



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

MEETING NO.: 3

LOCATION: Yesler Community Center, 917 E. Yesler Way

DATE: Wednesday, December 10, 2008, 5:00 p.m.

ATTENDEES:

Committee Members

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

SHA Staff

- Judi Carter
- Virginia Felton
- Eddie Hill
- Brett Houghton
- Judith Kilgore
- Al Levine
- Andrew Lofton
- Tom Tierney
- Leslie Stewart
- Stephanie Van Dyke
- Shelly Yapp

Consultants

- Maketa Wilborn, CPS Consulting Group
 - Tom Hudson and Harold Moniz, CollinsWoerman
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I. Call to Order

Chair Covington called the meeting to order at 5:15 p.m.

II. Comments from the Community

No one wished to speak.

III. Consideration of the Minutes of the October 11, 2008 Retreat

Chair Covington called for additions or corrections to the minutes. Okazaki requested that the minutes be amended to reflect the discussion around the need for the committee to consider financial models in conjunction with evaluating the conceptual site alternatives. Committee members agreed to the amendment. There were no additional amendments. The minutes of the October 11, 2008 retreat were approved as amended.

IV. Review of the Committee Operating Agreements

Wilborn reviewed the four areas addressed in the operating agreements – communication, accountability, time management and resolution of disagreements – as well as the process for developing the draft agreements. He said that small group discussions at the retreat and a staff follow up meeting resulted in the draft operating agreements contained in the packet. Wilborn requested that committee members offer additional amendments to the draft agreements.

With regard to the outstanding issues, after discussion the committee agreed to:

- Be clear about their individual opinions versus those of the committee as a whole when communicating externally;
- Convey concerns of the community and/or organizations that they represent;

- Defer to staff on the best means to close the feedback loop;
- Strive to reach consensus by making every reasonable effort to incorporate the perspectives of all committee members into the decision making process;
- If the efforts to reach consensus fail, a vote will be taken, and those committee members with the minority opinion will have the option of submitting a report/reports.
- All major decisions will be documented in the minutes of the meeting and restated at the end of the minutes;
- Leave open the possibility of revisiting decisions made by the committee if two-thirds of the committee as a whole wishes to do so;

Recorder's note: The amendments have been incorporated into the document and are noted in *italicized type*.

Wilborn stated that the amended operating agreements will be included in the packet for consideration at the January meeting.

Chair Covington recessed the meeting for a ten minute break. The meeting reconvened at 6:27 p.m.

V. Overview of the Yesler Terrace Background Report

Covington introduced Al Levine and Judith Kilgore of Seattle Housing Authority (SHA) and Tom Hudson of CollinsWoerman. She said that Levine, Kilgore and Hudson will provide an overview of the Yesler Terrace Background Report and present the conceptual site alternatives programming using a PowerPoint presentation. Kilgore reviewed slides 1 – 8. She stated that the background report was produced by CollinsWoerman and was utilized – along with other sources of information, including the Yesler Terrace Guiding Principles, the City of Seattle's Comprehensive Plan and the community workshops held over the past several months – to develop the site programming. She said the background report highlights the challenges and opportunities associated with the redevelopment of Yesler Terrace. The entire report is available on the SHA website at www.seattlehousing.com. Kilgore noted that what was previously referred to as the *conceptual site alternatives* will now be referred to as the *concepts*.

VI. Introduction of the Conceptual Site Alternatives (Concepts) Programming

Hudson reviewed slides 9 – 13 regarding the key elements that will be incorporated into all of the concepts developed. The elements include: a variety of housing types and sizes, office and retail space, open space and improved connectivity within Yesler Terrace and to adjacent neighborhoods. He said that the elements were shaped in large part by the input received at the five community workshops. He said that receiving this input was only possible with the aide of the interpreters.

Kilgore reviewed slides 14 – 16, noting that the first of these slides is a rough estimate of the master development costs. She said that the redevelopment team identified five areas in the form of questions to measure a viability of a given concept: (1) Does the concept honor the guiding principles? (2) Does the concept employ good planning practices? (3) Would it still be a residential community? (4) Is the implementation of the concept financially feasible? (5) Would you want to live there? Kilgore reviewed slides 15 and 16 which depict estimated relative financial returns by development type and the proposed parameters of a particular use, for example five to eight acres of open space. Kilgore said that SHA must sell portions of the site in order to pay for the redevelopment project because there is no federal funding available at this time. She said the bar graph on slide 15 indicates a low return for the replacement housing and higher returns for the other types of housing and office/retail space that will fund the project.

Levine reviewed slide 17 regarding the next steps in the process.

Covington called for questions on the presentation. Fox stated that he is overwhelmed by the proposed density and amount of office space. He asked about the number of replacement units proposed for on site and if the boundaries of the site have been determined. In response to a

question from Covington, Kilgore said that English versions of tonight's presentation will be mailed to committee members by Friday and the document will be made available in translated formats as soon as possible. Kilgore responded to a question from O'Donnell regarding examples of other local areas with similar levels of density saying that Belltown and Town Square are comparable to what is proposed for Yesler Terrace. Several committee members asked about how the committee will be evaluating the concepts and expressed the need for more information, particularly in alternate forms such as models, in order to gain a better understanding of the proposal presented tonight. In response to a concern expressed by Okazaki about timing, Levine stated that the timeline is not set; however staff would like to keep the process moving forward, and the support of the committee is essential.

Okazaki expressed concern about the cost of the project and noted that an alternative to extend the life of the existing structures has not been considered. He said that it will be important to provide this information in order to gain the support of the committee. Levine responded that staff will provide this information to the committee; however, he said that there is no funding source to pay for such a renovation. Senior Property Manager Judi Carter stated that the poor condition of infrastructure and the buildings necessitates the redevelopment of Yesler Terrace. She cited serious problems with the plumbing and sewer systems as an example of the infrastructure's deteriorated condition. Hudson stated that he realizes that the proposal tonight may come as a surprise to some, but this type of development is well established in many parts of the world. He said that the United States is behind in the global trend to create communities with a focus on density and sustainability. He said this trend is in response to impacts on the environment and the economy. In response to the committee's request for more information, Hudson said that his firm will prepare images for the January 15 meeting of other communities around the world with similar density and mix of uses.

Fox stated that he agrees with the key elements of the concepts and that he understands the need to accommodate future growth and respond to environmental and economic issues. However, the redevelopment should occur within the context of SHA's mission which is to serve the poorest of the poor. With respect to the relative financial return by development type slide shown tonight, he said that he would like to see at least one concept developed that maximizes very low-income housing.

Kilgore stated that copies of the background report will be available at the Yesler Terrace Management Office and Job Connection. Additionally, she said that questions about the redevelopment project can be referred to her or deposited in the box at the management office. Covington stated that questions that are received from the community will be answered to the best of staffs' ability and distributed in the committee packets.

VII. Comments from the Community

Several members of the community expressed their gratitude for the inclusionary process. Some members expressed concern about the ability to continue to operate daycares at Yesler Terrace.

VIII. Adjournment

The meeting was adjourned at 7:58 p.m.

Major Decisions:

None