



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

MEETING NO.: 08

LOCATION: Yesler Community Center, 917 East Yesler Way

DATE: Thursday, March 1st, 2012 5:30 – 8:00 p.m.

ATTENDEES: Committee Members

- | | |
|---|--|
| <input checked="" type="checkbox"/> Adrienne Quinn, Chair | <input type="checkbox"/> Michael Ramos |
| <input checked="" type="checkbox"/> Alison Van Gorp | <input type="checkbox"/> Ngu Vu |
| <input type="checkbox"/> Barbara Nabors-Glass | <input type="checkbox"/> Osama Quotah |
| <input type="checkbox"/> Elliot Smith | <input type="checkbox"/> Patricia Garcia |
| <input checked="" type="checkbox"/> George Staggers | <input checked="" type="checkbox"/> Quang Nguyen |
| <input type="checkbox"/> Jeanne Krikawa | <input type="checkbox"/> Radhika Nair |
| <input checked="" type="checkbox"/> Jill Fleming | <input type="checkbox"/> Sara Nikolic |
| <input checked="" type="checkbox"/> Jim Erickson | <input type="checkbox"/> Serkalem Mengesha |
| <input type="checkbox"/> John Fox | <input type="checkbox"/> Sophia Ibrahim |
| <input checked="" type="checkbox"/> Julie West | <input checked="" type="checkbox"/> Sue Sherbrooke |
| <input type="checkbox"/> Kent Koth | <input checked="" type="checkbox"/> Ted Klainer |
| <input checked="" type="checkbox"/> Kristin O'Donnell | <input checked="" type="checkbox"/> Thanh Nguyen |
| <input checked="" type="checkbox"/> Maiko Winkler-Chin | <input type="checkbox"/> Tom Im |
| <input checked="" type="checkbox"/> Mark Okazaki | <input checked="" type="checkbox"/> Yin Lau |
| <input checked="" type="checkbox"/> Lindsay Masters on behalf
of Maureen Kostyak | <input type="checkbox"/> Zufan Tekelemariam |

SHA Staff

- Al Levine
- Andrew Lofton
- Anne Fiske Zuniga
- Brett Houghton
- Judi Carter
- Ryan Lucas
- Ryan Moore
- Shelly Yapp
- Stephanie Van Dyke
- Tom Eanes
- Tom Tierney
- Virginia Felton

Guest: Dave LaClergue – City of Seattle, Department of Planning and Development
 Alan Grainger – GGLO
 Ching Chang – SCIDPDA (Hillclimb Charrette)
 Joyce Pisnanont – SCIDPDA (Hillclimb Charrette)
 Samuel Pierce – Seattle Housing Authority
 John Forsyth – Seattle Housing Authority
 Cindy Sribhibhadh – Seattle Housing Authority

I. 5:30 Call to Order

Chair Quinn called the meeting to order at 5:35pm.

II. 5:35 Comments from the Public

Chair Quinn asked for community comments.

Amy, a resident of the First Hill neighborhood,, stated that she was nervous and excited for the planned redevelopment. She stated that she originally moved to the neighborhood because of the “way it is” as a neighborhood, and one of her biggest concerns is the office tower.

Chair Quinn thanked Amy for her comments, and informed her and others in attendance that there will be other opportunities to ask questions and give feedback when the legislative package is brought to the City Council for approval and public comment.

Chair Quinn asked for additional comments from the public. No one else wished to provide comments.

III. 5:40 Approval of October 13, 2011 Minutes

The minutes for October 13, 2011 meeting were approved as submitted.

IV. 5:45-5:55 Update on Adaptive Reuse of the Steam Plant

Stephanie Van Dyke, Director of Development at Seattle Housing Authority (SHA), gave an

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update on the adaptive reuse of the Steam Plant. The Steam Plant will serve as the new center for Head Start, Job Connections, and various other economic opportunities programs (i.e. Express Credit Union, citizenship classes, job training classes, etc.)

The City Landmarks Board will need to approve alterations to the building. Construction should begin early next year. Stephanie asked the CRC if there were any questions.

Chair Quinn – By when will the Steam Plant rehabilitation be complete?
It should be complete by the end of 2013.

Ted Klainer – Is the stack going to stay?
That is unknown at this time. SHA is doing studies on the costs and benefits of keeping the stack.

V. 5:55-6:15 Break

VI. 6:15-6:30 Yesler Construction Job Opportunities

Stephanie Van Dyke spoke about Yesler Construction job opportunities. All SHA construction projects have a Community Participation Plan in order to provide community job opportunities. Over the past five years, there have been over 350 job placements on SHA jobs, through the Section 3 hiring program.

Chair Quinn – Can you explain what Section 3 is for those not familiar with the term?
When federal dollars are awarded for a project, job opportunities must be made available for qualified low-income individuals. SHA provides a list of names of low-income individuals who are prepared or want to work in construction. The contractors will interview and hire from that list.

Stephanie then introduced Sam Pierce, SHA's Section 3 Coordinator. Sam is responsible for finding residents who are interested in participating in the program.

He gave additional information on the Yesler construction job opportunities. Sam showed the flyer that is currently being distributed to the community. The initial goal is to identify those in the community who are interested in construction.

The program that Sam is recruiting for will begin September 2012 and end March 2013. If interested, contact the Economic Opportunities Office or Sam Pierce. Orientations occur every Friday to explain how the program works. In order to get into the program, a high school diploma or equivalent is required as well as successfully passing a drug test.

Questions for CRC members?

Kristin O'Donnell - Could this be a part-time program?

Sam Pierce responded that this is not a part-time program. Classes are held during the day. Other life obligations are something one has to consider when thinking about this program.

Maiko Winkler-Chin – Is this program available for surrounding communities?

Sam Pierce responded that those from surrounding communities can also come to the Economic Opportunities Office for information. A number of people who are currently working on job sites are people from adjacent communities. However, for Yesler jobs, residents of Yesler will be the first choice hired.

Thinh Nguyen – Are there limitations set on health, physical ability, or age in order to be hired?

Sam Pierce responded that this would pose a challenge for some individuals. There are certain things that one must be able to do to pass the test (physical as well as reading

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comprehension, etc.) and to perform the work on-site.

Quang Nguyen – Will this program be applied to future development that happens on this site, particularly on non-SHA developments?

Stephanie Van Dyke responded that on the first private development, the developer has agreed to participate in this local low-income hiring program and in the women/minority business program.

Chair Quinn then stated that any development that receives city or federal funding would have Section 3 programs administered.

Quang Nguyen – How would SHA ensure that these programs/jobs will actually go to low-income people for future private development projects?

Stephanie Van Dyke gave the example of the sale of the land at 12th and Yesler and in the contract/purchase and sale agreement, SHA will include language about the Section 3 Program and the Women/Minority Program.

Chair Quinn reminded the audience that questions from the public can be answered on March 20th at the Yesler Terrace Community Council meeting

VII. 6:30-7:00 Update on Design for Housing East of Boren (at 1105 East Fir Street)

Alan Grainger, Principal at GGLO Architects, reported on the housing East of Boren. The housing to be built will replace housing from the main site so no one has to move before there is new housing available. A portion of the site has small scale development with attached town houses and elevator service building. He also spoke of greater ground level accessibility and visibility to particular units.

Chair Quinn – Please clarify whether some of these larger ground level units will be available to current residents?

Stephanie Van Dyke explained that the building would have 80 units of replacement housing and 20 units for individuals at 60 percent of area median income. She stated the SHA Housing Operations staff would be back at future CRC and resident meetings to discuss relocation plans.

Alan spoke about plans for open spaces, footpaths, and play areas (designed for in-home daycare use).

In total there will be 100 apartments on-site;

-six 4 bedroom units with two- baths and in-unit laundry;

-seven 3 bedroom units with two- bath with laundry space, and both the four and three-bedroom units will have direct ground access. There will be 37 two-bedroom and 50 one-bedroom units.

Alan showed floor plans comparing the existing units to the units that will be built.

Thinh Nguyen – What parking will be available?

There will be 60 parking spaces for cars below the building as well as bicycle parking.

Chair Quinn – Please comment on why there are fewer parking spaces than units.

Stephanie explained that parking is always controversial. She stated that residents generally

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want more parking, while building that parking is very expensive. . There will be more parking than is currently available to Yesler residents. The plan does assume that residents will use the street car, buses, and the improved pedestrian walkways.

Kristin O'Donnell – When do we get to see one-bedroom floor plans?

Stephanie stated that at the meeting on March 20th, floor plans will be available for viewing.

Thinh Nguyen – Return to the parking problem...what will happen when a resident needs parking and there is not one parking space per unit and we are not able to find parking?

Stephanie replied that this is an issue that residents currently have. There will be some street parking available. SHA doesn't find that every resident has a car, so not every resident will need a parking space.

Stephanie Van Dyke reported on the Baldwin Apartments Rehab project. This will be the first project using the Choice Neighborhoods (CN) Grant to begin construction in early 2013. The rehab project will demolish almost everything on the inside of the building and create 18 one-bedroom apartments designated as replacement housing.

Mark Okazaki – Current residents will have priority? What is the relocation plan?

Stephanie responded that current residents will have priority. SHA is currently working on a relocation plan. Further discussion will take place regarding where demolition will begin and what the relocation plan will look like.

VIII. 7:00-7:15 Report-out on 10th Avenue Hillclimb Design Charrette

Ching Chan and Joyce Pisanant of SCIPDA's Idea Space provided the report on the 10th Avenue Hillclimb Design Charrette. The February 18th charrette was the first opportunity for Yesler and Little Saigon communities to get together to discuss their ideas. The goal of this event was to start people thinking about preferred design elements and uses for the space. Both Yesler and Little Saigon community members found importance in the social design elements, safety design elements, and aesthetic design elements (i.e. functional art, etc.). The next step is to hold a Spring charrette that will pose design ideas obtained from the first charrette.

Quang Nguyen – For SHA...Is the \$650,000 allotted for this project enough?

Anne Fiske Zuniga, Senior Development Project Manager at SHA, responded that there is not yet a cost estimate for the project as they are still in the early design stages, but more funding will be needed. There are different sources of money the City of Seattle has for this type of pedestrian improvement. SHA hopes to apply for available city funding with both Little Saigon/ SCIPDA and the Yesler Community Council.

Quang Nguyen – Would SHA be putting in a request in the CN Grant for additional funding for this project?

Not for this project. SHA feels there are additional sources for funding in the city to pursue.

IX. 7:15-7:45 Yesler Terrace Legislative Package Update – provided by the Seattle Department of Planning & Development

Dave LaClergue from the City of Seattle, Department of Planning and Development (DPD) presented on the Legislative Package and process. Documents in the proposed legislative draft are visible on the DPD website, and opportunities throughout March are available to discuss the proposed legislative package with DPD. Public comment will be accepted until March 19th. Based on what is heard, revisions will be made and the revised proposal will go

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to City Council for consideration by a special committee of all nine members.

The various parts are as follows:

- Rezone – This section dictates what types and how much development would be allowed.
- Street Vacation – This section discusses any physical changes made to the streets.
- Planned Action Ordinance (PAO) – This section relates to the environmental review.
- Cooperative Agreement – This section is a mutual agreement between the City of Seattle and Seattle Housing Authority speaking to the funding of the improvements, detailed housing size and distributions requirements, and various other requirements.

The broad outline of the proposal will look familiar, as it is consistent with SHA's redevelopment plan. The difference lies in the details. The City of Seattle has certain priorities and goals that they would like to make sure are addressed in the proposal for City Council's approval.

- Development Standards & Design Guidelines – This portion discusses the character of the buildings that will be built.
- Dave explained that he has not received a large amount of feedback since the documents have been released, but what he has heard from most of the residents is a general feeling of support and excitement for new units. There is a lot of interest and concern in making sure that SHA delivers on all the different parts they've been talking about. There has been concern expressed by neighbors of Yesler Terrace about the scale of the proposed development project. There is also concern about how adequate the mitigation will be. These concerns will be taken into consideration and the city will do its best to address those concerns.

Mark Okazaki – Has an analysis been done on the increased tax revenues that will likely be generated by this development? The implications of this increased revenue?

Dave responded by stating the city has been more focused on looking at SHA's pro forma and SHA's analysis behind what balance of units it will take to make this project work and open spaces happen.

Anne Fiske Zuniga explained that SHA has performed this analysis. In past meetings, SHA has shown assumptions of cost for buildings at Yesler, where those dollars will come from, and a pie chart of the revenues generated from the proposed development. This information has been presented to the city because SHA will be asking the City of Seattle over the next 20 years to help SHA in various areas such as infrastructure.

Kristin O'Donnell – Regarding the PAO...won't changing technology alter mitigation standards 20 years from now?

Dave explained that the PAO doesn't cover all mitigation for the site. Codes still have to be met outside of what is stated in the PAO. These other regulations will be updated over time and those new updated codes will apply over time as they change. The items in the POA are site specific. There is a trade off...having strong regulations up front versus what we may learn in the future; certainty about mitigation on the one hand and the ability to adapt over time.

Quang Nguyen – What percent of the 30 acres would SHA have to sell off in order to make this project happen?

The exact number of acres is not clear at this point but sale of property is integral to SHA's ability to fund construction of the affordable housing and infrastructure.

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Quang Nguyen – Is the 300 foot height limit restricted to only office buildings or residential buildings as well?

As written, the 300' height is restricted to the northwest sector of the property where office uses could be located. If hypothetically those buildings don't happen at the site, there could instead be 300 foot tall residential buildings in that particular sector.

Maiko Winkler-Chin – What happens after the public comment period is over?

Outstanding issues are trying to be resolved with the legislative package that may take some time. It could take several weeks to a couple of months to gather and review public comments. Sometime between early Spring and Summer is when something will be sent to City Council. City Council will have a month long notice before they have a public hearing.

Chair Quinn – We will be putting together a Citizen Review Committee Comment Letter that will be prepared collaboratively. Right now, based upon the timing given by Dave, we would schedule our next meeting around May 17th. This date may change if DPD has not yet completed its review. In the May 17th meeting we would: see what DPD's recommendation is, we may talk about what we would like to comment on, and then we would draft a comment letter that we would then submit to the City Council.

X. 7:45-8:00 2012 Choice Neighborhoods Funding Opportunity

Anne Fiske Zuniga from SHA spoke about the upcoming HUD Grant. In the previous grant, SHA received \$10,270,000 for the first phase of development of Yesler Terrace. SHA plans to submit another grant application requesting \$19,730,000 from HUD. The application is due April 10th.

The housing component of the grant would include two buildings with about 170 units of housing; approximately 100 of those units would be replacement units.

Another feature of this grant will be the neighborhood park which would be built by the Seattle Department of Parks and Recreation.

Funding for rehabilitation of Washington Hall will also be included in the grant. This facility, owned by Historic Seattle, has a rich history of cultural and performing arts. It is in need of extensive rehabilitation so that it may again fully serve the community.

The grant would also provide funding for extending the 10th Avenue Hillclimb up to the neighborhood park. This connection will help in the goal of improving connections through the neighborhood.

The last part in the Critical Community Improvements category is the construction of the southern portion of S. Washington Street (Green Street Loop) that borders the park.

The next category of CN dollars is Support Services. In the first CN grant, this category was primarily focused on education services. With this grant, SHA would continue to expand the education support component. SHA would add health services support, additional job placement services, and more public safety surveying.

Quang Nguyen – Previously it was said that no more CN dollars would go towards building the Hillclimb. Now you are talking about expanding the Hillclimb. Please clarify.

With the grant that SHA currently has, we are funding the Hillclimb. It is necessary to receive additional dollars to fully fund it. With the next grant, we will expand the pedestrian connection up into Yesler, so those using the Hillclimb can more easily get through the

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neighborhood and to the park. This would be Step 2 of the connection through the site.

Quang Nguyen – Is there a reason why the initial budgeted proposal didn't include the entire plan/balance for the Hillclimb?

SHA is confident that funding the city has will be accessible to assist with the Hillclimb project.

Mark Okazaki – Could I have your thoughts on CN services and housing specifically thinking of seniors living at Yesler.

John Forsyth, Community Services Administrator at SHA, spoke regarding some of the services that may benefit seniors. SHA is finishing up a community survey. Based upon the results of these surveys, SHA develops their strategies in what to pursue in the CN grant. Economic self sufficiency, education, public safety, and access to health care are all things that are important to the community; what SHA sees in the needs assessment may develop other outcomes.

Kristin O'Donnell Comment – We've been having conversations about the increased desire in Yesler for seniors to have options to age in place. Yesler is quite different from the other communities because of the bedroom sizes available. There are a whole lot more one-bedroom units than in other communities. The population for those units is more likely to be seniors who can benefit from those services.

Maiko Winkler-Chin – Just to clarify...the money received is for two buildings providing 170 units; 100 of which will be replacement housing?

Anne responded that the numbers are still being worked out, but that number is around what SHA is thinking.

Maiko Winkler-Chin – Are you looking to pursue other sources of funding.
Anne responded yes.

Ted Klainer – When do you expect to hear a response back for this grant application?
Anne responded that the application will be submitted April 5th. In past experience, we heard back in the fall. As Adrienne mentioned, at the March 20th meeting of the Yesler Terrace Community Council, there will be opportunities for residents to ask more specific questions about the grant application.

XI. 8:00 Meeting Adjourned