



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

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**MEETING NO.:** 4

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

**DATE:** Thursday, January 15, 2009, 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 checked="" type="checkbox"/> Mary McCumber      |
| <input checked="" type="checkbox"/> Audrey Breaux             | <input checked="" type="checkbox"/> Quang Nguyen       |
| <input checked="" type="checkbox"/> Elise Chayet              | <input checked="" type="checkbox"/> Kristin O'Donnell  |
| <input checked="" type="checkbox"/> Brendan Connolly          | <input type="checkbox"/> Mark Okazaki                  |
| <input checked="" type="checkbox"/> Jim Erickson              | <input checked="" type="checkbox"/> Adrienne Quinn     |
| <input checked="" type="checkbox"/> John Fox                  | <input checked="" type="checkbox"/> Michael Ramos      |
| <input type="checkbox"/> Patricia Garcia                      | <input checked="" type="checkbox"/> Sue Sherbrooke     |
| <input checked="" type="checkbox"/> Shurkri Guleith           | <input type="checkbox"/> George Staggers               |
| <input checked="" type="checkbox"/> Fen Hsiao                 | <input checked="" type="checkbox"/> Linda Taylor       |
| <input checked="" type="checkbox"/> Faduma Isaq               | <input checked="" type="checkbox"/> Julie West         |
| <input checked="" type="checkbox"/> Kent Koth                 | <input checked="" type="checkbox"/> Donya Williamson   |
| <input checked="" type="checkbox"/> Yin Lau                   |  |

**SHA Staff**

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| <input checked="" type="checkbox"/> Judi Carter        |
| <input checked="" type="checkbox"/> Virginia Felton    |
| <input checked="" type="checkbox"/> Eddie Hill         |
| <input type="checkbox"/> Brett Houghton                |
| <input type="checkbox"/> Judith Kilgore                |
| <input checked="" type="checkbox"/> Al Levine          |
| <input checked="" 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 checked="" type="checkbox"/> Shelly Yapp        |

**Consultants**

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| <input checked="" type="checkbox"/> Tom Hudson and Harold Moniz, CollinsWoerman |
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**I. Call to Order**

Chair Covington called the meeting to order at 5:05 p.m.

**II. Comments from the Community**

No one wished to speak.

**III. Consideration of the Minutes**

The minutes of the committee's December 10, 2008 meeting were approved as presented.

**IV. Consideration of the Committee Operating Agreements**

Chair Covington requested that this item be deferred until later in the meeting due to the number of committee members in attendance at this time.

**V. Overview of the Agenda**

Project Manager Judith Kilgore provided an overview of tonight's meeting agenda.

**VI. Presentation of the Redevelopment Schedule**

Kilgore reviewed the proposed schedule for the Yesler Terrace redevelopment project as outlined on pages 2 – 3 of the Yesler Terrace Planning Elements Overview (PEO) document that was distributed at tonight's meeting. She said that the schedule is subject to change as the project evolves. Kilgore stated that she hopes committee members will consider participating in Phase 2B of the project starting in summer of this year after the Seattle Housing Authority (SHA) Board of Commissioners selects a preferred site concept.

## VII. Presentation and Discussion of the Key Elements of the Redevelopment

Development Program Manager Brian Sullivan and planning consultant Tom Hudson of CollinsWoerman presented the key elements of the redevelopment project contained in pages 4 – 21 of the PEO document. Sullivan stated that the core values, guiding principles and planning concepts that were developed during Phase I of this process will be used not only to guide the vision for redevelopment, but also as a tool to evaluate site concepts during this phase. He said that to aid the evaluation process, key planning elements have been identified; the primary planning element is *Community* and the secondary planning elements are: *Streetscape and Circulation*, *Open Space*, *Land Uses*, *Green and Healthy*, and *Economical and Employment*.

Fox noted that the language of the Yesler Terrace Definitions and Guiding Principles document has been modified in the PEO document distributed tonight; as a result the meaning of the guiding principles has been changed. Sullivan responded that where language was modified, it was not the intent to change the meaning of the guiding principles, only to simplify the planning elements. He said that in some cases, a guiding principle applied to more than one planning elements and was therefore divided as such. He said the language can be changed back as the committee wishes.

With regard to the Site Capacity Study on the last two pages of the PEO document, Hudson stated that the graphic on page 21 depicts just one scenario for redeveloping Yesler Terrace. He said that by using all of the elements in the site capacity study, the committee will craft three site concepts. He noted a typographical error on page 20 in that the proposed Office Development is 800,000 – 1.2 million square feet, not 1.5.

Committee members offered the following comments and suggestions with regard to the Yesler Terrace Planning Elements Overview document: (Recorder's note: The comments below have been categorized into groups and have incorporated the notes and 'parking lot' issues documented by Yesler Terrace Intern Eddie Hill. Those elements not covered in this discussion, or that were only covered briefly will be discussed in more detail at future meetings.) The PEO document is available at:

[http://www.seattlehousing.org/redevelopment/pdf/YT\\_Planning\\_Elements\\_Overview.pdf](http://www.seattlehousing.org/redevelopment/pdf/YT_Planning_Elements_Overview.pdf)

### **Community:** (see pages 6 – 7 of the PEO document)

- SHA should look to the past in order to avoid rebuilding structures/infrastructure in the future.
- Acknowledge that Yesler Terrace has an existing community governance structure.
- Find ways to convey the phasing of the project so that the community can understand how it will happen and what it will look like.

### **Streetscapes:** (see pages 8 – 9 of the PEO document)

- Create vibrant and livable streets by including street level housing and business in the planning with an emphasis on the presence of street vendors.
- Clarify the meaning of 'develop reduced parking strategies'. Insufficient parking has been identified as primary concern of residents. Some residents depend on their vehicles.
- Design parking with a focus on access and ease of use.
- Planning for an increase in traffic volume, including connecting streets and safety features such as crosswalks needs to be addressed.
- Consider the impact of a high-density redevelopment on traffic and services.
- Low level lighting for treed streets should be included in the planning.
- Work with transit officials to improve public transportation through and around Yesler Terrace.
- Utilize computer modeling to review options for infrastructure.
- 12<sup>th</sup> Avenue has been omitted and needs to be included in the relevant areas of the document.

### **Open Space:** (see pages 10 – 11 of the PEO document)

- Revise the wording of the third bullet point under *Create Safe Open Spaces* on page 10 to be more clear its meaning.
- Consider that redeveloping the community with a greater amount of parks and open space will result in the trade-off of having to develop a denser community.

- Consider the connection and use of the open space adjacent to Bailey Gatzert Elementary School in conjunction with the redevelopment.
- Realize the difference in developing open space that is ground related as opposed to rooftops, for example.
- Locate common play areas close to in-home daycares.
- Some residents would prefer larger units and more storage in the redevelopment as opposed to open space.

**Housing:** *(see pages 12 – 13 of the PEO document)*

- Consider creating home ownership opportunities for low-income residents.
- Consider the development of a greater amount of low-income housing.
- Provide housing that residents can transition into as their household income rises so they can remain in the community if they wish.
- Consider the impact on adjacent neighborhoods of redeveloping Yesler Terrace at such a high density. Other high-density neighborhoods in the surrounding areas may be zoned for 160 dwelling units per acre, but they have been developed at significantly less than that.

**Retail and Office:** *(see pages 14 – 15 of the PEO document)*

- Create vibrant and livable streets by including street level housing and business in the planning with an emphasis on the presence of street vendors.

**Green and Healthy:** *(see pages 16 – 17 of the PEO document)*

- Address waste removal according to the city's current planning, including the elimination of dumpsters.

**Economy and Employment:** *(see pages 19 of the PEO document)*

- Consider how to create jobs in the community with the redevelopment and reflect on the lessons learned from past redevelopments in order to do a better job in this regard.
- Develop opportunities in the community for education and training.

**VIII. Overview of the Rehabilitation Finance Model**

Development Director Stephanie Van Dyke presented an overview of the rehabilitation finance model in the first five slides of a PowerPoint presentation. The presentation was also distributed to committee members. Based on the existing conditions of the buildings and infrastructure, she said that staff has estimated there would be an approximately \$79 million funding gap under the rehabilitation model. Additionally, she said that the rehabilitation option does not meet many of the Yesler Terrace Guiding Principles.

Erickson suggested looking into King County funding for parks/open space. In response to a question from Fox, Van Dyke stated that the Yesler Terrace redevelopment project won't qualify for pending federal economic stimulus funds because those funds are for projects where the bids will be let in the near future.

**IX. Overview of the Redevelopment Finance Model**

Van Dyke provided an overview of the Redevelopment Finance Model in the remaining three slides of the presentation, including the key cost and funding variables and potential funding sources. She said that the goal is to develop a mix of housing types along with other uses, such as office/retail and parks/open space by utilizing a variety of funding sources. However, in order to redevelop Yesler Terrace SHA must sell portions of the land. In the static model presented in an Excel spreadsheet tonight, Van Dyke said that the costs are fixed with regard to infrastructure, master planning, parks/open space and community programs/services and are based on the planning program that was presented at the committee's December 10 meeting. She said that various models can be developed by mixing and matching the project variables.

In response to a question asked by Quinn on behalf of Williamson with regard to demand for market rate housing after the redevelopment, Van Dyke said that the consultants have been testing the market in their analysis and will continue to do so. Fox asked about the absence of housing in

the static model for those at 40% of the average median income level. Van Dyke responded that housing for this income group will be included in the future models. Van Dyke responded to a question from O'Donnell saying that the goal is to develop housing with as much integration as possible. Nguyen asked why SHA is proposing to be the developer on 45 market rate housing units. Van Dyke responded that this is an option being explored to make housing available for residents who are transitioning out of low-income housing and/or full time students. Fox asked about the feasibility of developing a lower-density project. Van Dyke responded that the project must be financially feasible with contingencies if some funding sources fall through. She said that at some point, developing a lower number of units would not cover the project costs.

Covington requested that staff coordinate meetings with groups of committee members for the purpose of reviewing the finance modeling information introduced tonight in greater detail.

With regard to the Committee Operating Agreements, Chair Covington requested that this item be deferred for consideration until the next meeting. Committee members agreed.

**X. Comments from the Community**

No one wished to speak.

**XI. Adjournment**

The meeting was adjourned at 7:56 p.m.

**Major Decisions:**

None