



Legislative Department  
 Seattle City Council  
 Memorandum

Date: July 25, 2012

To: Special Committee on Yesler Terrace

From: Rebecca Herzfeld, Martha Lester, and Traci Ratzliff, Council Central Staff

**Subject: July 26, 2012, Meeting of the Special Committee on Yesler Terrace – Identification of Councilmember Issues**

Councilmembers have had eight briefings and discussions about the proposed redevelopment of Yesler Terrace since February 2012 – some in Council Briefings and some in the Special Committee on Yesler Terrace. These have focused on presentations by Executive and SHA staff to review the many aspects of the proposed redevelopment, and on giving Councilmembers an opportunity to ask questions and raise issues of interest. We also met individually with all Councilmembers to hear your questions and issues about this project.

Many of the Councilmember questions have been answered, either in the presentations themselves, or in written responses that are in Councilmembers’ Yesler Terrace notebooks (see tab 6, among others).

As you know, the target is to have the Special Committee vote on the legislation at its August 16 meeting, and have the Full Council vote on September 4. To help you be prepared to take these votes, we are preparing amendments that Councilmembers may propose. This memo outlines the amendments that have been requested to date.

*Please note: If there are other issues on which you would like to propose an amendment, or additional information that you need, please let us know as soon as possible.*

The upcoming meeting schedule (including the July 26 meeting) is as follows:

Thursday, July 26, 9:30 a.m.	– Councilmember identification of issues and discussion
Tuesday, July 31, 9:30 a.m.	– Councilmember identification of issues and discussion
Wednesday, August 8, 5:30 p.m.	– Second public hearing
Thursday, August 9, 9:30 a.m.	– Discussion and Councilmember amendments
Thursday, August 16, 9:30 a.m.	– Discussion and Councilmember amendments – Final committee vote on legislation
Tuesday, September 4, 2 p.m.	– Full Council vote on legislation

The proposed legislation will be introduced on July 30. Councilmembers may then move and vote on amendments at the August 9 and August 16 meetings of the Special Committee.

Note that in several early meetings, Councilmembers emphasized the importance of (a) social equity, economic opportunity, and the City's Race and Social Justice Initiative; and (b) a meaningful ongoing role for community members and residents in oversight of redevelopment activities. In response, language in support of these values was already added to the version of the Cooperative Agreement that was submitted to the Council.

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**1. Expand, and try to expand even further, the number of family-sized units at Yesler Terrace and in surrounding neighborhoods** (Licata, O'Brien)

Add new recital to Cooperative Agreement, page 2, to read as follows:

The redevelopment of Yesler Terrace will expand the number of housing units affordable to low- and moderate-income families with children. The mixed-income development will provide opportunities for families of all incomes to live in this neighborhood. It will also allow families to remain in the neighborhood as their economic situations improve. Where possible, the City and SHA will look for opportunities to encourage the development of additional housing units for families consisting of two or more bedrooms at Yesler Terrace and in the surrounding neighborhoods that will permit additional families to live in the city.

**2. State goal that Yesler Terrace redevelopment will improve and enhance surrounding neighborhoods** (Licata)

Add new recital to Cooperative Agreement, page 2, to read as follows:

The redevelopment of Yesler Terrace is being undertaken in consultation with surrounding neighborhoods and institutions, including Little Saigon, Harborview Medical Center, Bailey Gatzert Elementary School, and Seattle University, with a goal that new housing and other uses at Yesler Terrace and improved connections to adjacent neighborhoods, such as the 10th Avenue South hill climb, will enhance all of these neighborhoods.

**3. Clarify language related to right-to-return for Yesler Terrace residents** (Licata, O'Brien and Harrell)

Language will be drafted for the Cooperative Agreement to clarify under what conditions a Yesler Terrace resident may be ineligible to return to Yesler Terrace after redevelopment that specifically relates to eviction from SHA housing.

**4. Add details about community engagement in ongoing issues of interest at Yesler Terrace** (Licata)

Amend Cooperative Agreement, second paragraph of Section 12, page 24, as follows:

In addition, SHA will continue to regularly attend meetings of the Yesler Terrace Community Council, the PEER group and the Asian Elders to facilitate resident engagement on the issues of greatest interest to their respective groups. These issues ~~may~~ will include: housing amenities, open space/pedestrian pathway design, ~~and~~ social service needs, and provision of community desired services, which may include a grocery store or other services, in new, on-site commercial or retail space.

**5. Strengthen language concerning community workforce goals (Licata)**

- a. Language will be drafted for the Cooperative Agreement that strengthens SHA's commitment to obtain from all developers at Yesler Terrace plans that include goals for Section 3 hiring, women and minority business (WMBE) enterprise utilization, Section 3 business utilization, apprenticeship utilization and equal opportunity employment goals.
- b. Amend Cooperative Agreement, Section 13, page 26 as follows:
  - Workforce Goal: SHA has established employment goals for the workforce of these projects (contractor and subcontractors) of not less than 21 % minorities and 20% women, with an employment subgoal of 4.5 % for minority women. SHA will seek to exceed this goal.
  - Apprenticeship: SHA has established a minimum 15% apprentice utilization requirement for this project. SHA will seek to exceed this goal.
  - Women and Minority Business Enterprise (WMBE) Subcontracting Utilization: SHA has established 14% aspirational women and minority subcontracting goals as a percentage of the total work. SHA will seek to exceed this goal.

**6. Assist Little Saigon to explore feasibility of mixed-use project including low-income housing, affordable commercial space, and Vietnamese cultural center (O'Brien, Licata)**

Adopt resolution (see Attachment A) and draft language for the Cooperative Agreement committing the City and SHA to assist Little Saigon to explore feasibility of mixed-used project that includes low-income housing, affordable commercial space and Vietnamese cultural center.

**7. Require undergrounding of utility wires (Rasmussen)**

New conditions for the street vacation conceptual approval will be drafted to require that all existing overhead utilities be placed underground, and to clarify that the street sections included with the conceptual approval will be revised to reflect this requirement.

**8. One for one Tree Replacement (Licata)**

Add or revise language to require more trees – more than would be required under the proposed legislation via Green Factor, street tree requirements, and the Planned Action Ordinance's Tree Protection Plan – to address loss of tree canopy due to redevelopment.

Attachment A: Draft Little Saigon Resolution

Traci Ratzliff  
Leg Dept, Little Saigon, RES  
July 23, 2012  
Version #1

**RESOLUTION \_\_\_\_\_**

A RESOLUTION stating the City of Seattle’s intent to assist the Friends of Little Saigon and other community members in the Little Saigon Neighborhood to explore the feasibility of a mixed-use project that would serve as a positive catalyst to preserve and enhance Little Saigon as a social, cultural, and economic hub.

WHEREAS, Little Saigon is a historic social, cultural and economic hub of the Vietnamese community in the Puget Sound Region and a great cultural asset to the City of Seattle; and

WHEREAS, Little Saigon is a vibrant small business district; and

WHEREAS, the City adopted Land Use Code amendments in 2011 that allow increased development in South Downtown, including Little Saigon; and

WHEREAS, the City Council is reviewing proposed Land Use Code amendments that would allow increased development at Yesler Terrace; and

WHEREAS, the First Hill Streetcar is under construction and will begin travel on Jackson Street through Little Saigon beginning in 2014; and

WHEREAS, the City’s economy is improving and development is beginning to increase citywide; and

WHEREAS, these factors will likely result in the redevelopment, over time, of portions of the Little Saigon neighborhood and may cause an increase in land values and rents that creates pressure for displacement of existing businesses and community members; and

WHEREAS, the Little Saigon community has indicated an interest in pursuing the development of a mixed-use project potentially including low-income housing, affordable commercial space, and a Vietnamese cultural center that could act as a catalyst to preserve and enhance Little Saigon; NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SEATTLE, THE  
MAYOR CONCURRING, THAT:**

The City of Seattle, including the Office of Housing, the Office of Economic Development, and the Department of Planning and Development, will work with the Friends of Little Saigon and

**ATTACHMENT A**

**DRAFT**

Traci Ratzliff  
Leg Dept, Little Saigon, RES  
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1 other community members in Little Saigon to explore the feasibility of developing a mixed-use  
2 project that may include low-income housing, affordable commercial space, and a Vietnamese  
3 cultural center. This development will be a complicated project. The City expects the Friends of  
4 Little Saigon to obtain the assistance of an experienced real estate development organization  
5 with demonstrated success working with the Vietnamese community and business owners, in  
6 order to proceed with planning for a project. The City does not commit at this time to provide  
7 funding for this project. However, the City will assist the Friends of Little Saigon to identify and  
8 pursue potential funding from Federal, State and local sources (including public and private  
9 sources) that could pay a portion of the land acquisition and/or construction costs of this project.

10 Adopted by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2012, and  
11 signed by me in open session in authentication of its adoption this \_\_\_\_\_ day  
12 of \_\_\_\_\_, 2012.

13 \_\_\_\_\_  
14 President \_\_\_\_\_ of the City Council

15  
16 THE MAYOR CONCURRING:  
17  
18 \_\_\_\_\_  
19 Michael McGinn, Mayor

20  
21 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2012.

22  
23 \_\_\_\_\_  
24 Monica Martinez Simmons, City Clerk

25 (Seal)