

SUMMARY and FISCAL NOTE*

Department:	Dept. Contact/Phone:	Executive Contact/Phone:
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** Note that the Summary and Fiscal Note describes the version of the bill or resolution as introduced; final legislation including amendments may not be fully described.*

1. BILL SUMMARY

Legislation Title: AN ORDINANCE relating to redevelopment at the Yesler Terrace Master Planned Community; amending Section 23.75.160 of the Seattle Municipal Code; and replacing Exhibit C, Tree Protection Plan, of Ordinance 123962.

Summary and background of the Legislation: This legislation makes limited modifications to the Tree Protection Plan (TPP) Exhibit C of the Planned Action Ordinance including the following:

- Update maps within Exhibit C - Tree Protection Plan (TPP) of the Yesler Terrace Planned Action to reflect existing conditions as well as correct errors found by staff from the time of adoption to present date;
- Correct the Tree Protection Plan Inventory chart included in the Tree Protection Plan – Exhibit C to be consistent with the trees shown on the map;
- Update provisions for development proposals that meet the planned action ordinance requirements within the MPC-YT zone to have the option to use payment-in-lieu of replanting, if allowed pursuant to Chapter 25.11, and off-site replanting; and
- Clarify the timing for reporting on tree removal mitigation, which is to occur after the development contemplated in the PAO is completed.

Other existing mitigation measures for tree replacement are maintained, including tree replacement ratios. The replacement ratios for Tier 1 and Tier 2 trees will continue to be 10 to 1 and 1 to 1, respectively.

The proposal would generally apply within the existing boundaries for the Master Planned Community-Yesler Terrace (MPC-YT) zoning classification in the planned action area. This area comprises the PAO, which is within the City of Seattle’s First Hill and Central Area neighborhoods. The site is generally bound by Interstate 5 (I-5) on the west; Alder Street and E Fir Street on the north, Boren and 12th Avenues on the east and S Main Street on the south. This site was expanded in the FEIS to include an approximately 2.3-acre area east of 12th Avenue (referred to as East of 12th). In addition, if allowed per SMC Chapter 25.11 Tree Protection, the proposal would allow trees to be planted outside the MPC-YT boundaries, throughout the city.

2. CAPITAL IMPROVEMENT PROGRAM

- a. Does this legislation create, fund, or amend a CIP Project? ___ Yes ___ **X** No

3. SUMMARY OF FINANCIAL IMPLICATIONS

- a. Does this legislation amend the Adopted Budget? ___ Yes __X__ No
- b. Does the legislation have other financial impacts to the City of Seattle that are not reflected in the above, including direct or indirect, short-term or long-term costs?

No.

- c. Is there financial cost or other impacts of *not* implementing the legislation?

No financial cost is anticipated. Not implementing the legislation could cause confusion and delay in the permit process for the remainder of the development contemplated in the MPC. This would be the result of relying on an outdated map and list of existing trees, as well as final street and plat layout. Finally, Seattle Housing Authority staff are concerned that without the ability in the future to plant trees off-site they may have difficulty finding space within the MPC for those trees.

4. OTHER IMPLICATIONS

- a. Does this legislation affect any departments besides the originating department?

No.

- b. Is a public hearing required for this legislation?

Yes.

- c. Does this legislation require landlords or sellers of real property to provide information regarding the property to a buyer or tenant?

No.

- d. Is publication of notice with *The Daily Journal of Commerce* and/or *The Seattle Times* required for this legislation?

Yes. Publication of notice of the Council public hearing will be made in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin. An addendum to the Yesler Terrace Environment Impact Statement, pursuant to environmental review under the State Environmental Policy Act (SEPA), was published on October 31, 2019 for this legislation in *The Daily Journal of Commerce* and in the City's Land Use Information Bulletin.

- e. Does this legislation affect a piece of property?

Yes. The legislation affects properties located within the Master Planned Community – Yesler Terrace (MPC-YT) zone. The legislation would allow for the option to plant trees off-site citywide.

f. Please describe any perceived implication for the principles of the Race and Social Justice Initiative. Does this legislation impact vulnerable or historically disadvantaged communities?

This legislation would help carry-out the intended master planned community to provide housing for vulnerable and historically disadvantaged communities. The Seattle Housing Authority (SHA) is responsible for creating public housing for low-income, elderly, and disabled residents. In addition to replacing all 561 original units on the site for families earning no more than 30 percent of the area median income, SHA is increasing affordable housing opportunities by creating up to 1,100 additional low-income units at Yesler.

New parks and open spaces encourage physical activity and engagement among residents, As well as access to trees and other greenery. Lastly, this legislation in combination with an option to use fee-in-lieu for tree replanting will allow the SHA to have the ability to plant to number of trees originally contemplated, to the benefit both those individuals and families living in Yesler Terrace as well as communities citywide, should SHA make use of the option to plant off-site.

g. If this legislation includes a new initiative or a major programmatic expansion: What are the specific long-term and measurable goal(s) of the program? How will this legislation help achieve the program's desired goal(s).

Not applicable to this proposal.

h. Other Issues:

None identified.

List attachments/exhibits below: None.