



SEATTLE HOUSING AUTHORITY  
**YESLER TERRACE PHASE II  
CITIZEN REVIEW COMMITTEE  
MEETING MINUTES**

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**MEETING NO.:** 6

**LOCATION:** Yesler Community Center, 917 E. Yesler Way

**DATE:** Wednesday, March 11, 2009, 5:00 p.m.

**ATTENDEES:**

**Committee Members**

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|---|--|
| <input checked="" type="checkbox"/> Germaine Covington, Chair | <input checked="" type="checkbox"/> Kent Koth          |
| <input type="checkbox"/> Ruqiyo Abdi                          | <input checked="" type="checkbox"/> Yin Lau            |
| <input type="checkbox"/> Elise Chayet                         | <input checked="" type="checkbox"/> M. Michelle Mattox |
| <input type="checkbox"/> Brendan Connolly                     | <input type="checkbox"/> Mary McCumber                 |
| <input checked="" type="checkbox"/> Herold Eby                | <input type="checkbox"/> Quang Nguyen                  |
| <input checked="" type="checkbox"/> Jim Erickson              | <input checked="" type="checkbox"/> Kristin O'Donnell  |
| <input type="checkbox"/> John Fox                             | <input type="checkbox"/> Mark Okazaki                  |
| <input checked="" type="checkbox"/> Isabel Garcia             | <input checked="" type="checkbox"/> Michael Ramos      |
| <input checked="" type="checkbox"/> Patricia Garcia           | <input checked="" type="checkbox"/> Sue Sherbrooke     |
| <input checked="" type="checkbox"/> Shurkri Guleith           | <input checked="" type="checkbox"/> George Staggers    |
| <input checked="" type="checkbox"/> Fen Hsiao                 | <input checked="" type="checkbox"/> Linda Taylor       |
| <input checked="" type="checkbox"/> Rick Hooper               | <input checked="" type="checkbox"/> Julie West         |
| <input checked="" type="checkbox"/> Faduma Isaq               | <input checked="" type="checkbox"/> DonyaWilliamson    |

**SHA Staff**

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| <input checked="" type="checkbox"/> Judi Carter        |
| <input type="checkbox"/> Virginia Felton               |
| <input checked="" type="checkbox"/> Eddie Hill         |
| <input checked="" type="checkbox"/> Brett Houghton     |
| <input checked="" type="checkbox"/> Judith Kilgore     |
| <input checked="" type="checkbox"/> Al Levine          |
| <input type="checkbox"/> Andrew Lofton                 |
| <input checked="" type="checkbox"/> Tom Tierney        |
| <input checked="" type="checkbox"/> Leslie Stewart     |
| <input checked="" type="checkbox"/> Brian Sullivan     |
| <input checked="" type="checkbox"/> Stephanie Van Dyke |
| <input type="checkbox"/> Shelly Yapp                   |

**CollinsWoerman**

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|---|
| <input checked="" type="checkbox"/> Arlan Collins, Tom Hudson, Harold Moniz and Steve Schlenker |
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**I. Call to Order**

Chair Covington called the meeting to order at 5:20 p.m.

**II. Comments from the Community**

No one wished to speak.

**III. Consideration of the Minutes**

The minutes of the committee's February 11, 2009 meeting were approved as presented.

**IV. Exploration of Site Elements: Challenges, Opportunities and Capacity**

Using a PowerPoint presentation, Sullivan introduced the document distributed tonight, *Yesler Terrace Exploration of Ideas*. He reviewed page 1 of the document, noting that models have been created to assist the committee and audience in visualizing how the redevelopment planning program could fit on to the site.

Collins reviewed the concept variables of the project outlined on pages 2 – 6 of the document. He said that the exercise developed for tonight will focus on how the planning program could fit on the site with regard to building types and open space and how the application of these elements affects the site. While the three models have the same amount of open space and building space, the appearance of the models vary widely due to how these elements have been applied to the site. For example, the models that represent a wider range of building heights allow for air and light to penetrate the site. Collins provided an overview of the process for the exercise.

Schlenker reviewed that main characteristics of each model outlined in pages 7 – 12 of the document. The *Yesler Terrace Exploration of Ideas* document is available at:

[http://www.seattlehousing.org/redevelopment/pdf/YT\\_Exploration\\_Of\\_Ideas.pdf](http://www.seattlehousing.org/redevelopment/pdf/YT_Exploration_Of_Ideas.pdf)

The models were placed on tables and a facilitator at each table provided a brief overview of the site characteristics of that model. The attendees of each table then rotated to the next table for the overview of the second model, and then rotated once more for an overview of the third model. Audience members were invited to participate in the exercise. After the overviews, the committee and audience members voted for their preferred model – in terms of buildings and open space – by placing dots (orange for CRC members and blue for the audience members) on the area of the chart corresponding to the models. Once the votes were cast, CRC and audience members were asked to sit at the table displaying their preferred model.

In response to a question from O'Donnell, Schlenker said that the models do not designate the location of housing that will serve those at 30% and below the annual median income. Covington asked how participants should respond if none of the models seem suitable. Sullivan said that dots can be placed on the chart between models or notes can be made on the charts.

Hudson reviewed step two of the process. He said that the purpose of this part of the exercise is to revise the model and noted that the pieces of the model can be taken apart. He said that participants should think about how and why a change would be beneficial. Hudson said that while audience members are welcome to share their views, only CRC members would vote on a proposed change. A discussion ensued at each table about the site characteristics, and participants were invited to modify aspects of the site with regard to the location and massing of buildings and with regard to the location of open space. Those in favor of a modification tried to persuade the other members at their table that the proposed modification would have a positive affect on the overall site. If a majority of the CRC participants at the table were persuaded, then the change was made.

Chair Covington recessed the meeting for an evening prayer break. The meeting was reconvened.

Covington asked for representatives from each table to provide feedback on the exercise and the process. Those who reported generally said they felt the exercise was valuable and helped them to visualize how the site could be redeveloped. Comments from all portions of the exercise are included in the attached report prepared by CollinsWoerman.

#### **V. Meeting Summary and Next Steps**

Tierney stated that while the Committee, staff and consultants deliberate on the feasibility of any redevelopment plan, it is clear that Seattle Housing Authority (SHA) must move forward on new housing for its residents at Yesler Terrace due to the condition of the infrastructure. He said that as the process moves forward, the financing aspects of the plan will become clearer.

Kilgore provided a summary on the next steps of the process. She said that the information gathered at tonight's meeting will be incorporated in the three site concepts and brought back for additional review by the committee and community. Evaluation and review of the site concepts will continue at the May 2, May 13 and June 9 meetings with a goal of forwarding the final evaluation to the SHA Board of Commissioners in June.

Covington noted that Rick Hooper represented the City of Seattle Office of Housing at tonight's meeting.

#### **VI. Comments from the Community**

No one wished to speak.

#### **VII. Adjournment**

The meeting was adjourned at 7:43 p.m.

#### **Major Decisions**

None