
**YESLER TERRACE
CITIZEN'S REVIEW COMMITTEE
MEETING MINUTES**

MEETING NO.: 3

LOCATION: Yesler Community Center
917 East Yesler Way

DATE: Wednesday, January 24, 2007, 5:00 p.m.

ATTENDEES: Committee Members

Norman Rice, Chair
 Aregawi Abiraha
 Elise Chayet
 Herold Eby (alternate)
 John Fox
 James Kelly
 Timothy Leary
 John Littel
 M. Michelle Mattox
 Mary McCumber

Quang Nguyen
 Kristin O'Donnell
 Father Hoang Phuong
 Adrienne Quinn
 Michael Ramos
 Sue Sherbrooke
 George Staggers
 Sue Taoka
 Donya Williamson
 Norma Zavala

SHA Staff

Judi Carter
 Virginia Felton
 Linda Hall
 Judith Kilgore
 Marty LaMar
 Ayan Musse
 Leslie Stewart
 Tom Tierney
 Ellen Ziontz

Guest

Milenko Matanovic, Pomegranate Center

Facilitator

Marcia Wagoner, Yvonne Kraus, and Katie Lemmon: Pacific Rim Resources

I. Call to Order and Welcome

Chair Rice called the meeting to order at 5:11 p.m. He introduced the newly assembled Yesler Terrace outreach team comprised of Ayan Musse, Communications Liaison, who is coordinating and overseeing the work of the Outreach Aides: Jamila Abdulle, Tigest Abetew, Quang Nguyen, Joaquin Perez and Lorinda Tsai. The role of the outreach team is to inform and facilitate involvement of the Yesler Terrace residents during the planning phase of the redevelopment process.

Committee members introduced themselves noting their agency or community affiliations.

II. Approval of the Minutes of the November 22, 2006 Meeting

Chair Rice asked for amendments or corrections to the minutes of the Committee's November 22, 2006 meeting; there were none; the minutes were approved as distributed.

III. Recap of the Prior Meeting Discussion on Social Equity

Wagoner summarized the discussion at the last meeting with regard to social equity. She said that, based on the responses submitted by the Committee, staff and audience at the November meeting, a draft definition and guiding principles for the concept of social equity have been developed and were distributed tonight. Wagoner read the draft definition into the record, noting that refinements to the definition are being requested from all who are in attendance tonight. Comments may be submitted on the sheet distributed earlier. At the request of Wagoner, a show of hands of the Committee members indicated that approximately half of the members feel the definition is suitable and adequately reflects the Committee's discussion at the November meeting. Wagoner requested the Committee's feedback on the how to improve the definition:

O'Donnell: Simplify the language in the definition.

Kelly: Strengthen the language of the definition where possible, for example, substitute the word *strives* with *addresses* and document the *essential needs* within the definition, such as food, shelter and medical treatment.

Williamson: Agrees with Kelly in terms of strengthening the definition; the definition is too vague.

Wagoner read the draft guiding principles of social equity into the record, noting that, as with the definition, all those present tonight are encouraged to submit their comments on the sheet distributed earlier in order to further refine these principles. At Wagoner's request, Committee members offered the following comments with regard to the guiding principles:

Mattox: Incorporate more specific language with regard to economic opportunity.

Taoka: Agrees with Mattox in that economic opportunity is a key element of social equity and needs to be addressed more specifically within the guiding principles.

Kelly: Strengthen the last two bullet points by amending the language to state: *Provide complimentary services and programs to promote social equity and Meet the housing needs of current residents*. If bullet points are in rank order, move the last bullet point to the top of the list. A safety net needs to be provided to all members of our society in need no matter where they reside.

O'Donnell: Amend the last bullet point to state: *Meet the housing needs of future as well as current residents*.

Sherbrooke: Wording of fourth bullet point should be rearranged to state, *Foster positive interaction throughout the community...by employing creative urban design and architectural techniques*.

Nguyen: Substitute the word *support* with *fund* under the third bullet point.

Williamson: Strengthen the language of bullet point number two by amending it to state, *Offer stakeholders and active role in decision making*.

Wagoner referenced a document that is being developed to incorporate the definitions and guiding principles of the four core values – social equity, economic opportunity, environmental stewardship and one-to-one replacement housing – and reiterated that the definitions and principles will continue to be refined.

IV. Discussion of Economic Opportunity and Environmental Stewardship

Wagoner stated that cards were distributed at the beginning of the meeting on which Committee members, staff and the audience were requested to answer three questions related to the concepts of economic opportunity and environmental stewardship: (1) *What works now at Yesler Terrace?*; (2) *What is broken (doesn't work now) at Yesler Terrace?*; (3) *Based on your response to questions one and two, what do we want to achieve in economic opportunity and environmental stewardship?* She said these cards have been collected and posted on the wall at the front of the room. Kraus summarized the common themes submitted by Committee members, staff and members of the audience with regard to sustainable environmental stewardship:

What does work?

- Preserve mature trees
- Preserve views
- Urban living
- Close to Downtown
- Pea patch

What doesn't work?

- Pests
- Density should be increased
- Tenant improvements needed

- Littering
- Street appeal

What do we want to achieve?

- Sustainable development
- Cleaner neighborhood
- Better street appeal
- Healthier homes

Chair Rice called for a five minute break in preparation for additional summaries. The meeting was reconvened.

Kraus summarized the common themes submitted with regard to economic opportunity on the questions *What does work?* and *What doesn't work?* and Wagoner summarized the common themes with regard to *What do we want to achieve?*:

What does work?

- Easy access to public transportation and close Downtown
- In-home small businesses
- Close to employment opportunities
- Close to social services

What doesn't work?

- Limited employment opportunities for non-English speaking residents
- Lack of opportunity to move to larger units
- Worn out units
- Lack of knowledge about professional training opportunities
- Neighborhood is not well connected to the adjacent communities
- Neighborhood safety

What do we want to achieve?

- Job training to provide tools and resources to become economically self sufficient
- Broad variety of opportunity in education, commerce, jobs, recreation and lifestyles
- Opportunity to live and work in, or close to, the community
- An economically diverse community

Wagoner stated that the information submitted on the cards will be further processed and reviewed at the next meeting.

At the direction of Wagoner, the Committee broke into three groups to discuss and develop draft definitions and guiding principles for economic opportunity and environmental stewardship. Discussion took place among staff members and audience discussion was facilitated by Kraus and Lemmon. Discussion took place for approximately 25 minutes; one member of each group was asked to report their group's findings.

Chayet reported that her group modified the definition of economic opportunity provide in the packet material to state: *Providing educational, location and developmental opportunities to provide maximum economic stability for all.* She said the draft guiding principles for economic opportunity developed by her group include: encourage maximum access to jobs and business development, including training and entrepreneurial resources; ensure residents have access to state apprenticeship programs; financial literacy; expand access to traditional and non-traditional educational opportunities (higher education as well as vocational); financial equity; and one-for-one replacement so there is no net loss of housing.

With regard to environmental stewardship, Chayet said that her group defined this term as: *Responsibly managing the earth's resources for present and future generations and to the advancement of society in a way that balances of social, economic and environmental needs.* She said the guiding principles developed for environmental stewardship include: responsibly manage Yesler Terrace's natural resources including

trees open space and views and utilize environmentally friendly material in housing design (LEED standards).

Kelly reported his group defined economic opportunity as: *Providing the means for residents, especially those of low and moderate incomes, vulnerable and historically challenged, to improve their economic conditions and to build assets.* He said the guiding principles developed for economic opportunity include: affordable transportation; create an array of opportunities; cohesive relationships by creating networks with health care industries and other businesses located in the neighborhood and surrounding area; promote asset building; and involve and educate youth to ensure access to information such as job training opportunities and other resources.

Kelly said the draft definition developed by his group for environmental stewardship expands on the definition provided on the second page of the packet material: *The integration of sustainable design in environment, economy and equity to achieve a positive long-term quality of life for residents and others in surrounding communities.* With regard to the guiding principles for environmental stewardship, Kelly said his group agreed with the bullet points on the second page of the packet material, but refined the second point with respect to design to note that it is important to include design aspects that encourage cohesive and relationships with surrounding communities. For example, he said that the existing fence surrounding Yesler Terrace is unattractive and uninviting and a better design would be more open and welcoming.

Quinn reported for her group stating that the definition of economic opportunity provided in the packet needs to be broader to include future residents and communities outside Yesler Terrace. With regard to the guiding principles of economic opportunity, Quinn stated these include: create living wage job opportunities for residents and opportunities to advance to the next income level; ensure low-income residents are not pushed out; create a more seamless transition between housing of different economic groups; improve economic conditions for specific cultural and ethnic groups; help people transition out of subsidized housing.

With regard to environmental stewardship, Quinn stated that her group simplified the first definition in the packet material by eliminating the first portion so that it states: *Balance the social, economic and environmental needs of current and future generations.* She said her group developed an overarching guiding principle for environmental stewardship: Creative use of resources that respects the environment and enhances the quality of life for all. Specific components of this overarching principle include: allow for home businesses; preserve trees; prioritize public transportation over parking; encourage urban agriculture; healthy indoor and outdoor spaces; utilize green building practices; maximize open space as usable and safe areas for all ages and physical abilities; improve pedestrian connections to enhance integration within the community and with adjacent communities; and design Yesler Terrace as a child/family friendly community.

Hall reported on the staff discussion noting that her group did not reach consensus on a definition or guiding principles for environmental stewardship, however, two main points were raised: It is important to construct "healthy" buildings and use the land in a way that would apply many of the principles raised in tonight's discussion.

With regard to economic opportunity, Hall said that her group defined this term as: *Providing linkages to jobs, transportation, business opportunities, services and the community all to improve a resident's quality of life to the maximum extent possible.* She said that her group focused on two components of this definition – *linkages* and *to the maximum extent possible* – noting that the later component would vary depending on the individual. She said the guiding principles developed for economic opportunity include: secure financially sustainable housing for very low income people of current and future generations regardless of federal funding levels; and leverage the location of Yesler Terrace to expand affordable housing opportunities and complimentary services for current and future generations.

Kraus reported on the audience discussion stating that this group focused on the guiding principles. She said with regard to economic opportunity the guiding principles developed include: access to transportation, medical facilities, recreational amenities and public services, including on-site day care, library and a college satellite campus offering conversational English classes and courses in computer and information systems in the major languages spoken at Yesler Terrace; retain all existing public amenities and services; maintain

easy access to Jackson Street and access to existing and proposed amenities and services; establish on-site ethnic markets; improve public safety; access to information on job opportunities; and incorporate various styles of dwelling units, not just apartment-style units.

With regard to guiding principles of environmental stewardship, Kraus said the audience group discussed as important elements: more greenery, but it should be low-maintenance; improved indoor and outdoor lighting, especially in common areas; establishment of fenced yard areas and potential use of yards for home businesses; separate entries for multi-unit dwellings; and good maintenance and pruning of trees.

V. Summary and Next Steps

Rice summarized some of the main discussion points raised tonight. With regard to economic opportunity, linkages are a common theme discussed by all the groups. These include linkages to job opportunities, transportation and services. On environmental stewardship, Rice said he heard two common themes emerged: the physical environment, which addresses issues such as amenities and density; and the spiritual environment, which addresses issues such as safety. He said that it is important to balance both the physical and spiritual needs as the Committee builds on the concept of environmental stewardship.

At the request of Rice, Committee members offered additional comments and reflections on tonight's discussion:

Quinn: Encouraged by the common themes emerging from the small group discussion, particularly with regard to balancing the various needs of the community. It's important to have opportunities available to people of differing backgrounds, but it's also important that residents do not feel the options are being dictated to them.

Leary: Concerned about addressing the tensions between different groups that may be created when discussing the concepts and issues around mixed-income communities.

O'Donnell: Interested in knowing what is meant by "leveraging the location of Yesler Terrace to expand affordable housing opportunities" as stated by staff on the topic of economic opportunity.

Williamson: Encouraged by the consistency of themes raised by the Committee and the audience. Likes the specific suggestions being made during these discussions, for example, offering computer and language courses.

Nguyen: How can we create a culture that promotes the pursuit of economic opportunity so that residents understand and take advantage of it?

Zavala: Likes the child-friendly component of this discussion and the notion of linkages and an on-site campus to help carry out some of the objectives.

Taoka: Need to recognize the connection between the four sets of guiding principles as one set cannot be developed without considering the others.

Eby: Services, particularly educational, need to be located close to the community in order to maximize the benefits for residents.

Father Hoang: Echoes the comments with regard to common ground among the discussion groups, particularly with regard to looking into the future as well as the present.

Mattox: Encouraged by the community involvement. Infrastructure is an important element of the discussion, such as parking and street layout.

Abiraha: Difficult to have a vision for the future when there are no specific plans in place, for example, with regard to the number of units that are proposed or a conceptual design of the proposed redevelopment.

Chayet: Appreciates the specific ideas presented, as it makes it easier to look at from a community

perspective. With planning, there are ways that the surrounding communities can link together.

Staggers: Pleased to see the Yesler Terrace community involved during the early stages of this process.

Rice: There will be many more opportunities for the public to provide input and it is important that the residents are a part of this process. The next meeting will focus on one-to-one replacement.

VI. Presentation by Milenko Matanovic of the Pomegranate Center

Matanovic made a PowerPoint presentation stating that his organization works with communities to design and build public gathering places that focus on integrating art and local knowledge. He said that the more that the community is involved in the project the more that the community will take ownership and make use of the facility. He presented several slides of examples of past projects the Pomegranate Center has been involved with, noting that many projects make use of recycled materials and always incorporate community participation.

Matanovic said that his hope is to work with community members to develop and implement a plan for incorporating art within Yesler Terrace. He said the first of several meetings will be held on Tuesday, January 30 at 5:00 p.m. at the Epstein Building at 905 Spruce Street, Suite 200. Specific questions that will be explored at this first meeting are: What needs to be protected most? What hopes do you have? How can we express those hopes through art and gathering places?

O'Donnell asked how the community can begin to work on plans for open spaces when the location of open spaces has not yet been identified. Matanovic responded that principles can be developed at this time that can later be translated into site plans.

Adjournment

The meeting was adjourned at 7:10 p.m.