



**SEATTLE CITY COUNCIL  
YESLER TERRACE COMMITTEE\*  
SPECIAL MEETING  
Thursday, August 16, 2012  
9:30 a.m.**

**Members:** Sally J. Clark, Chair  
Richard Conlin, Vice-Chair  
Nick Licata, Vice-Chair  
Sally Bagshaw, Member  
Tim Burgess, Member  
Jean Godden, Member  
Bruce A. Harrell, Member  
Mike O'Brien, Member  
Tom Rasmussen, Member

**Staff:** David Yeaworth, Legislative Assistant  
Laurel Humphrey, Council Clerk  
Emilia M. Sanchez, Council Clerk

**Location:** Council Chamber, City Hall  
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Seattle, WA 98104

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**Website:** [http://www.seattle.gov/council/issues/yesler\\_terrace.htm](http://www.seattle.gov/council/issues/yesler_terrace.htm)  
[Yesler Terrace Redevelopment Background Notebook](#)

**Committee Chair Telephone:** 206-684-8802  
**Council Meeting Listen Line:** 206-684-8566

\*This meeting also constitutes a meeting of the Full Council, provided that the meeting shall be conducted as a committee meeting under the Council Rules and Procedures, and Council action shall be limited to committee business.

- A. Call to Order**
- B. Chair's Report**
- C. Public Comment (20 minutes)**
- D. Items of Business**

***This supporting document is for agenda items 1, 2, and 3:***

- [Yesler Terrace Central Staff Memo Including Proposed Amendments](#)

1. **Cooperative Agreement**

**Video  
Archive:**

<http://seattlechannel.org/videos/watchVideos.asp?program=yeslerTerrace>



The Council's Chambers and offices are physically accessible; translation services provided on request. Call 206-684-8888 (TDD: 206-233-0025) for further information.



[C.B. 117536](#) Relating to the redevelopment of Yesler Terrace by the Housing Authority of the City of Seattle; and authorizing the Mayor to execute a Cooperative Agreement with the Housing Authority of the City of Seattle.

DISCUSSION AND POSSIBLE VOTE

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

*Supporting Document:*

- a.** [Exhibit A to Cooperative Agreement](#)
- b.** [Proposed Amendment by Councilmember Harrell](#) (added 08/15, 12:15 p.m.)

2.

**Little Saigon Resolution**

[Res. 31403](#) 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.

DISCUSSION AND POSSIBLE VOTE

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

*Supporting Document:*

- a.** [Proposed Substitute Resolution 31403](#)

3. **Land Use Code Amendments and Rezone**

[C.B. 117541](#)

Related to land use and zoning, amending various chapters of Title 23 of the Seattle Municipal Code (SMC) to incorporate new zoning provisions for Yesler Terrace; adding a new SMC Chapter 23.75 to establish use provisions and development standards for the new Master Planned Community -- Yesler Terrace (MPC-YT) zone, including an affordable housing incentive program as authorized by RCW 36.70A.540; amending SMC Section 25.05.800 to establish limits for categorical exemptions from environmental review in the MPC-YT zone; amending the Official Land Use Map, SMC Chapter 23.32, to rezone properties in the Yesler Terrace neighborhood from LR3 and DMR/C 65/65-85 to MPC-YT; approving and adopting Yesler Terrace Master Planned Community Design Guidelines; revising design review and platting procedures for the MPC-YT zone; and revising procedures for project review under a planned action ordinance; all to implement the Comprehensive Plan and to allow redevelopment of Yesler Terrace to achieve a mix of residential, commercial, and other uses; appropriate urban density; and more affordable housing, environmental sustainability, and publicly accessible open space than would be likely to result from development under existing zoning.

DISCUSSION AND POSSIBLE VOTE

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

*Supporting Document:*

- a. [Proposed Substitute CB 117541](#)

4. **Planned Action Ordinance**

[C.B. 117540](#)

Relating to redevelopment at Yesler Terrace, designating certain future proposed projects as planned actions pursuant to the State Environmental Policy Act, through use of a Planned Action Ordinance, and establishing certain requirements for these planned actions.

DISCUSSION AND POSSIBLE VOTE

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

5.

### **Street Vacation**

[C.F. 311389](#)

Petition of Seattle Housing Authority to vacate portions of streets and alleys within the Yesler Terrace Development in the general vicinity bounded by Interstate 5, Alder Street, Boren Avenue, and South Main Street.

#### **DISCUSSION AND POSSIBLE VOTE**

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

#### *Supporting Documents:*

- a. [Yesler Terrace Vacation with Conditions](#)
- b. [Exhibit A Existing & Proposed Right-of-way](#)
- c. [Exhibit B Roadway Segment Cross-Sections](#)
- d. [Exhibit C Public Benefits](#)
- e. [Exhibit D Hillclimb Alternatives](#)

### **E. Adjournment**