



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

---

**MEETING NO.:** 02

**LOCATION:** Yesler Community Center, 917 East Yesler Way

**DATE:** Thursday, March 11, 2010 5:00 – 8:00 p.m.

**ATTENDEES:** Committee Members

<input checked="" type="checkbox"/> Germaine Covington, Chair	<input checked="" type="checkbox"/> M. Michelle Mattox
<input checked="" type="checkbox"/> Ted Klainer	<input checked="" type="checkbox"/> Sara Nikolic
<input checked="" type="checkbox"/> Brendan Connolly	<input checked="" type="checkbox"/> Quang Nguyen
<input checked="" type="checkbox"/> Jim Erickson	<input checked="" type="checkbox"/> Kristin O'Donnell
<input type="checkbox"/> John Fox	<input checked="" type="checkbox"/> Mark Okazaki
<input type="checkbox"/> Patricia Garcia	<input checked="" type="checkbox"/> Ryan Curren
<input type="checkbox"/> Bette Reid	<input type="checkbox"/> Michael Ramos
<input type="checkbox"/> Maiko Winkler-Chin	<input checked="" type="checkbox"/> Sue Sherbrooke
<input checked="" type="checkbox"/> Fadumo Isaq	<input type="checkbox"/> George Staggers
<input checked="" type="checkbox"/> Kent Koth	<input type="checkbox"/> Linda Taylor
<input checked="" type="checkbox"/> Yin Lau	<input checked="" type="checkbox"/> Julie West
<input type="checkbox"/> Barbara Nabors-Glass	<input checked="" type="checkbox"/> Alex Zankich
<input checked="" type="checkbox"/> Tom Im	<input type="checkbox"/> Joshua Curtis
<input checked="" type="checkbox"/> Aberash Tekola	<input checked="" type="checkbox"/> Alison Van Gorp
	<input checked="" type="checkbox"/> Art Rea

SHA Staff

<input checked="" type="checkbox"/> Judi Carter
<input type="checkbox"/> Virginia Felton
<input checked="" type="checkbox"/> Anne Fiske Zuniga
<input checked="" type="checkbox"/> Brett Houghton
<input type="checkbox"/> Al Levine
<input checked="" type="checkbox"/> Andrew Lofton
<input checked="" type="checkbox"/> Collette Frazier
<input checked="" type="checkbox"/> Brian Sullivan
<input type="checkbox"/> Tom Tierney
<input checked="" type="checkbox"/> Stephanie Van Dyke
<input type="checkbox"/> Shelly Yapp
<input checked="" type="checkbox"/> Ryan Moore
<input checked="" type="checkbox"/> John Forsyth

Consultants

CollinsWoerman

Guest

John Forsyth- SHA Community Services Administrator

---

I. Call to Order

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

II. Comments from the public

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

III. Consideration of the Minutes of the January 14, 2010 Citizen Review Committee Meeting

The minutes of the meeting were approved as distributed

IV. Project Update

Chair Covington introduced Anne Fiske Zuniga as the new Senior Development Program Manager for the Yesler Terrace Redevelopment Project.

New CRC member introductions

Chair Covington announced that there are several new CRC members and asked all new members present to introduce themselves:

- Alison Van Gorp- Cascade Land Conservancy
- Tom Im- Inter\* IM Community Development Association
- Sara Nikolic- Futurewise
- Ted Klainer-Harborview Medical Center

- Art Rea-Yesler Terrace Resident
- Aberash Tekola-Yesler Terrace Resident
- Maza Desta-Yesler Terrace Resident

Chair Covington expressed that there are several other new committee members that were not able to attend the meeting and will be introduced at the next CRC meeting.

### **Project Status Update**

Anne Fiske Zuniga provided a handout of the *Anticipated Schedule for Environmental Review and Opportunities for Comment*.

The schedule is for 2010 and the first step in this process is Scoping. The Scoping identifies alternatives to be studied in the Environmental Impact Statement (EIS). Listed are the 5 alternatives that will be studied:

- No Action
- Existing Zoning
- Low Density Alternative
- Medium Density Alternative
- High Density Alternative

Anne Fiske Zuniga said the scoping process will happen in April. The notice will be sent out to residents, agencies, neighbors, and community papers. The notice and signs in the community will identify the dates for comment. The comment period will be 45 days.

The next step in this process is the Draft Environmental Impact Statement (DEIS). This process will evaluate the 5 alternatives based on their impacts to:

- Earth, Air Quality, Water
- Plants, Animals, Energy and Natural Resources
- Environmental Health, Noise, Land and Shoreline use
- Housing, Aesthetics
- Light, Glare, Shadows
- Recreation, Transportation, Public Services, Utilities

Next will be the development of the Final Environmental Impact Statement. In this process, all comments will be reviewed by Seattle Housing Authority and a preferred alternative will be recommended.

SHA board of commissioner will adopt the preferred alternative and this process is anticipated to be complete by the end of 2010 or the beginning of 2011.

The Final step is to get the right permissions from the City of Seattle to move forward with the project. There are a number of permissions and one is Zoning. Zoning is how much and where you can build. Next is what the streets will look like and how parcels on the site are divided. During the City reviews, there will be an opportunity for comment.

During the Environmental Review Process, there will still be Citizen Review Committee and Subcommittee meetings. In addition, resident workshops will be held for residents to discuss their areas of interest.

O'Donnell asked how far the neighborhood notification extends for a project on this scale.

Van Dyke replied that there are different notification requirements for different elements of the project. SHA will do what is legally required to ensure the notification gets sent to the appropriate contacts.

Chair Covington asked about the 5 elements being studied, and whether there will be informational sessions explaining the content that is being studied.

Anne Fiske Zuniga replied that at the scoping meeting, there will be boards posted with graphics and pictures so people can decide what to comment on.

Mark Okazaki asked if there's any review of commercial impact.

Anne Fiske Zuniga said the commercial impact is not a part in the EIS but since varying levels of commercial development impacts traffic, that will be studied on the EIS.

**V. Social Infrastructure presentation/discussion**

John Forsyth, Community Services Administrator at Seattle Housing Authority presented on Social Infrastructure.

He provide a handout and went over the Key Social Infrastructure Plan Components:

- Development of Physical Design and Social Justice
- Mix and Access to Social Services
- Facilities Planning for Social Services
- Economic and Educational Opportunities
- Community Organizing and Associations
- Management of Physical Infrastructure held in Common

John asked that the CRC break into 3 groups, Economic and Educational Opportunities, Mix and Access to Social Services and Development of Physical Design and Social Justice. He asked for each group to answer or comment on the following questions:

1. Are there some issues of the components your group is reviewing that are of more importance/ significance that we need to pay special attention to?
2. Are there issues relative to the component your group is reviewing that need to be added?

**Economic and Educational Opportunities Comments:**

- ESL for Elders
- Focus on stakeholders and partners that create coordinating frameworks like Case Managers, Connectors
- Work with small businesses- job connections for residents
- Education for youths & adults, Library & Computer Lab
- Affordable commercial space for home based businesses
- Support small businesses adjacent to Yesler Terrace

**Mix and Access to Social Services Comments:**

- **Maintain & expand current services:**
  - Head Start, Pre-school
  - Bilingual, bicultural support
  - Support services for teens
- **Pay attention to:**
  - Who will be living at Yesler
  - The need of more teen services

**Development of Physical Design and Social Justice Comments:**

- Will there be the same percentage mix for each bedroom size
- Important to address all levels in mixed income
- What will be the demographics in 50 years
- Will there be long waitlist
- What percent of family units would be appropriate in the future
- Potentially provide flexible unit that could convert from smaller to large units
- Create units to meet Universal Design Standards, to support aging
- Consider maximizing accessibility on the site
- Evaluate needs of all family types when considering location of there housing on the site such as:
  - Noise, Pollution
  - Access, views, etc.
  
- Can market rate and low-income units be mixed within the same buildings, for example, by floor or by units
- Will market rate households want to live side-by-side with low-income rental households?

**VII. Redevelopment Opportunities East of Boren**

Stephanie Van Dyke gave an update on the East of Boren. She provided a handout to the CRC which is a map of what's located east of Boren.

The map sites include:

1. King County Warehouse
2. Urban League
3. Baldwin Apartments (SHA)
4. Ritz Apartments and House (SHA)
5. Other Properties (private owners)
6. Seattle Curtain ( private owner)
7. Pizza Time/other SHA

The 1<sup>st</sup> site, King County Warehouse, the County expressed interest in making the warehouse an affordable community.

For site 2, Urban League, there still needs to be more talk about them partnering with SHA.

SHA purchased the Baldwin apartments a few years ago due to poor condition of housing. This site is being evaluated to see if it should be rehabbed and or demolished and rebuilt.

SHA owns the RITZ apartments. These apartments were rehabbed several years ago and are currently under the tax credit program.

The Pizza Time building is going to be demolished soon. More information to come on this process.

Van Dyke said SHA will check to see if there are any other partners that may be interested.

O'Donnell asked if the Pizza Time site will have a concentration of low-income families since it is close to the school.

Van Dyke replied that it will be mixed income; other families may want to also be near the school.

Zankich asked if the EIS includes the sites that are not owned by SHA.

Van Dyke said that only the sites SHA owns are included in the EIS.

Tekola asked if the Pizza Time building is the first redevelopment area, can people move east and move back west.

Van Dyke said there is not a policy at this point but this idea can be considered.

Sue Sherbrooke from the YWCA gave an overview of the services they provide.

The YWCA has provided emergency shelter for many years and services for young parents.

The YWCA is excited about the possibility of generating more long-term sustainability programming particularly for you parents that need the extra support to become self sufficient.

**VIII. Comments from the Public**

Where does money come from to buy east parcels?

Van Dyke replied that the money comes from the same sources- federal, partnerships as other development.

Education and Economic opportunities will living wage jobs incorporate unions and any plans for pre-apprentice training?

John Forsyth replied that it is SHA's intention to create these programs.

**IX. Adjournment**

Meeting was adjourned at 7:15 p.m.