



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

MEETING NO.: 04

LOCATION: Yesler Community Center, 917 East Yesler Way

DATE: Thursday, October 21 5:30 – 8:00 p.m.

ATTENDEES:

Committee Members

- Abdikarim Mohamud
- 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
- Jim Erickson
- John Fox
- Joshua Curtis
- Thomas Im

- Julie West
- Kent Koth
- Kristin O'Donnell
- Linda Taylor
- Maiko Winkler-Chin
- M. Michelle Mattox
- Mark Ellerbrook
- Nathan Buck
- 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
- Ryan Moore
- Shelly Yapp
- Stephanie Van Dyke
- Tom Tierney
- Virginia Felton

Guest: Melody McCutcheon-Hillis Clark Martin & Peterson (HCMP),
Kristen Larson, City of Seattle Human Services Department,
Alan Grainger, Jeff Foster, Don Vehige-GGLO-LLC: Architecture, Interior Design, Landscape
Architecture

I.

Call to Order

Chair, Covington called the meeting to order at 5:35 p.m.

II.

Comments from the public

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

III.

Approval of June 10, 2010 minutes

The minutes of the June 10, 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.

DEIS Overview

Anne Fiske Zuniga, Senior Development Program Manager-Yesler announced that the Draft Environmental Impact Statement (DEIS) is available for review. The document is approximately 700 pages long. For those interested in reviewing this study, you can visit the SHA website at: <http://seattlehousing.org/news/releases/2010/yesler-terrace-draft-eis> or go to the Yesler Terrace management office, Job connection office or area libraries.

Melody McCutcheon, Land Use Consultant for Yesler Redevelopment explained findings and provides examples of mitigation.

Melody works with SHA to make sure all the rules and guidelines are followed. Melody said the DEIS describes several different alternatives for the redevelopment of Yesler, how the impact can be managed. The DEIS has been sent to the Public, State and Local agencies. During the comment period, Melody emphasized that it is important for people to provide their comments. After the comment period, All comments will be analyzed, considered and responded to in the Final Environmental Impact Statement (FEIS).

After the final EIS is issued, the SHA board will make a decision on what alternative to go with. There are a total of 5 redevelopment alternatives, including1 no action alternative.

Anne Fiske Zuniga said that one concern is that the Steam Plant on the Yesler site has been designated by the City as a landmark. Other issues are that SHA has gained knowledge about the noise and air quality. The traffic causes noise level and air pollution.

Anne Fiske Zuniga said that residents will be required to relocate depending on how the project is phased. Some residents may mover from units to new units on the site and others may be displaced.

Kristin Larson, with the City of Seattle Human Services Department has joined with SHA for the environmental review. Human Services has been delegated full authority for this process. Their role is to ensuring compliance with the Federal role. The City also welcomes any comments.

Jim Erickson asked of the main features in a large park in the redevelopment.

Anne replied that there will be further discussion of the park.

V.

Introduction of the Social Infrastructure consultants

Anne Fiske Zuniga announced that the Building Changes (BC) group has been selected to assist with social infrastructure planning. Although they were not able to attend the meeting, consultants will be present at the Yesler Community Council meeting on November 16.

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Sue Sherbrook asked who the consultants are working with the redevelopment.

Anne said the consultants working closely with the redevelopment are: Alice Shobe, Mark Putnam and Wendy Watanabe.

Building Changes will gather information as to what social services should be provided to Yesler resident on and off the Yesler campus.

Chair, Covington asked how Building Changes will work with the existing Social Infrastructure subcommittee.

Anne replied that reports were given to BC from previous meetings and BC will also meet with the subcommittee.

Chair, Covington mentioned that if other CRC members are interested in learning more about social infrastructure, to join the sub-committee

VI.

Introduce GGLO-Architecture and engineering consultants

Al Levine, Deputy Executive Director-Development, gave an introduction of GGLO staff working with SHA on the Yesler Redevelopment. GGLO has worked with SHA before at Rainier Vista. GGLO also worked with King County Housing Authority on Greenbridge.

Alan Grainger, AIA Principle at GGLO, said that GGLO has been working with affordable housing, non-profit housing, and large neighborhoods.

Jeff Foster is the Project Manager at GGLO who will also work with the redevelopment. Kristen O'Donnell asked what projects the consultants have worked on that are tall and urban.

Jeff Foster replied that they completed the Asa project in the Pearl District.

Kristen O'Donnell asked if the Asa project has Market Rate units.

Alan said yes, these units are Market Rate.

Quang Nguyen asked if there is retail space included in the Asa project.

Alan said yes this building includes retail space on 3 different sides.

Anne Fiske Zuniga mentioned that GGLO will be present at the next CRC meeting that is scheduled for January 13, 2011.

Chair, Covington asked what GGLO will share with the CRC at the next meeting.

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Anne Fiske Zuniga indicated that at the January meeting, SHA & GGLO will describe the preferred alternative that will be analyzed in the Final EIS.

Chair Covington asked, during the process between now and January, if the CRC sub-committees will engage with the consultants.

Anne Fiske Zuniga said that we don't anticipate the Housing or Streets/Open Space sub-committees to convene between now and January, but the social infrastructure sub-committee may convene.

VII.

Choice Neighborhood grant overview

Anne Fiske Zuniga gave an overview of the Choice Neighborhood Grant. At the June CRC meeting, The Housing Authority introduced to the CRC that the Housing Authority is interested in applying for a grant from Housing and Urban Development (HUD). This program is called Choice Neighborhoods, which is a new program. This program asks the Housing Authority to identify an area that includes public housing but also goes beyond the public housing area. The housing authority did a lot of work of trying to see what areas should be included in this grant. A handout was provided explaining what the grant is and also includes a map of the area that has been included in the Choice Neighborhoods boundary.



**Choice Neighborhood
Grant Doc**

Anne said that the Choice Neighborhoods grant that SHA is applying for is 24 million dollars and the largest portion of the grant is for housing redevelopment.

Tom Eanes, Senior Development Program Manager, spoke of the Housing portion of Choice Neighborhoods. He reviewed the existing Site Plan and the Proposed Site Plan.



**Choice
Neighborhoods Bound**

After the review of the Proposed Site Plan, Kristen asked are the low income units going to be considered extremely low income.

Tom Eanes replied that 88 of the units will be extremely low-income units.

Art Rea asked if these extremely low-income units will include Yesler Terrace residents.

Tom said yes these will include Yesler residents.

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Stephanie Van Dyke, Development Director went over the Critical Community Improvements. In the grant that SHA is applying for, there is a category called Critical Community Improvements, which are funds to do capital work in the community. Approximately \$3.5 million may be spent on community improvements. There are several projects that SHA wants to invest the money in.

Stephanie Van Dyke said that there have been concerns about affordable retail space in the community. In the buildings at 12th and Yesler, there will be about 5,000 square feet of retail space. Stephanie Van Dyke said that SHA wants to make this available at an affordable price. Some of the grant dollars would be used to pay for construction, retail space, thereby allowing rents to more affordable.

Stephanie Van Dyke said another use of the money is for the Washington Hall building. This building was purchased by Historic Seattle in 2009. The goal of restoring this building is to turn it into a community cultural center. This building has great history and will be a great asset to the community. Historic Seattle has raised some money for building repairs and will have a fundraising campaign to raise the rest of the money. SHA wants to use some of the critical community improvement dollars to support this renovation. In supporting the renovation, SHA will make sure that all the people in the community will have an opportunity to participate in activities at Washington Hall.

Stephanie Van Dyke said that SHA also desires to use some of the money in the community on 12th avenue. Neighborhoods on 12th avenue want improvements to the streets along 12th avenue to make it a safe and friendly place to walk. There's also discussion on improving open space and parks

John Forsyth, Community Service Administrator, spoke of supportive services for the redevelopment. In the grant application there's a section on social service, economic opportunities and education.

John Forsyth said one example of offering services to Yesler residents is, by the end of next year there will be free Wi-Fi services for 2 years for all Yesler residents.

John Forsyth mentioned that residents are interested in getting training for jobs for Harborview and Swedish. SHA is partnering with the Workforce Development Council to provide low-income people with training for high demand jobs in the healthcare industry.

John Forsyth said that there's also an interest in apprenticeship opportunities for the construction jobs that will result from the Yesler redevelopment. SHA has developed a new relationship with Seattle Vocational Institute for a pre-apprenticeship program to get people trained and placed in construction jobs.

Another area of interest is the health statistics of Yesler residents. The health statistics show that Yesler residents have used Harborview hospital for primary care issues. The plan is to develop a health clinic in the Yesler neighborhood within the next 3-4 years so that residents can use the health care clinic for non-emergency concerns.

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Kent Koth, Citizen Review Committee member spoke about education. Kent works for Seattle University. The university has about 7500 students with over 1000 employees. Seattle University's mission is: empowering leaders for a just and humane world. Kent said in order to empower leaders for a humane world; the students spend time out in the world.

Last year, 4000 students worked in the community. Some of the students worked as nursing students providing services to Yesler residents, tutors that assisted at Bailey Gatzert Elementary School, Law and grad students also worked out in the community.

Kent said that the kids in the Yesler neighborhood will most likely attend Bailey Gatzert Elementary, move on to Washington Middle School and then go to Garfield High School. Kent said that the goal is to make sure the kids in the neighborhood get a good education.

Seattle University has formed partnerships with 30 organizations in the neighborhood to try to expand the number of services that Seattle University provides and SHA is one of their partners.

At the conclusion of Kent's presentation, Quang asked whether the boundaries include Little Saigon. He commented that not including all of Little Saigon really impacts them.

Anne said that the boundary includes a portion of Little Saigon but not the entire Little Saigon area. The portion included is the immediate neighbor along the Southern boundary of Yesler Terrace.

Anne then indicated that SHA will submit the application on October 25 and should know by the beginning of 2011 if SHA will be invited to Round 2 of the application process.

VIII.

Small group break-out discussion

CRC members split into groups that consist of:

- Housing
- Education/Supportive Services
- Critical improvements

IX.

Report Out

Tom Eanes gave the report out for the housing group. Tom said there were a lot of questions about how the funding from the grant will be spent. Tom said that 70 percent of the funds will be spent developing housing at 12th & Yesler and rehabbing the Baldwin apartments. There will be additional sources of funds that will include Tax Credits and money from the Office of Housing. The purpose of the grant is to improve the neighborhood and also provide money to start the redevelopment of Yesler. At the site east of Boren, zoning is already in place so the redevelopment can start there first.

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Stephanie Van Dyke gave the report out for the Critical Community Improvements group. Quang Nguyen had concerns about the impact of the Yesler redevelopment for Choice Neighborhoods with Little Saigon and why funds weren't identified for Little Saigon. Stephanie Van Dyke said there will be further conversations regarding Little Saigon.

Stephanie Van Dyke also mentioned that there were conversations about street improvements and street lighting.

John Forsyth gave the report out for the education supportive services group. The education group talked about where the funding might be invested. Some of the funding will be used supporting early learning programs, middle and high schools. There was a lot of discussion of supporting parents and youth including; Working with parents on how to raise their children, preparing them for school, and showing parents how to develop relationships with the schools.

X. Project timeline/next steps

Anne Fiske Zuniga reminded everyone that the comment period for the DEIS is from October 30-December 13. SHA encourages everyone to go on the website at: <http://seattlehousing.org/news/releases/2010/yesler-terrace-draft-eis> or go to the property management office or community center. To review the hard copy.

The next CRC meeting is on January 13. At this meeting there will be discussion of the next steps in the EIS process and the preferred alternative. The final EIS will be ready in February and in March of 2011; the SHA Board of Commissioners will select the development plan for Yesler.

XI. Comments from the public

Covington called for public comments. No one wished to speak.

Chair, Covington announced that the January 13, 2011 CRC meeting will be her last meeting as chair of the CRC. She will still be active as a community member but not in the capacity as the Chair.

XII. Adjournment

Meeting was adjourned at 8:05 p.m.

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