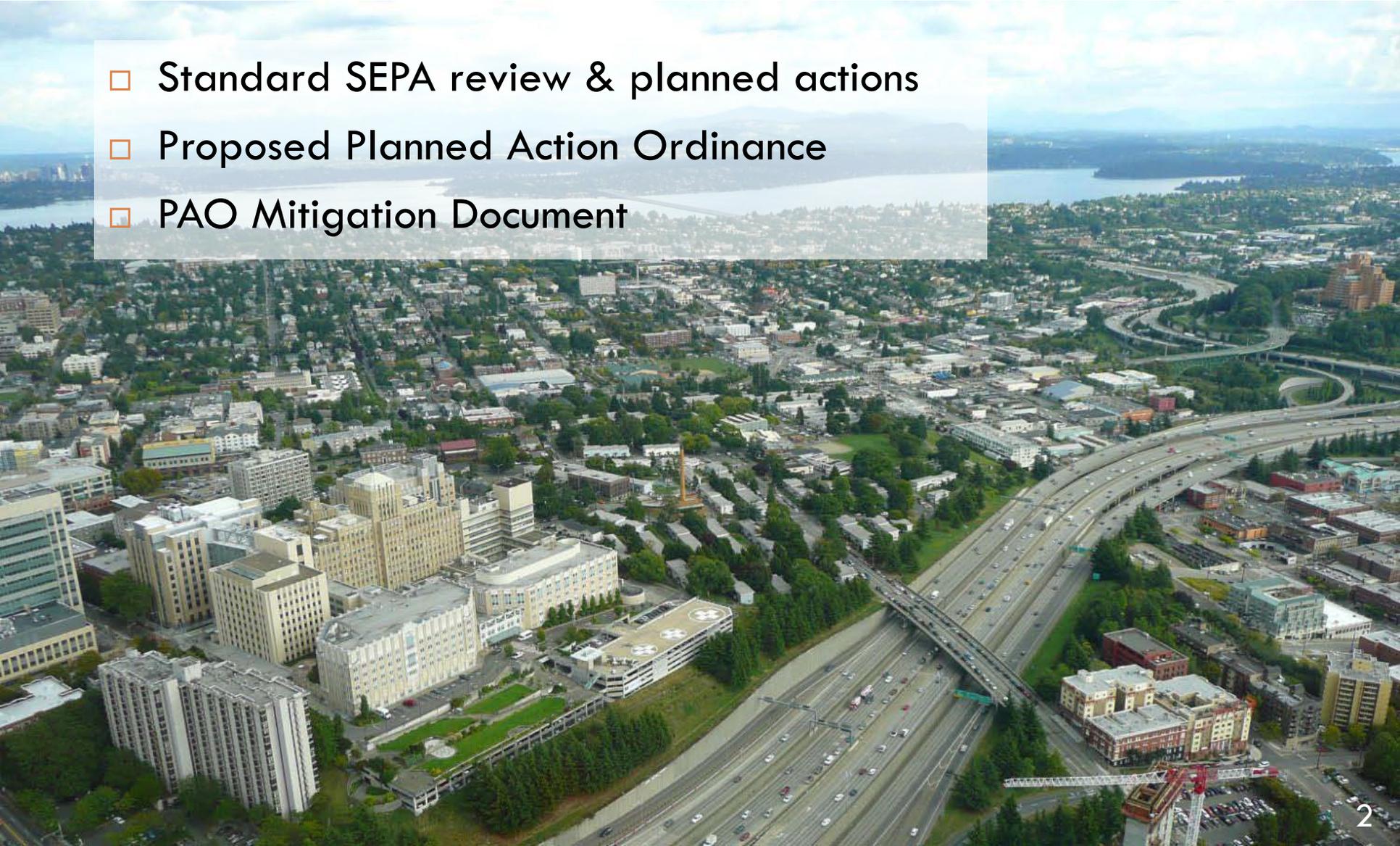


YESLER TERRACE ENVIRONMENTAL REVIEW & MITIGATION



Overview

- Standard SEPA review & planned actions
- Proposed Planned Action Ordinance
- PAO Mitigation Document



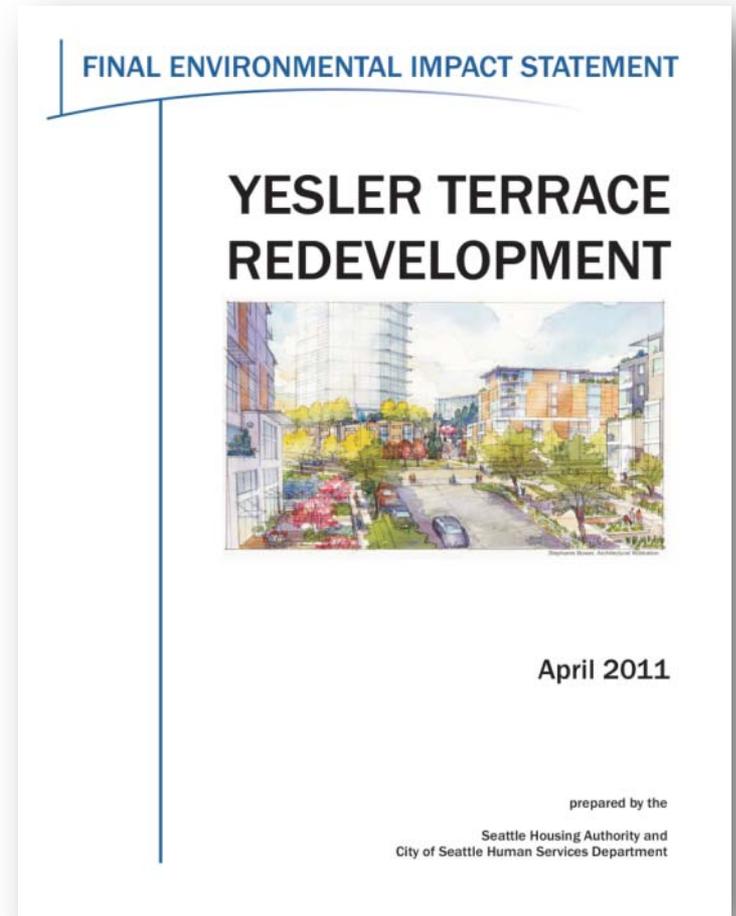
Environmental review

- Part of project review, along with regulatory reviews such as Land Use, Grading, Stormwater, and Building Codes.
- Authority comes from State law (SEPA); required mitigation must be for impacts identified in an Environmental Impact Statement (EIS)
- Typically, each proposed project above a certain size prepares its own environmental review (SEPA checklist, DNS, and/or EIS)



Planned actions

- A Planned Action Ordinance (PAOs) allows up-front environmental review of a group of projects within a defined area
- Includes required mitigation, limits on eligible development
- Used by Vancouver (WA), Mountlake Terrace, Renton, and others



Considerations at Yesler Terrace

- First PAO proposed in Seattle – best used for large, phased developments
- PAO offers a clearer way to mitigate cumulative impacts
- PAO provides greater predictability:
 - ▣ Pre-determined mitigation
 - ▣ Type I (non-appealable) review decision



Development thresholds

- To be eligible, development must stay within the scope of what the EIS studied
- The proposed PAO sets limits on floor area, trip generation, and number and placement of highrise buildings



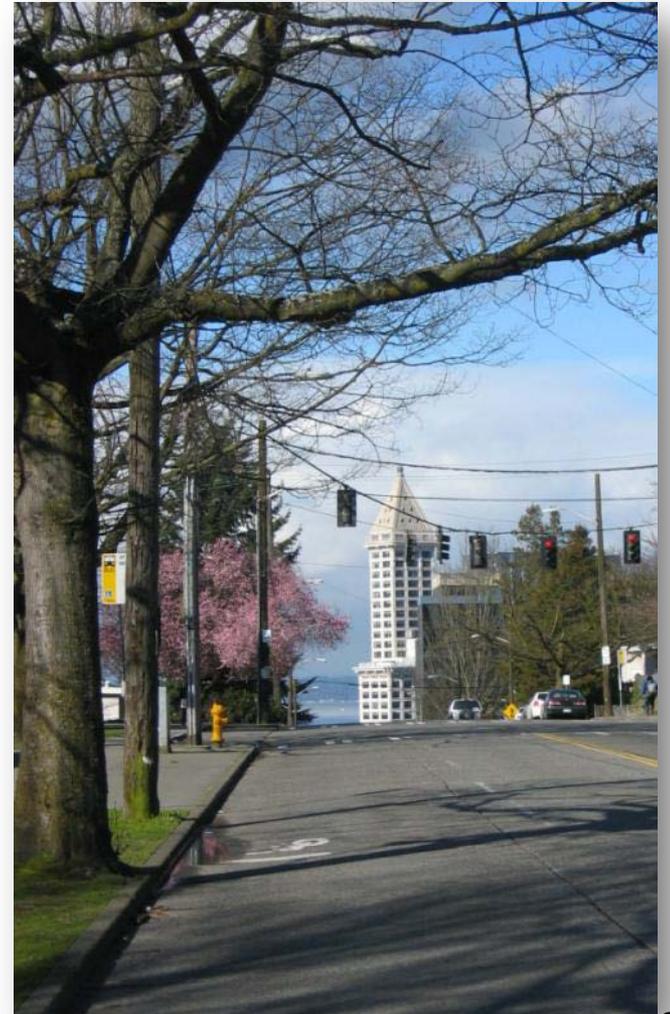
Mitigation document summary

- Grading and slope stability
- Air quality
- Tree protection plan
- Diversion of construction waste
- Noise mitigation
- Light and glare
- Historic landmarks
- Transportation
- Water conservation

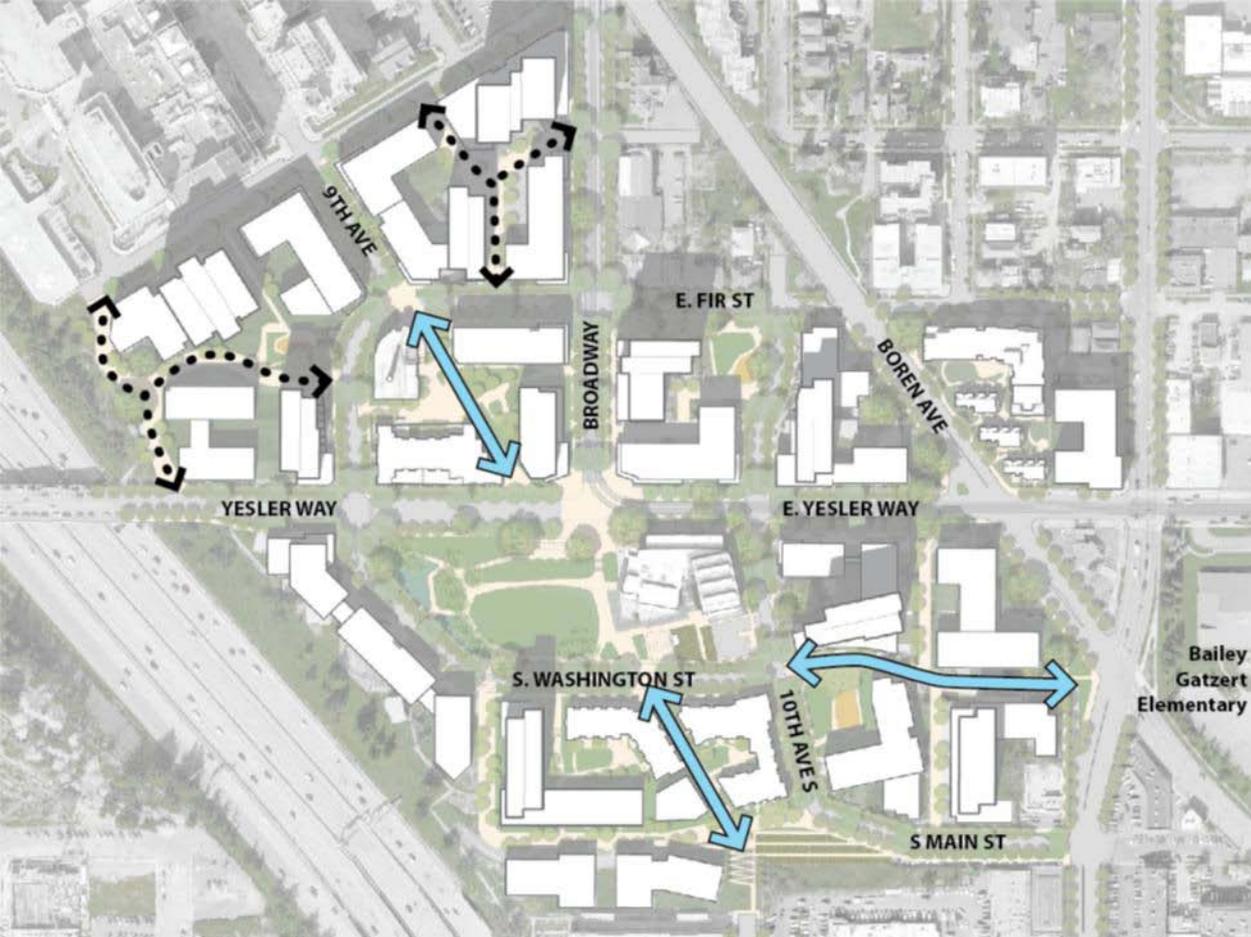


Tree protection plan

- Based on comprehensive tree inventory, goes well beyond standard requirements
- Exceptional tree ordinance would only require protection or replanting for a total of 22 trees
- PAO requires protection of 40 and replanting for 370

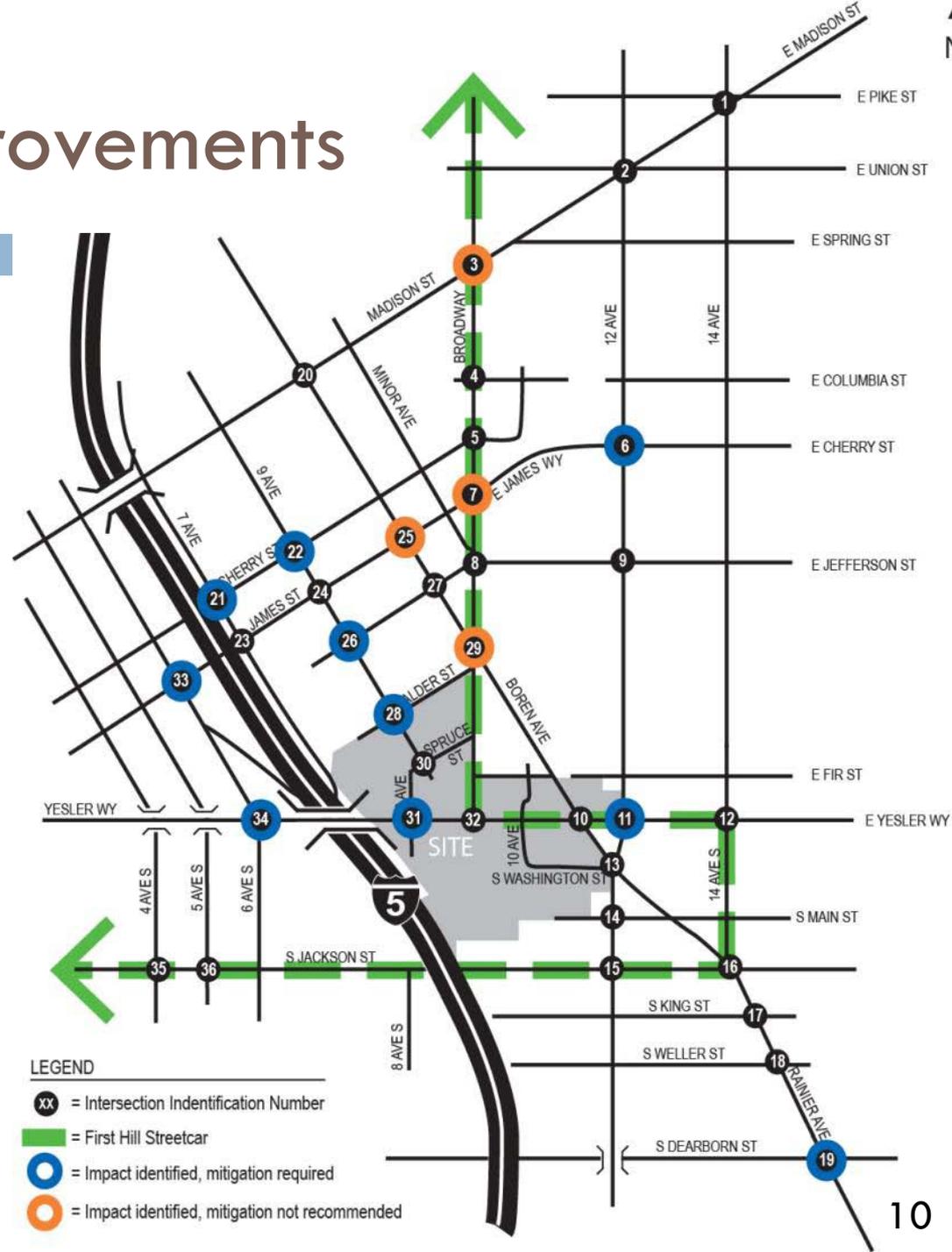


Pedestrian pathways



Intersection improvements

- Upgrades required for 10 intersections in and around Yesler Terrace to mitigate traffic impacts
- Improvements include new turn lanes, stop signs, and traffic signals



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