



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

MEETING NO.: 01

LOCATION: Yesler Community Center, 917 E. Yesler Way

DATE: Thursday, January 14, 2010 5:00- 8:00 p.m.

ATTENDEES: **Committee Members**

Germaine Covington, Chair
 Ruqiyo Abdi
 Audry Breaux
 Brendan Connolly
 Herold Eby
 Jim Erickson
 Patricia Garcia
 Shurkri Guleith
 Elise Chayet
 Maiko Winkler-Chin
 Fadumo Isaq
 Kent Koth
 Yin Lau

M. Michelle Mattox
 Mary McCumber
 Quang Nguyen
 Kristin O'Donnell
 Mark Okazaki
 Adrienne Quinn
 Michael Ramos
 Bette Reed
 Sue Sherbrooke
 George Staggers
 Linda Taylor
 Julie West
 Alex Zankich

SHA Staff

Judi Carter
 Virginia Felton
 Ryan Moore
 Brett Houghton
 Judith Kilgore
 Al Levine
 Andrew Lofton
 Collette Frazier
 Brian Sullivan
 Tom Tierney
 Stephanie Van Dyke
 Shelly Yapp

Guests

CollinsWoerman

I. Call to Order

Chair Covington called the meeting to order at 5:10 p.m.

II. Comments from the Community

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

III. Consideration of the Minutes of the November 12, 2009 Citizen Review Committee Meeting

The minutes of the meeting was approved as distributed.

IV. Update on Phase III schedule

Development Director, Stephanie Van Dyke gave an overview of Phase III and the work that the Citizen Review Committee (CRC) will work on in 2010 for the Yesler Redevelopment.

The CRC will develop the major Frameworks for the project and most of the work will be in a form of developing guidelines. The most familiar type of guidelines will be design guidelines.

Van Dyke said by the end of the summer, the plan is to get draft guidelines for the programs, facilities, housing programs and guidelines for housing. The design guidelines will be for retail, office, parks and streetscapes.

The CRC will work on developing a sustainability plan and work on developing the Framework around the economic and educational opportunities. below is more technical things that will be worked on this year:

- Environmental Impact Statement (EIS)
- Entitlement process

O'Donnell asked if an entitlement in Social Services is different from the entitlements in housing.

Van Dyke replied that an entitlement in Social Services requires eligibility, once you're eligible then you will get assistance. For housing, once you go through the eligibility process then you're entitled to build to meet the zoning.

Van Dyke said there has been an issue with publicizing the notice into the Federal Register. The scoping process will begin once the notice is in the Federal Register. All the property at Yesler will be studied in the Environmental Impact Study.

The notice will define the geographic area of study, what will be studied and the alternatives that are going to be studied.

Chair Covington asked when the committee will be able to look at the financial part and what the role is for the CRC.

Van Dyke replied that the financial part will be looked at during the whole process and the CRC will be heavily involved with developing the guidelines.

Senior Housing Developer, Ryan Moore spoke about the Sustainable District Study.

Moore said the goal of the study is to make the underlying infrastructure: drinking water, waste water/sewage, drainage/storm water and power/electricity systems work more efficiently so that it cost less to operate. This study will include evaluating approaches to waste reduction, keeping garbage from the site out of landfills.

Some of the utility systems can be designed to reduce the amount of energy. The study will determine the amount of savings that these non-traditional systems will provide when compared to traditional systems as well as how long systems will last in order to understand their long-term benefits and any benefit of combining systems.

VI. Further Discussion of Sub-Committees

Development Program Manager, Brian Sullivan provided a handout on the Proposed Yesler Terrace Citizens Review (CRC) Sub-Committee Topics.

The key elements for the work plan areas for 2010 are:

- Environmental Review (EIS)
- Entitlements (land use zoning, permits, licenses, etc.)
- Design guidelines and programs
- Social Infrastructure Plan (SIP)
- Community outreach and communications

These are many of the things that will be worked on this year. The goal is to develop a process for the CRC that will maximize the quality of the CRC input.

Sullivan presented examples of how the sub-committees will work. There are several topics of study and each committee member will pick their interest and go into further detail of the specific topic. The sub-committee will meet to research and discuss the topic. The information will be presented to the entire CRC.

Nguyen asked if there will be an opportunity to add more topics.

Sullivan replied that once the committee votes of what topic is most important to them then that will determine if additional topics need to be added.

O'Donnell wants to add a topic of what is going to happen between now and once the redevelopment is complete. How do we manage impacts on housing for residents who's living in Yesler Terrace now and who plan to when the redevelopment is complete.

O'Donnell asked has there been any consideration of opening the sub-committees to people who are not on the CRC.

Stephanie said these committees are only open to people who are on the CRC however, there will be community meetings and other opportunities for people to get involved.

Van Dyke encouraged the CRC that when they vote on a specific topic, that the topic should be of their personal interest.

O'Donnell will like to see a plan for transition of current housing.

Van Dyke explained that the plan is to develop a process and guidelines so specific issues can be addressed later in the process.

Sullivan had the committee vote to determine which topics are most important to them to decide which sub-committee to be a part of. The committee members will set up various meetings to discuss and research each topic. The goal is to have several sub-committee meetings in between the scheduled CRC meeting dates.

The results of the votes are attached to the Proposed Yesler Terrace Citizen Review sub-committee handout.

VII. Understanding the Environmental Review Process

Deputy Director-Development, Al Levin discussed the Environmental process.

Levine emphasized that scoping is part of the process, the studies will be released in August and the study will be approximately 300 pages long. There will be a hearing and a chance for people to write letters or testify.

All letters will be looked at and any necessary changes will be made.

Levine said that the Environmental Impact Statement should be completed by the end of the year.

Chair Covington asked, by the end of the EIS process will the CRC have a clear idea of the housing structure.

In response, Levine said that yes the CRC will have a better idea but there will still be some refinements. The hope is to have a view of the structure and what the housing will look like; this process will start in the middle of this year and can run through the middle of 2011.

VIII. Comments from the public

No one wished to speak

IX. Adjournment

The meeting was adjourned at 7:30 p.m.