

Notice of Availability of the Final Environmental Impact Statement for the Yesler Terrace Redevelopment Project

The Seattle Housing Authority is proposing a phased redevelopment of the Yesler Terrace community to a mixed-income, mixed-use residential community on an approximately 39 acre area on the southern slope of First Hill in Seattle, WA. The proposed project is generally bounded by Interstate 5 on the west, Alder Street and Fir Street on the north, 14th Avenue on the east, and Main Street on the south.

The proposed project would include development of a mix of affordable and market-rate housing, office and retail uses, as well as parks and open space, enhanced landscaping, improved streets and a system of pedestrian and bike improvements. It is anticipated that the redevelopment of Yesler Terrace will take approximately 15 to 20 years to complete. The proposed actions may involve the following: Comprehensive Plan Amendment, text amendment to the Land Use Code to allow a new zone for Yesler Terrace, street vacation, preliminary and final plat approval, adoption of a Planned Action Ordinance, Development Agreement approval, other construction and building permits, and other federal, state and local approvals for redevelopment of the Yesler Terrace community.

For additional background information on the project, please see the SHA website: <http://www.seattlehousing.org/redevelopment/yesler-terrace/>.

AVAILABILITY OF FINAL ENVIRONMENTAL IMPACT STATEMENT:

The Seattle Housing Authority, as lead agency for the State Environmental Policy Act (SEPA), and the City of Seattle Human Services Department, as the responsible entity for the National Environmental Policy Act (NEPA) on behalf of the U.S. Department of Housing & Urban Development (HUD), are issuing this notice to advise the public that a final environmental impact statement (FEIS) consistent with SEPA and NEPA has been prepared for the project described above.

The FEIS responds to all comments received on the Draft EIS. In addition, the FEIS evaluates the environmental impacts of seven alternatives, including a preferred alternative and a no-action alternative. The preferred alternative identified in the FEIS would include approximately 5,000 housing units; 900,000 square feet (SF) of office/hotel use; 88,000 SF of neighborhood commercial; 65,000 SF of neighborhood services (including the existing Yesler Terrace Community Center); 6.5 acres of public open space; 9.4 acres of semi-private and private open space; and 5,100 parking spaces within or under buildings.

The FEIS evaluates the environmental impacts of each of the alternatives based on the following environmental elements: earth; air quality; water; plants and animals; climate change and greenhouse gas emissions; environmental health; noise; land use; relationship to plans and policies; aesthetics, light and glare, and shadows; historic resources; cultural resources; transportation; utilities; public services; socioeconomics; and environmental justice.

The EIS is also intended to fulfill SEPA requirements for a Planned Action environmental review per RCW 43.21C.031, SMC 25.05.164 [et seq], and SHA Resolution 4945. According to SEPA, a "Planned Action" is a designation for a project or elements of a project that shifts environmental review from the time a permit application is made to an earlier phase in the process, such as at the planning and/or rezone phase. The intent of this designation is to provide a more streamlined environmental process by using an existing EIS prepared at this earlier stage for SEPA compliance for long-term actions.

SEPA COMPLIANCE AND ACTION:

The FEIS satisfies requirements of SEPA, which requires that all state and local government agencies consider the environmental impacts of projects before acting on those projects. Under SEPA, it is

anticipated that the SHA Board of Commissioners will adopt a resolution approving a Development Plan for Yesler Terrace and adopting the FEIS for SEPA purposes. Prior to Board action, the public is welcome to comment on the proposed project by mailing, faxing, or e-mailing comments to: Stephanie Van Dyke, Development Director of the Seattle Housing Authority, YTEISComments@seattlehousing.org, P.O. Box 19028, Seattle, WA 98109-1028, (f) 206-615-3539.

NEPA COMMENT PERIOD:

NEPA provides for a 30-day comment period on the FEIS. All interested federal, state, and local agencies, Indian tribes, groups, and the public are invited to comment on the FEIS. Comments relating to the FEIS will be accepted until **5 PM May 23, 2011**. Any person or agency wishing to comment on the FEIS may mail, fax, or e-mail comments to: Kristen Larson, Project Funding and Agreements Coordinator, City of Seattle Human Services Department, CDBG Administration Unit, Kristen.Larson@seattle.gov, P.O. Box 34215, Seattle, WA 98124-4215, (f) 206-621-5003.

To obtain a copy of the FEIS, visit <http://www.seattlehousing.org/redevelopment/yesler-terrace/eis/index.html>, or contact SHA or the City Human Services Department through the persons listed below. The FEIS can also be reviewed at the following Seattle public libraries:

- Central Library, Documents and Information Technologies (1000 Fourth Ave., Seattle, WA)
- Douglas Truth Branch (2300 E Yesler Way, Seattle, WA)
- International District / Chinatown Branch (713 Eighth Avenue S, Seattle, WA)
- Capitol Hill Branch (425 Harvard Avenue E, Seattle, WA)

FOR FURTHER INFORMATION CONTACT:

Stephanie Van Dyke, Development Director of the Seattle Housing Authority, YTEISComments@seattlehousing.org, P.O. Box 19028, Seattle, WA 98109-1028, (f) 206-615-3539.

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