



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

MEETING NO.: 5

LOCATION: Yesler Community Center, 917 E. Yesler Way

DATE: Wednesday, February 11, 2009, 5:00 p.m.

ATTENDEES:

Committee Members

- | | |
|---|--|
| <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"/> Audrey Breaux | <input checked="" type="checkbox"/> M. Michelle Mattox |
| <input type="checkbox"/> Elise Chayet | <input checked="" type="checkbox"/> Mary McCumber |
| <input checked="" type="checkbox"/> Brendan Connolly | <input type="checkbox"/> Quang Nguyen |
| <input checked="" type="checkbox"/> Herold Eby | <input checked="" type="checkbox"/> Kristin O'Donnell |
| <input checked="" type="checkbox"/> Jim Erickson | <input type="checkbox"/> Mark Okazaki |
| <input type="checkbox"/> John Fox | <input checked="" type="checkbox"/> Adrienne Quinn |
| <input checked="" type="checkbox"/> Isabel Garcia | <input checked="" type="checkbox"/> Michael Ramos |
| <input checked="" type="checkbox"/> Patricia Garcia | <input type="checkbox"/> Sue Sherbrooke |
| <input type="checkbox"/> Shurkri Guleith | <input type="checkbox"/> George Staggers |
| <input type="checkbox"/> Fen Hsiao | <input type="checkbox"/> Linda Taylor |
| <input checked="" type="checkbox"/> Faduma Isaq | <input checked="" type="checkbox"/> Julie West |
| | <input checked="" type="checkbox"/> Bill Zosel |

SHA Staff

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

Consultants

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| <input checked="" type="checkbox"/> Tom Hudson, CollinsWoerman |
| <input checked="" type="checkbox"/> Chris Fiori, Heartland |
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I. Call to Order

Chair Covington called the meeting to order at 5:20 p.m. She noted that Bill Zosel is representing the Squire Park Community Council at tonight's meeting.

Chair Covington proposed that the agenda be amended so that the discussion on the financial modeling occurs after the meeting is adjourned. She said that many of the committee members have already reviewed this information by taking part in the small group discussions on this topic during the prior week. There were no objections to the amendment.

II. Comments from the Community

No one wished to speak.

III. Consideration of the Minutes

The minutes of the committee's January 15, 2009 meeting were approved as presented. Covington noted that all of the comments received at the January meeting, including those scribed by Yesler Terrace Intern Eddie Hill, have been incorporated into the minutes.

IV. Consideration of the Committee Operating Agreements

The operating agreements were approved as presented.

V. Continued Discussion of the Redevelopment Planning Elements

Project Manager Judith Kilgore reviewed the background on this agenda item. She said that as a next step, the committee will review the *Yesler Terrace Neighborhood Studies* document that was distributed tonight. She said that this document was prepared in response to the committee's request for local examples of areas that are similar in density and types of uses to what is

proposed at Yesler Terrace. After this review, committee members will discuss the five questions distributed tonight in small groups: (1) What/Where is your favorite urban space and why?; (2) What are the five things that could be built into the redevelopment to support positive community spirit?; (3) Through urban design and planning, how could we lessen the impact of I-5 on the project?; (4) What connections to the surrounding neighborhood do you think are the most important?; and (5) What are the two things that must be included in the redevelopment, and what are the two things that should not be included in the redevelopment? Kilgore stated that the purpose of the small group discussion is to gather information about what elements should and should not be included in the redevelopment of Yesler Terrace. She said that the consultants will organize the information for inclusion in the next packet.

Using a PowerPoint presentation, consultant Tom Hudson reviewed the document, *Yesler Terrace Neighborhood Studies*: http://www.seattlehousing.org/redevelopment/pdf/YT_Neighborhood_Studies.pdf He said that the document compares Yesler Terrace with areas in two neighborhoods – Belltown and First Hill – that have been redeveloped with similar densities and mix of uses to that which is proposed for Yesler Terrace based on the redevelopment program. Slides 1-3 provide an introduction to the study and an overview of the general site characteristics of the two study areas compared with those of Yesler Terrace. Slides 4-5, 6-7 and 8-9 document the existing conditions of the two study areas with regard to streetscapes, open space and housing types respectively. Hudson said that a supplement to the neighborhood studies document was distributed separately tonight and identifies the percentage of units per housing type in the two study areas.

With regard to the study areas in Belltown and First Hill, Hudson noted that these areas were not redeveloped in a comprehensive manner. He said that Yesler Terrace will be redeveloped under a master plan to ensure cohesiveness and continuity within and around the site. Hudson said that the neighborhood studies document provides examples of how Yesler Terrace could be redeveloped and are intended to assist the committee and the community in the small group discussion. Another document distributed tonight to assist in this process titled, *Urban Design Case Studies and Elements* is available at: http://www.seattlehousing.org/redevelopment/pdf/YT_Urban_Design_Case_Studies.pdf

Committee members discussed the five questions noted earlier for approximately 50 minutes. Audience members also participated in the exercise. A Seattle Housing Authority staff member facilitated the discussion at each table and a staff member from CollinsWoerman scribed notes from the discussion. Covington asked representatives from each committee table to provide a sampling of the responses to the questions.

VI. Meeting Summary and Next Steps

Kilgore stated that at its March meeting the committee will review three dimensional models based on the redevelopment planning program. In response to a comment from O'Donnell, Kilgore said that the models will represent three concepts that will vary greatly with regard to key elements.

VII. Comments from the Community

No one wished to speak.

VIII. Adjournment

The meeting was adjourned at 6:57 p.m.

IX. Continued Discussion of the Redevelopment Financial Modeling

Consultant Chris Fiori of Heartland presented an overview of the financial modeling for Yesler Terrace in a PowerPoint presentation to the remaining committee and audience members. The presentation is available at:

http://www.seattlehousing.org/redevelopment/pdf/YT_Financial_Model_Overview.pdf

Major Decisions:

- Approval of the CRC's Operating Agreements