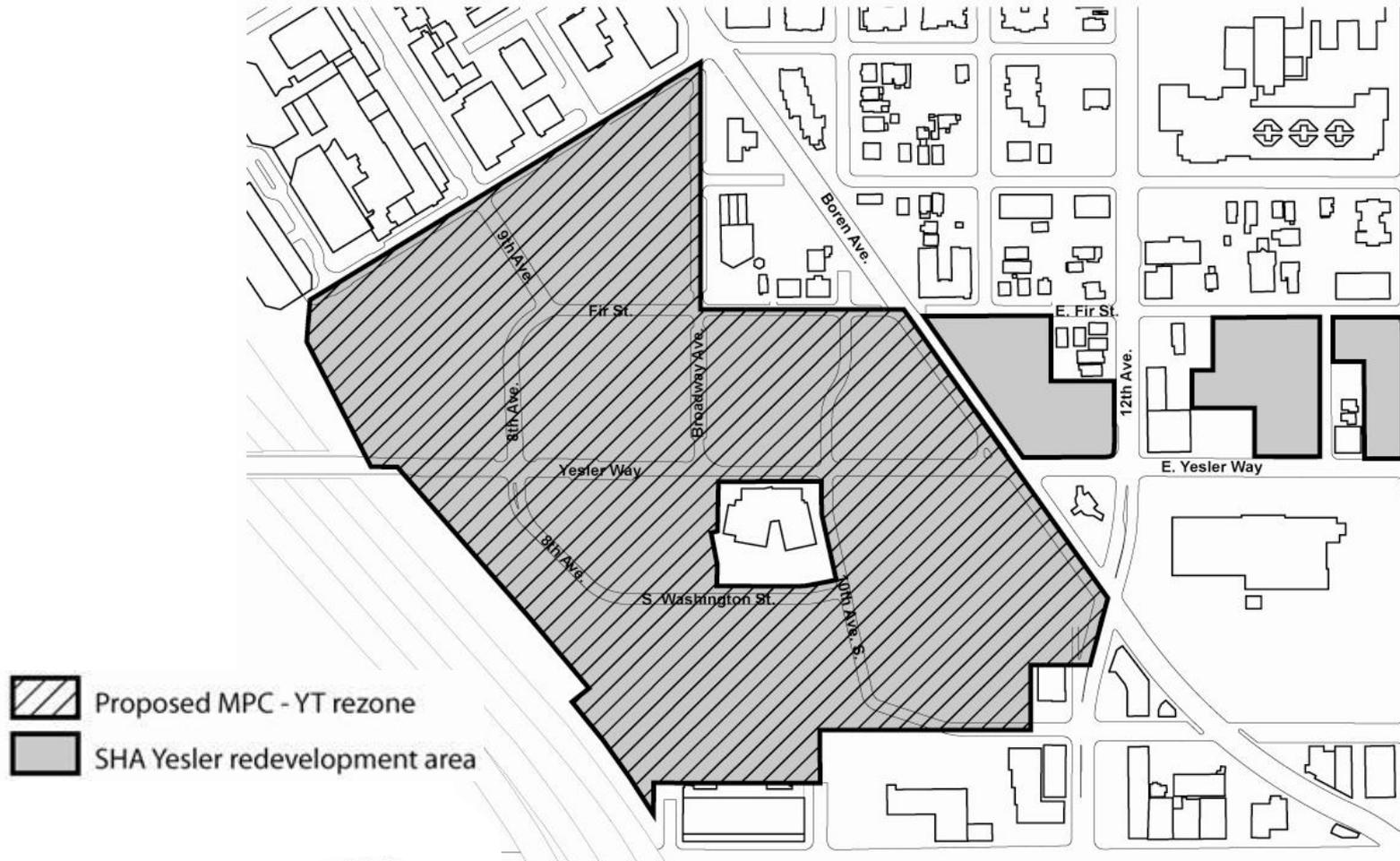


Legislation summary – five ordinances

- Rezone and Land Use Code amendments
- Street vacation and dedication
- Planned action ordinance
- Parks boundary adjustment
- Cooperative agreement



Redevelopment and rezone geography



Snapshot: DPD's draft proposal

- New zone (MPC-YT)
- Generally aligns with SHA development plan:
 - Up to 4,500 residential units
 - Up to 900,000 sq. ft. office, medical services, lodging
 - 150,000 sq. ft. retail, services
- Additional controls to ensure amenities, public benefits, high-quality design



Yesler Terrace Housing Requirements Summary

| Unit type | Affordability level | Term of affordability | Number of units | Required by... |
|--|---|---|--|-----------------------|
| Extremely low-income | Up to 30% MI | Minimum of 50 years | 561 replacement units | Land Use Code |
| Low-income | Up to 60% MI | Minimum of 50 years | 290 | Land Use Code |
| Moderate-income | Up to 80% MI | Minimum of 50 years | ~168 (1 for every 17 additional units) | Land Use Code |
| | | Minimum of 20 years | ~682 | Cooperative agreement |
| Market rate | No restriction | Not applicable | Up to 2,699 | Not applicable |
| Extremely low-income <i>Or</i> Moderate Income | Up to 30% MI <i>Or</i> Up to 80% MI | Minimum of 50 years <i>Or</i> Minimum of 20 years | 100 | Cooperative agreement |

“MI” is median income (sometimes known as “area median income” or AMI).

Yesler Terrace Land Use Code “Metered Development”

| | Affordable housing production conditions to increase maximum floor area limit to the next tier | Maximum residential floor area allowed in the MPC-YT zone |
|--------|--|---|
| Tier 1 | <ul style="list-style-type: none"> • 188 units of replacement housing • One 80% of MI unit for every 17 additional units | 1,400,000 square feet (<i>roughly 1,600 units</i>) |
| Tier 2 | <ul style="list-style-type: none"> • 280 units of replacement housing • One 80% of MI unit for every 17 additional units | 2,750,000 square feet (<i>roughly 3,125 units</i>) |
| Tier 3 | <ul style="list-style-type: none"> • 561 units of replacement housing • 290 units of 60% of MI housing • One 80% of MI unit for every 17 additional units | 3,450,000 square feet (<i>roughly 3,920 units</i>) |
| Tier 4 | Not applicable | 3,950,000 square feet (<i>roughly 4,500 units</i>) |

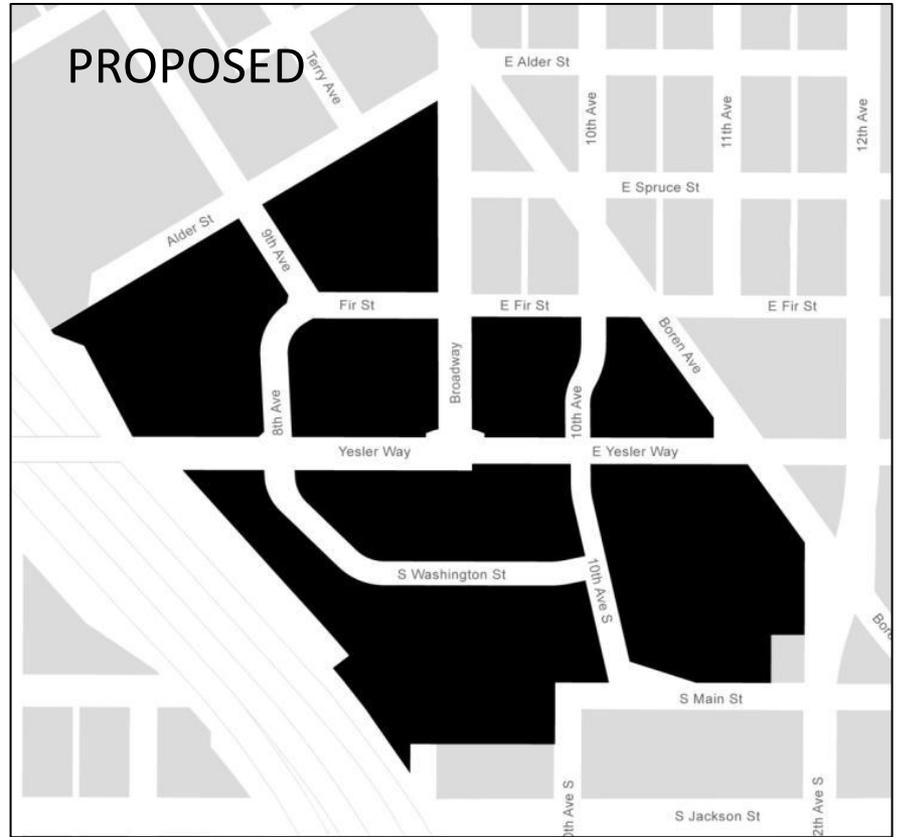
Note: “Additional units” includes market-rate units and 80% of MI units with a term of affordability of 20 years.

Development standards

- Height limits and maximum floor plate size
- Building setbacks
- Street-level character
- Residential amenity area
- Landscaping
- Parking maximums

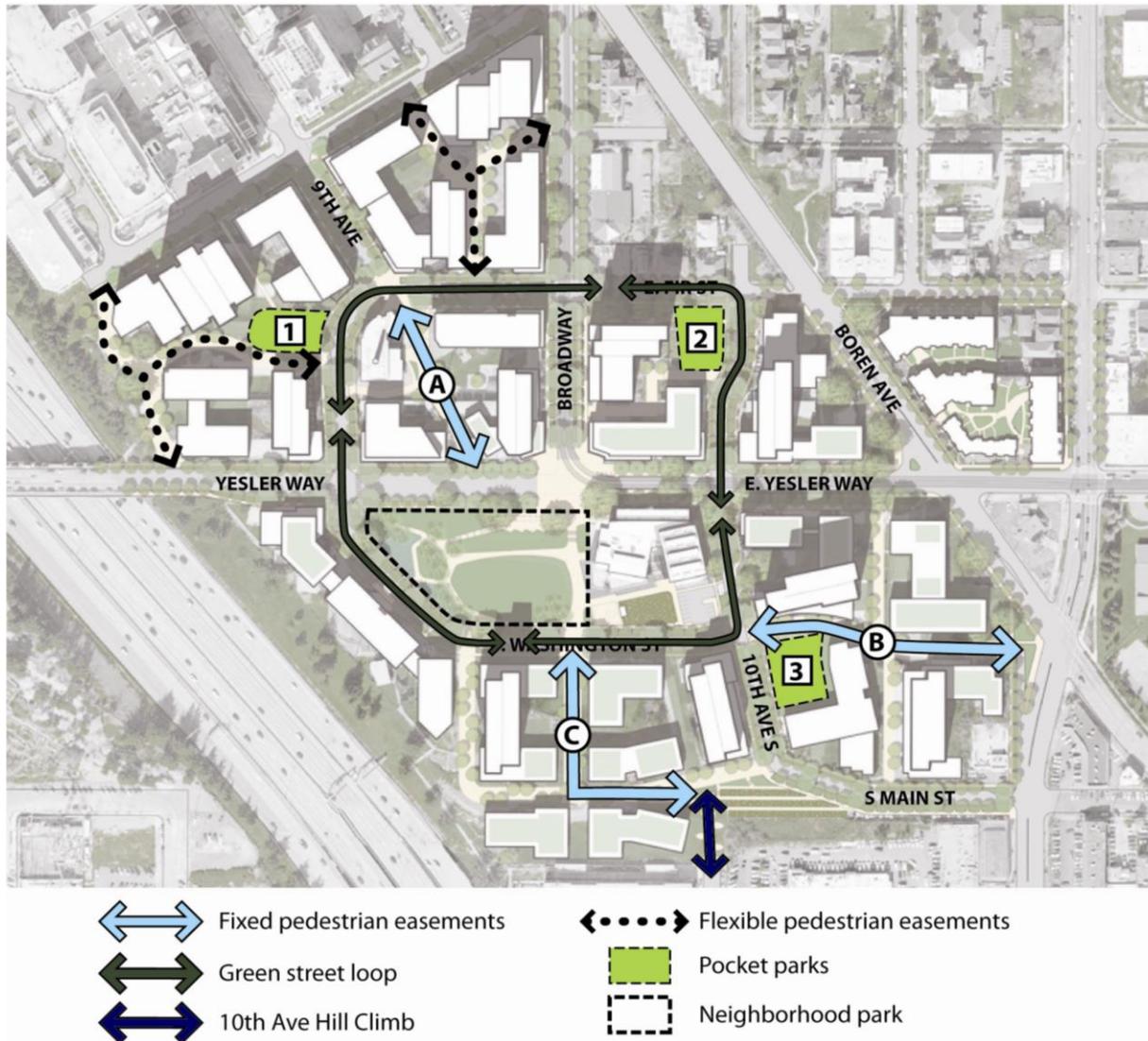


Street reconfiguration



- Improved circulation within the neighborhood
- Better connections across Boren and to Little Saigon
- Net increase in public right-of-way: +21,160 sq ft

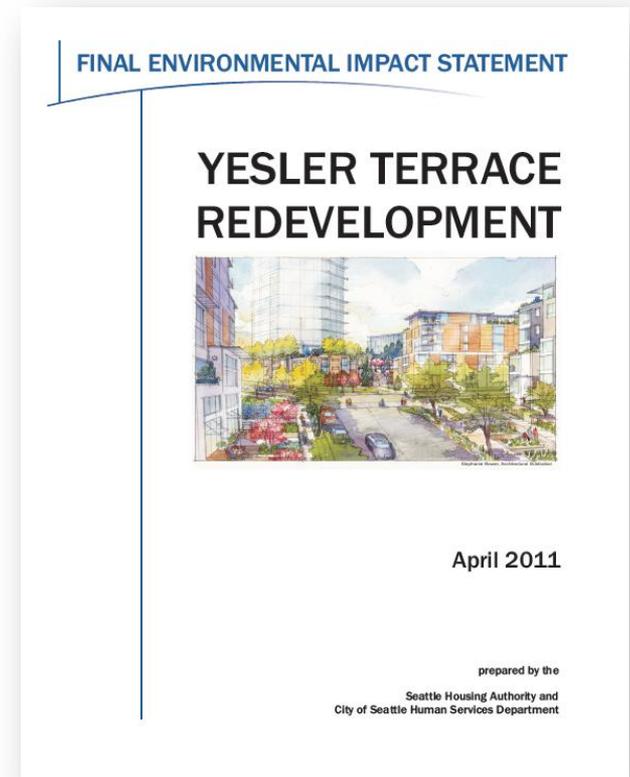
Public benefits/easements



Minimum one acre of community gardens – specific location TBD

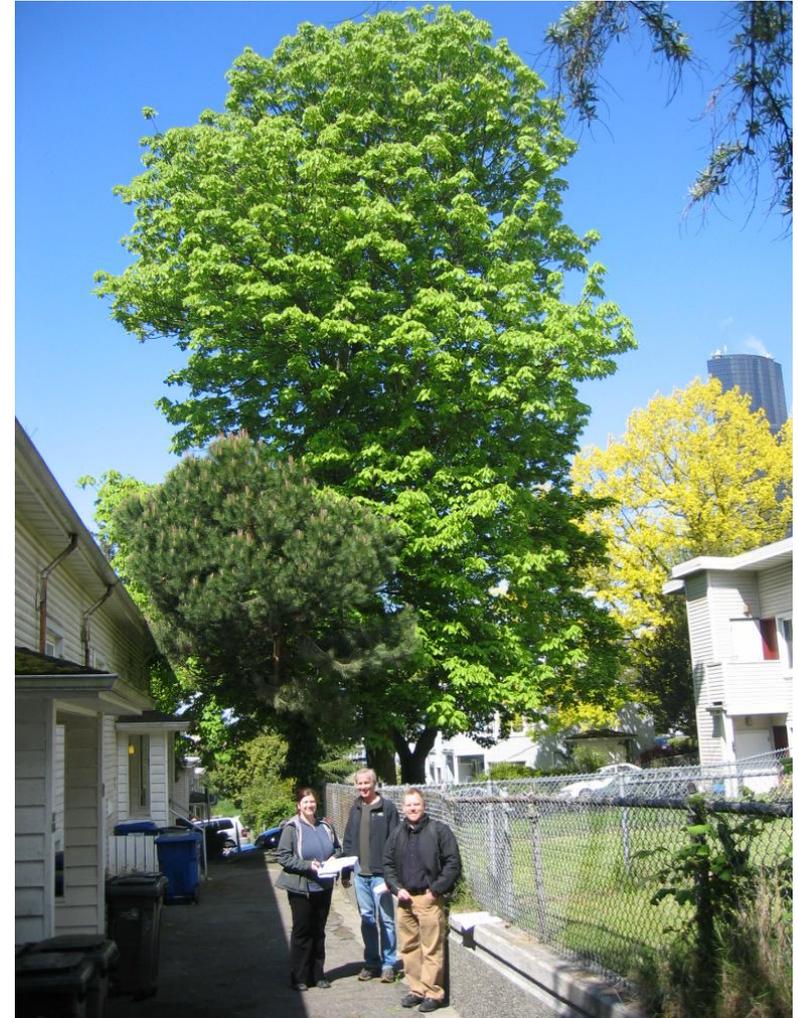
Planned action ordinance (PAO)

- Planning tool for large, phased development
- Comprehensive EIS covers the entire “planned action” – allows consideration of cumulative impacts
- PAO sets thresholds, mitigation requirements
- Establishes environmental review procedure for qualifying projects that is not subject to appeal



Planned action mitigation document

- Proposals must demonstrate compliance to receive planned action designation
- Conditions include:
 - Tree protection plan
 - Air quality controls
 - LEED/Built Green standard
 - Reducing freeway noise to residential interiors
 - Pedestrian easements



Public review and comment

- Draft legislation is out for public review
www.seattle.gov/dpd/planning/yeslerterrace
- Public meeting on March 7, 5:30 to 8 p.m., Yesler Community Center
- Comments may be submitted through March 19
- Send comments to:
Dave LaClergue
dave.laclergue@seattle.gov
(206) 733-9668
- Revised legislation will be submitted to the City Council in spring 2012