



SEATTLE HOUSING AUTHORITY
YESLER TERRACE PHASE III
CITIZEN REVIEW COMMITTEE
MEETING MINUTES

MEETING NO.: 05

LOCATION: Yesler Community Center, 917 East Yesler Way

DATE: Thursday, January 13, 2011 5:30 – 8:00 p.m.

ATTENDEES: Committee Members

- Abdikarim Mohamad
- Alex Zankich
- Alison Van Gorp
- Art Rea
- Barbara Nabors-Glass
- Birtukan Gerase
- Brendan Connolly
- Fadumo Isaq
- George Staggers
- Germaine Covington, Chair
- Halima Jaarson
- Jill Fleming-Sue Cary
- Jim Erickson
- John Fox
- Joshua Curtis
- Tom Im

- Julie West
- Kent Koth
- Kristin O'Donnell
- Maiko Winkler-Chin
- M. Michelle Mattox
- Mark Ellerbrook
- Mark Okazaki
- Michael Ramos
- Patricia Garcia
- Quang Nguyen
- Sue Sherbrooke
- Sara Nikolic
- Ted Klainer
- Yin Lau

SHA Staff

- Al Levine
- Andrew Lofton
- Anne Fiske Zuniga
- Brett Houghton
- Brian Sullivan
- Collette Frazier
- Judi Carter
- Laura Ray
- Ryan Moore
- Shelly Yapp
- Stephanie Van Dyke
- Tom Eanes
- Tom Tierney
- Virginia Felton

Guest: Mark Putnam, Kari Hill- Building Changes, Wendy Watanabe -Watanabe Consultation
Alan Grainger, Jeff Foster-GGLO Architecture

I. Call to Order

Chair, Covington called the meeting to order at 5:40 p.m.

II. Comments from the public

Chair, Covington asked for community comments.

Art Rea suggested that the meeting minutes be typed in a larger font.

III. Approval of October 21, 2010 minutes

The minutes of the October 21, 2010 meeting were approved as distributed.

The meeting is accessible to persons with special needs. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Collette Frazier at (206) 615-3556 at least 48 hours before the meeting.

IV. Social Infrastructure Presentation-Building Changes

Anne Fiske Zuniga emphasized the important part of the redevelopment is focused on the services that SHA have available at Yesler. SHA hired the Building Changes (BC) consultants to help SHA decide what services to provide. The consultants specifically working with Yesler are Mark Putnam, Alice Shobe, Kari Hill and Wendy Watanabe. BC wrote a summary report and provided their recommendations.

Mark Putnam gave an overview on Building Changes. Building Changes is a statewide organization with a mission to end homelessness. BC has several main programs such as: grant making, consulting, technical assistance and advocacy.

Mark said their objective is to share the social infrastructure recommendations, provide guidance to SHA, engagement and excitement.

BC used existing information and developed new data to come up with recommendations for SHA. The sources include:

- Key documents
- Resident workshops and CRC and Social Infrastructure Planning Committee meetings
- Resident meetings and interviews
- Stakeholder Interviews/SHA staff
- Best practices research

Once the recommendations were established, it was presented to the SHA Board on January 11, 2011.

Wendy Watanabe reviewed the planning recommendations. There are 5 major areas of services recommended for the new Yesler Terrace.

1. Economic Opportunities

- Wrap-around economic opportunities case management
- Ensure access to vocational education and job placement services through partnerships
- Asset building, including banking and financial literacy services
- Small business development services

2. Education and Career Attainment

- High quality educational opportunities
- Continuum of community services
- Explore replication of the White Center Community Development Association's Family Connections model

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3. Social Services Coordination

- Coordinate social service delivery at Yesler Terrace through MOUs and contracts
- Include requirements to serve Yesler Terrace residents and to share data with SHA
- Continually assess social service needs and develop partnerships to address those needs

4. Youth Services Coordination

- Secure partnerships to serve YT youth
- Access to safe youth-focused space and services on-site
- Separate programming for pre-teens and teens

5. Community Building

- Resident-driven community building approach
- Community Builder to provide support (capacity building, guidance, interpreters, translation and access information) for residents
- Adapt structures as residents and issues change

Services to continue exploring

- **Elders-Aging in Place**
 - Consider on or off-site service models & location
 - Identify lessons learned from New Holly, Rainier Vista & High Point
 - Neighborhood walkability
- **Safety**
 - Partner with residents to address safety issues
 - Partner with the Seattle Police Dept & other organizations

Services to Research further

- Grocery Store
- Health Services

Space Needs

- Office space for services
 - Community building staff
 - Economic opportunities staff
 - Social services staff
 - Small business services
 - Youth services

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- Large gathering space
- Classrooms
- Computer lab

Wendy said in part of recommending services, BC wants to make sure the services will be useful to residents.

In response to the information Wendy reviewed, Jim Erickson replied that as a First Hill resident, he would like a grocery store in the new redevelopment. Although, if the square footage or the rent is too high, people may not want to rent the space.

Mark said that BC will provide guidance to SHA and these are only recommendations. As grant and partnership opportunities arise, BC will check in to it.

Kristen O'Donnell said that social services should not be mandatory, although it is useful for residents.

Mark said the guidance is not to demand what type of services to offer at Yesler.

Art Rea said if there's a grocery store in the community to guarantee that prices are not too high as it will not serve the low-income residents.

In response to Art's comment, Germaine Covington, Chair, said to keep in mind that Yesler will be a mixed income community.

Germaine asked if there will be more opportunities after the CRC meeting to give BC input on the services recommended.

Mark Putnam replied that they are wrapping up the report and will submit it to SHA at the end of January.

Germaine asked for those who were not able to attend the meeting, if comments can be sent at a later date.

Anne indicated that any questions or comments should be sent to her.

Before beginning the EIS Update, Anne shared information on two other topics: The Streetcar Maintenance Base and the Choice Neighborhood grant.

Streetcar Maintenance Base, the City still hasn't decided where the streetcar maintenance facility will be located. The CRC will be informed once more information is available.

Choice Neighborhoods Grant, SHA made modifications to the boundary area on the southern side. The area is approximately a half block further south. The boundary goes mid-block between Jackson and King Street and as far east as Rainier.

The grant was submitted December 7th and SHA should know in early 2011 if SHA is invited to the next round. If any information comes before the next CRC meeting, Yesler staff will let the CRC know.

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V. EIS Update

At the last meeting, the Draft EIS had been published and was still in the comment period. There were about 50 comments received from City, Federal agencies, community groups and Yesler Terrace residents. All comments are posted on the SHA website at: <http://www.seattlehousing.org/redevelopment/pdf/YT-DEIS-Comments.pdf>

Summary of comments received:

- Support of higher housing density option with less parking
- Support for housing onsite, more housing less office
- Harborview made comments regarding their helipad; they're interested in expanding their routes to deliver patients to the hospital.
- Tall buildings blocking views, concerns of small surrounding businesses.
- Residents and how relocation will work.

The next step in the process is to analyze and respond to the comments received.

The Final Environmental Impact Statement (FEIS) will be published in March.

The SHA Board will adopt the Development Plan for Yesler in April.

Mark Okazaki asked if all comments will be taken into consideration.

Anne replied that the comments are categorized with some comments needing more analysis. SHA will review the comments and make necessary changes. Any changes made will be identified in the Final EIS with specific sections on where additional information is located instead of reviewing the whole document.

Quang asked if SHA can explain why SHA chose the preferred alternative.

Anne said the Preferred Alternative is in result of information that came through the Draft Environmental Review process. SHA has reviewed the EIS and looked at various impacts.

VI. Preferred Alternative Overview

Alan Grainger, from the GGLO Architecture firm, went over the Preferred Alternative.

Roads

Alan showed how the new roads can be built taking into account the slope of the land. Thought was given to the alignment of existing roads, and existing utilities in order to make the cost of building the infrastructure less expensive.

As the Steam Plant was recently designated an historic landmark, GGLO demonstrated that the road alignment now allows the Steam Plant to remain in place.

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Parks

The Preferred Alternative includes a Central Park. And around the site, there will be pocket parks. There has been a lot of discussion of who the parks will serve. The parks will serve:

- Older adults, adults
- Teen, school age-children
- Young children & families
- Visitors or people who work in the area

Office

Previously in the DEIS, the location for office space was both adjacent to Harborview and in the west side of the site. The Preferred Alternative has office uses on the north side of the site and assumes 900,000 sq ft of space.

Housing

The preferred alternative includes a maximum of 5,000 units:

- 561 extremely low income
- 290 very low-income
- 950 low-income
- Approximately 3200 market rate

The Preferred Alternative also includes 88,000 square feet of neighborhood commercial and 65,000 square feet of neighborhood services space.

Lastly, the Preferred Alternative identifies property between 12th and 14th Avenues and Yesler and Fir, where up to 250 mixed income units could be sited.

Alan showed how housing is distributed around the site in the Preferred Alternative and where tall buildings could go on the site.

The following considerations influenced tower locations in the Preferred Alternative:

- Public View
- View from buildings
- Sunlight in commons park area
- Adjacent neighborhoods

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Maiko Winkler-Chinn asked what the square footage would be for each unit.

Brian Sullivan said that 561 replacement units will be the same square footage as present.

Alan said there is a trend toward smaller units in market-rate units.

Kristen O'Donnell expressed that underground parking and security is an issue.

Brian replied that safety is important across the site and that SHA will look into security options to ensure all residents are safe.

Kristen asked how tall buildings will be.

Brian replied that the tall buildings will be 24 stories maximum height.

Kristen asked which residents will move where and when.

Brian said that the phasing plan is not final and there has been no discussion as to who will move first. SHA will make sure that there is consistency throughout phasing.

Quang Nguyen asked what the different building types are throughout the redevelopment.

Alan replied, the majority of the buildings are 7 stories and there will be 2-3 story townhomes.

Quang asked in the future, is it possible for a developer to come in and have a line of tall buildings on the southern side of the site.

Alan indicated that the Preferred Alternative does not have a row of tall buildings on the southern side of the site.

Sara Nikolic encouraged GGLO and SHA to look at phasing and replacement housing.

Sara asked will there be a public process on tower spacing or an opportunity for the CRC to contribute.

Brian replied that the design standards will be a public process. SHA will find the best way to engage the CRC and community.

Chair Covington, asked as the process is moving forward will the CRC get projections of the financial cost of the preferred alternative.

Anne replied that SHA has continued to do a financial analysis with the Preferred Alternative. At the April 7th CRC meeting, SHA will discuss the Development Plan and the financial assumptions associated with it.

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Quang asked if there will be a financial analysis on the denser alternatives.

Anne replied yes, that information can be shared.

Chair Covington, looked at the high density numbers and medium density and asked what did the EIS show.

Anne said the EIS showed that there are no fatal flaws with having the number of units or people on the site.

Sara said in the city of Chicago, there were high-rises built that weren't successful socially because of the types of services offered to the community.

She just wanted to point out that it's not because of the density it's that the right types of services need to be useful to the people living there.

Maiko said that the neighborhood services square footage is high.

Anne said the numbers were based on the level of density in the Preferred Alternative.

Maiko asked who will maintain the parks.

Anne replied that SHA will maintain the parks.

Quang asked if SHA has done the analysis based on small businesses in the area.

Anne replied that SHA understands the affordability issue he is raising. If SHA receives the Choice Neighborhoods funding that retail space can be made at an affordable price.

Quang said there are over 100 businesses that will be impacted. How will this issue be addressed?

Anne said that SHA will try to make the retail space at Yesler Terrace affordable.

Mark asked if the numbers for parking is only residential and will there be street parking.

Anne replied that the parking is for all uses at Yesler.

Art Rea said if retail moved to 13th and Yesler that there will be more square footage available for retail.

Anne said that SHA will look at where retail space will be most successful.

VII. Service Recognition

Tom Tierney, Executive Director, Seattle Housing Authority thanked Germaine Covington for all her service as CRC Chair. This is Covington's last meeting as committee Chair. Once a new chair has been chosen, the committee will be informed.

VIII. Comments from the public

Chair, Covington asked for community comments. No one wished to speak.

IX. Adjournment

Meeting was adjourned at 8:00 p.m.

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