

Seattle Housing Authority

Yesler Planned Action Ordinance Proposed Amendment

PAO Overview

Tree Protection Plan

Proposed Change

Public Benefits



Seattle City Council
Land Use and Neighborhood Committee
July 14, 2021

Yesler Redevelopment

561 extremely low-income housing units,
290 very low-income units
800 workforce/middle income units
1,200 market housing units

Office

Approx 300,000 sf

Street-level retail

25,000 – 50,000 sf of retail

Public open space

5 - 8 acres



Yesler Redevelopment Progress

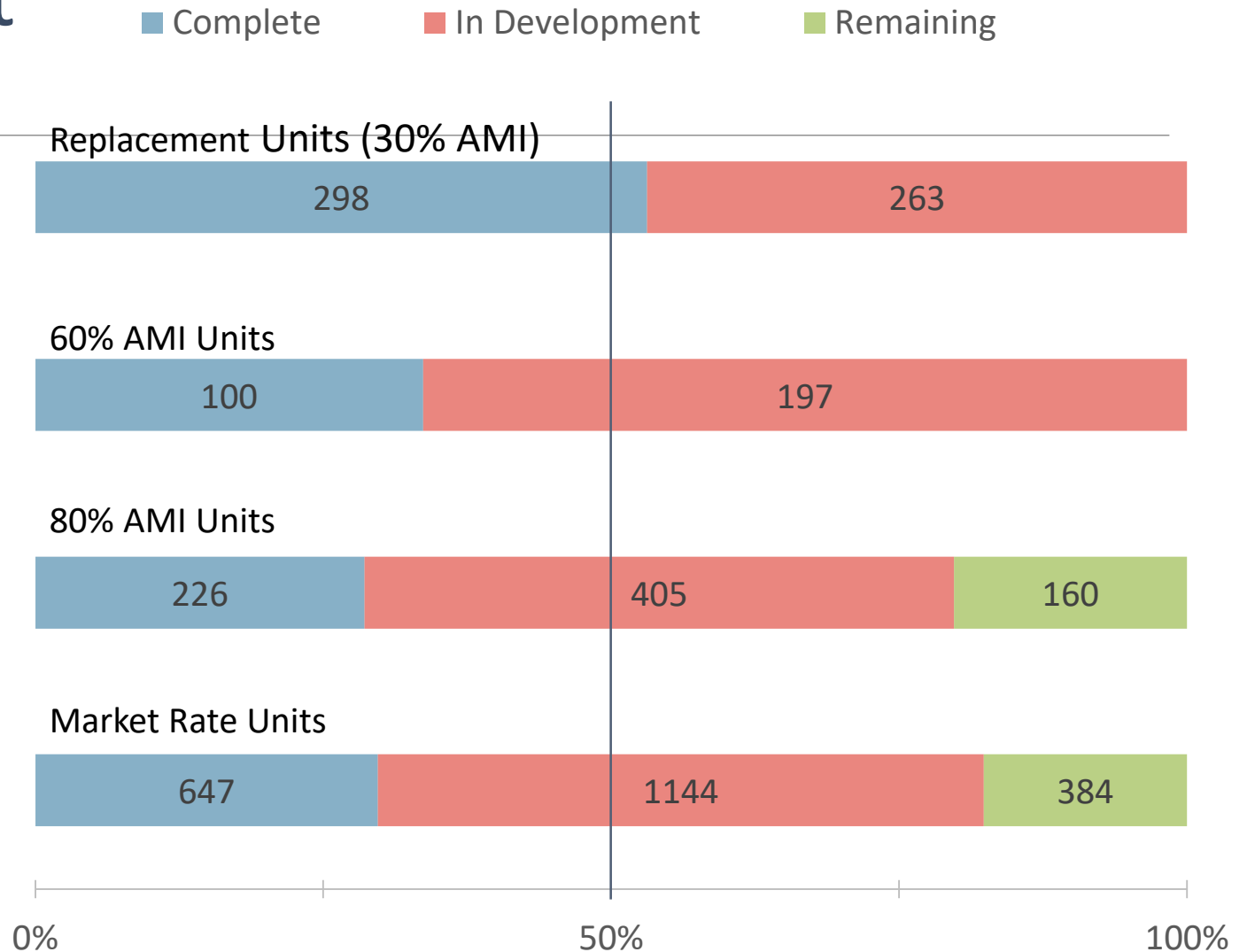
More than 50% of the total SHA replacement units for 30% or less of area median income have been built

624 income restricted units complete to date and 865 are in development

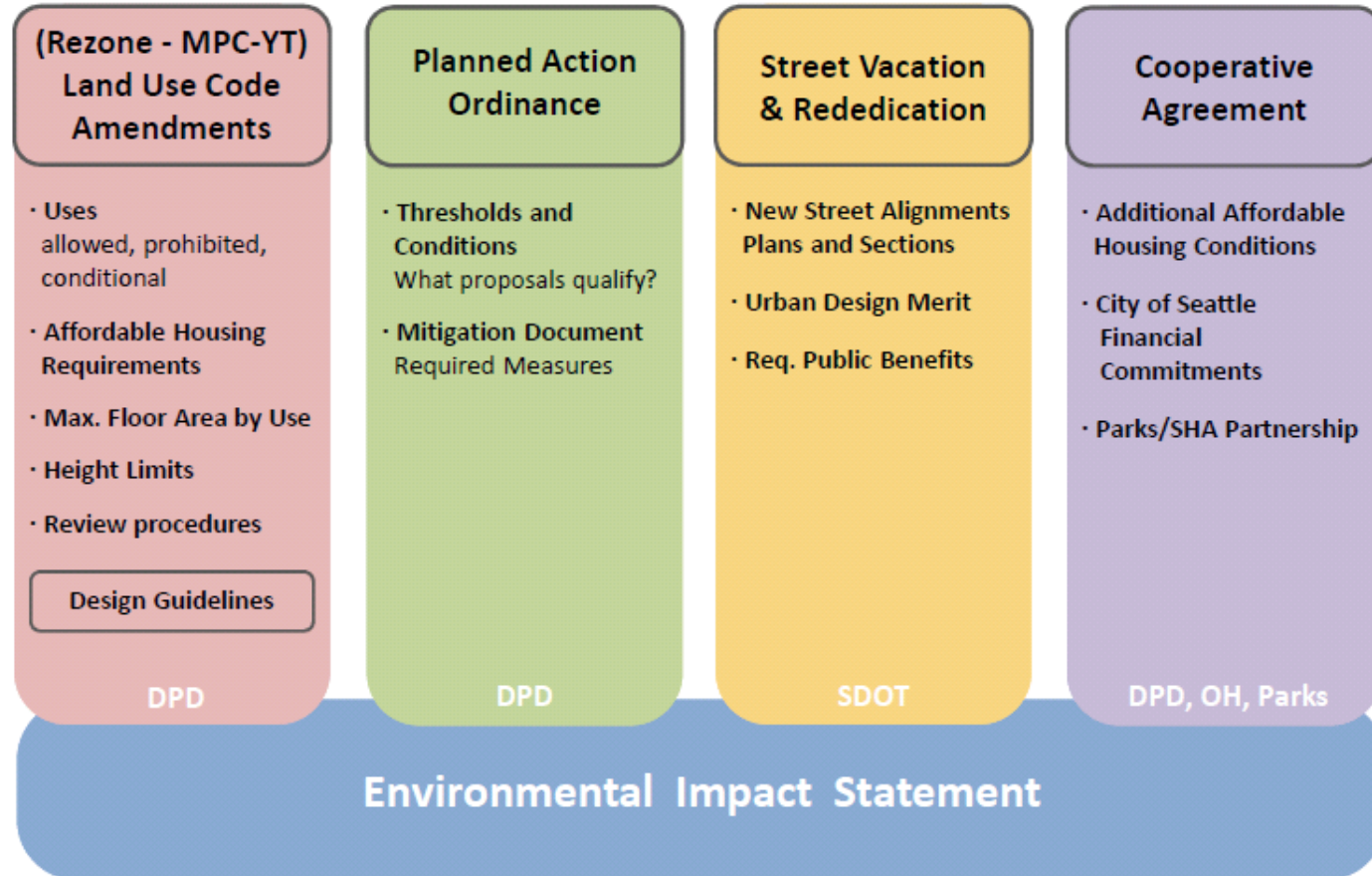
More than \$50 million invested in parks, open space, and infrastructure

Ongoing public-private partnerships with market developers

Closed purchase agreement with Kaiser Permanente for a major medical facility at Yesler



Legislative Summary



PAO OVERVIEW

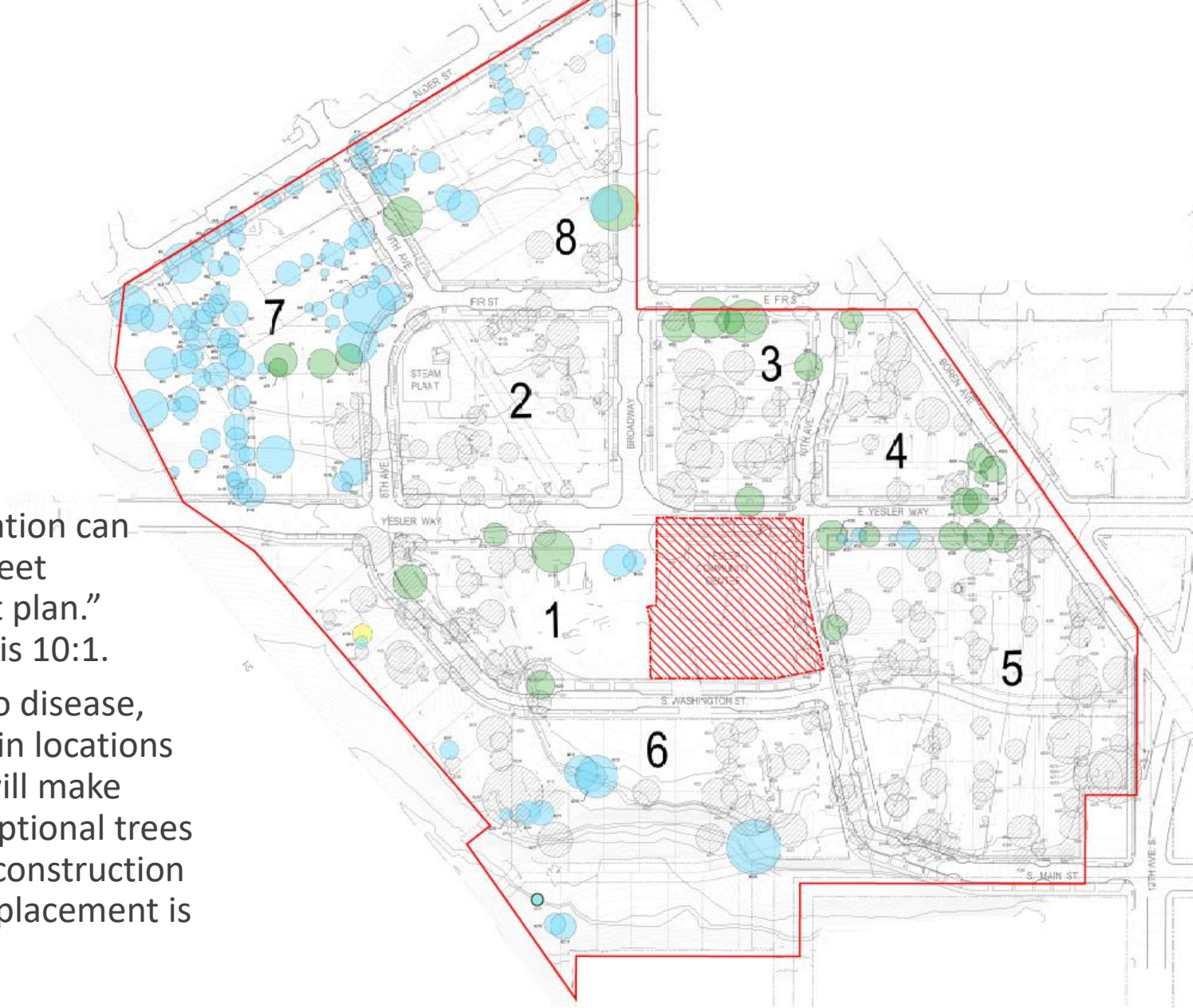
State planning tool for large,
phased development

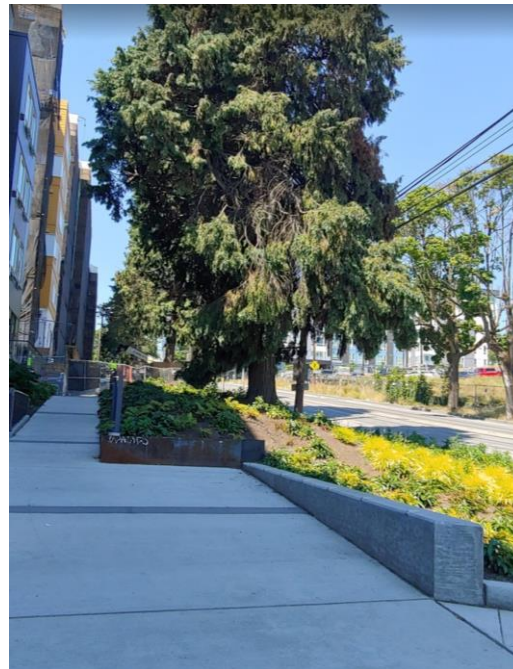
Covers 20-year timeline

Establishes specific **development thresholds** and **relevant mitigations** responding to the Yesler **Environmental Impact Statement**

PAO Tree Protection Plan

- Tree inventory and evaluation
- Categorizes trees as either:
 - **Tier 1** – Exceptional trees “where preservation can clearly be achieved within the planned street vacation/rededication and redevelopment plan.” Mitigation for replacement of Tier 1 trees is 10:1.
 - **Tier 2** – “not viable in the long term due to disease, topping, or other health problems, or are in locations where disturbances during construction will make preservation infeasible. This includes exceptional trees in locations where anticipated grading or construction preclude tree retention.” Mitigation for replacement is 1:1.





Current Tree Preservation / Replacement

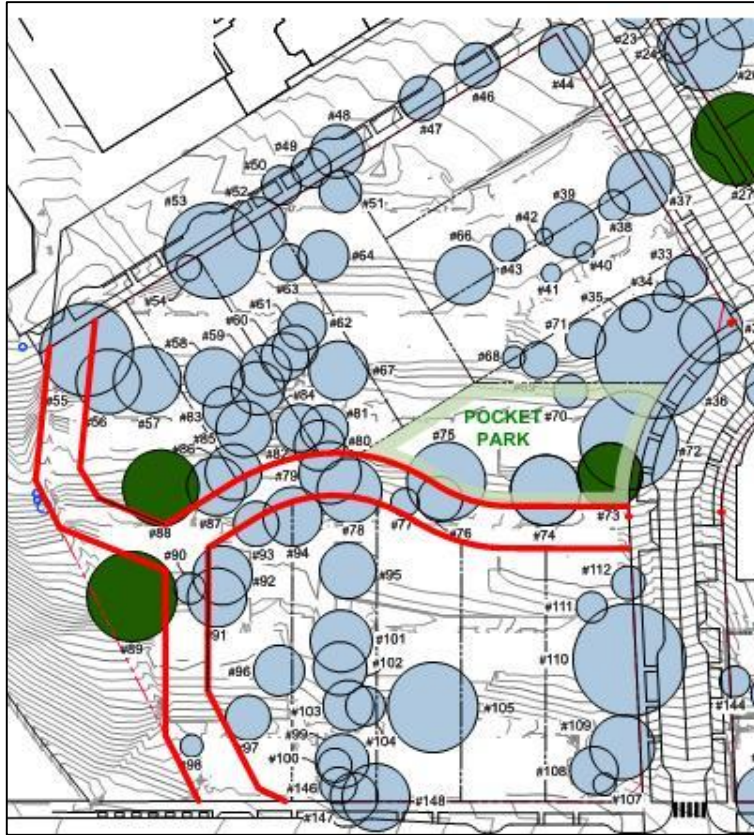
- 46 trees preserved out of 394
- Planted 601 trees as mitigation for removal of 348
- Replaced 391,105sf of canopy out of 246,850sf removed
- All demo completed and 7 redevelopment sites in planning stages

Proposed Amendment

1. Technical corrections and clarifications
2. Update PAO Tree Protection Plan maps to reflect existing conditions & correct errors
3. Create option to mitigate off-site and, if allowed by SMC 25.11, use fee-in-lieu of replanting
4. Revise two Tier 1 tree designations in Block 7 to correspond to plat approval and increase replacement ratio for the 2 revised Tier 1 trees

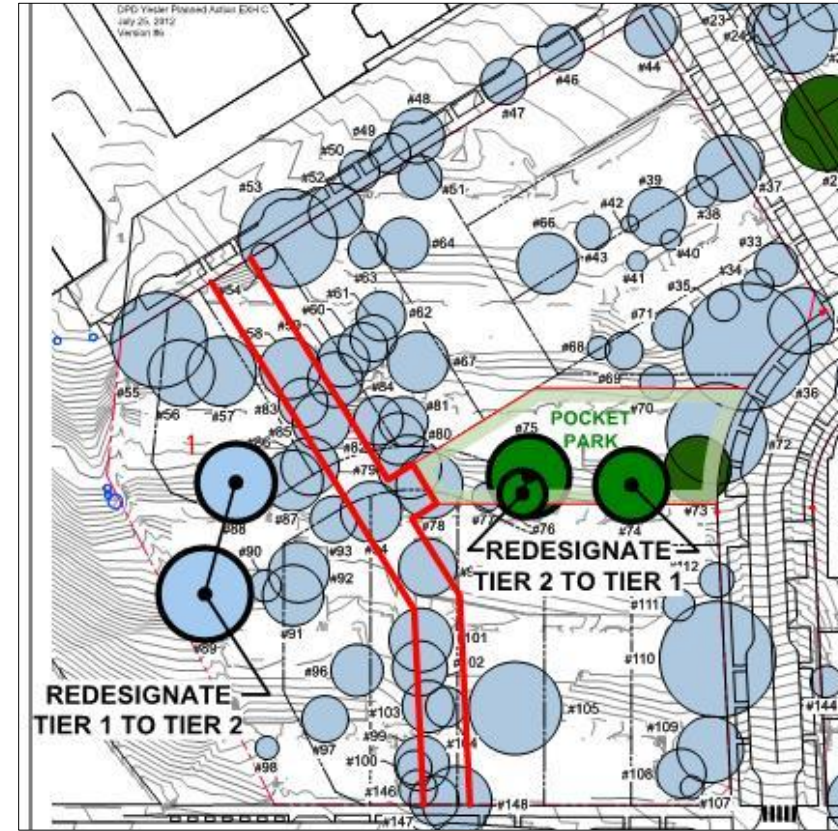
Proposed Amendment

Block 7 PAO Adoption



- Redesignate two Tier 1 Trees as Tier 2

Block 7 Plat Approval



- Redesignate three Tier 2 trees as Tier 1



BLOCK 7 POCKET PARK

Mitigations

Reclassify three trees from tier 2 to tier 1

- Net increase in number of tier 1 trees
- Net increase in amount of tree canopy

Increase mitigation for newly designated tier 2 trees to 3:1

[illegible]

- Net increase in number of trees preserved
- Net increase in amount of tree canopy
- Newly preserved trees are in public pocket parks
- Newly preserved trees will be maintained under the Covenant for Infrastructure

THANK YOU

For more information, please contact Terry Galiney, Seattle Housing Authority Development Director, tgaliney@seattlehousing.org and (206) 615-3439.

