



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

MEETING NO.: 09

LOCATION: Yesler Community Center, 917 East Yesler Way

DATE: Wednesday, June 27th 2012 6:00 – 8:00 p.m.

ATTENDEES: Committee Members

- Adrienne Quinn, Chair
- Alison Van Gorp
- Art Rea
- Barbara Nabors-Glass
- Elliot Smith
- George Staggers
- Germaine Covington
- Halimo Jaarso
- Jeanne Krikawa
- Jill Fleming
- Jim Erickson
- John Fox
- Julie West
- Kent Koth
- Kristin O'Donnell
- Maiko Winkler-Chin

- Mark Okazaki
- Maureen Kostyack
- Michael Ramos
- Ngu Vu
- Osama Quotah
- Patricia Garcia
- Quang Nguyen
- Radhika Nair
- Sara Nikolic
- Serkalem Mengesha
- Sophia Ibrahim
- Sue Sherbrooke
- Ted Klainer
- Tom Im
- Yin Lau
- Zufan Tekelemariam

SHA Staff

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

GUESTS: Dave LaClergue – City of Seattle, Department of Planning and Development
Jeff Foster – GGLO
David Yeaworth – City of Seattle, Legislative Department
Martha Lester – City of Seattle, Legislative Department

- I. 6:00 Call to Order**
Chair Quinn called the meeting to order at 6:05pm.
- II. 6:05 Comments from the public**
There was one public comment.
- III. 6:10 Approval of March 1, 2012 minutes**
The minutes for the March 1, 2012 meeting were approved as submitted.
- IV. 6:15-6:35 Project Updates – 1105 E Fir, Baldwin, Horiuchi Park, Hillclimb, SteamPlant**
1105 E Fir
Anne Fiske Zuniga, Senior Development Program Manager, reported that the Housing Authority is working with the YWCA on its relocation. The location has been agreed upon and improvements are underway in preparation for their arrival. Relocation of the YWCA will be complete by the end of this year. Demolition and construction of the new units is set to begin early in 2013. SHA anticipates completing construction of new housing at 1105 E. Fir by the 3rd quarter of 2014.
Jeff Foster, Managing Principal at GGLO, reported that approval has been received from the Seattle Design Review Board for the 1105 E Fir building design. The design includes

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various key features such as entry from the ground level, open green spaces, and preservation of some existing trees on the site.

Baldwin

Stephanie Van Dyke, Director of Development at Seattle Housing Authority, reported that the Baldwin Apartments will house 18 one-bedroom units. This will be the first of the replacement housing. The design process will complete this August with construction to begin in January. Construction will be finished by September of 2013.

Horiuchi Park

Anne Fiske Zuniga reported that, in collaboration with the City Parks Department, Department of Neighborhoods, and P-Patch Trust, Horiuchi Park will provide opportunities for community gardening with the inclusion of a new P-Patch. The community outreach for the design of the garden will happen this summer. The goal is to complete the improvements by May of 2013. Nate Moxley (who is very active in gardening in the Yesler Community) will be the project manager for the Horiuchi Park project.

Hillclimb

Anne Fiske Zuniga reported on the Hill Climb that will connect Little Saigon with Yesler Terrace. There have been two design workshops (February 18th and May 12th) in the community with the purpose of gathering information about what important features will be included in the design. The community emphasized the importance of safety, lighting, places to pause, gardening opportunities, green spaces, and art work. Design of the Hillclimb is going on now using all of the communities' ideas. Construction is set to begin next year at this time.

Steam Plant

Stephanie Van Dyke reported that interior construction is set to begin this August. The exterior renovation will begin next year, to be completed in the 4th quarter of 2013.

V. 6:30-6:50

Summary of Yesler Legislation Submitted to City Council – Dave LaClergue

Dave LaClergue, with the City's Department of Planning and Development (DPD), provided an update on the status of the legislative package. Currently the City is considering the legislative package and some changes have already been made. Without the City's approval, SHA will not be able to move forward with development plans.

Overall, the City's Comprehensive Plan is consistent with, and the City supports, SHA's plan and the CRC's *Guiding Principles*. The City recognizes the importance of providing replacement housing, affordable housing, and better infrastructure for future generations. The plan includes a lot of very important features that make the neighborhood a "decent place to live". The City wants to make sure that all of those features (i.e. parks) have clear commitments to ensure that SHA is able to make them happen.

There are several pieces of legislation in the proposal that the City will be considering this summer. They are:

- Land Use Code amendment (zoning and amount of development allowed)
- Street Vacation Ordinance (allows reconfiguration of public streets)
- Planned Action Ordinance (environmental review and mitigation measures)
- Cooperative Agreement (funding and City/SHA agreements)

There have been some changes made to the Cooperative Agreement. The changes include:

- Increasing the number of 60% of AMI housing units that SHA is expected to produce in the early stages of the development
- Clarification concerning community gardens and preservation of trees
- The duration that the environmental review is in effect was shortened by 5 years
- Details were added to the requirements concerning sidewalks, parks and the Hillclimb

As mentioned in previous CRC meetings, new zoning regulations would permit 4,500

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residential units compared to the current 2,600 units. Zoning would also allow for 900,000 square feet of office, medical and lodging space, and 150,000 square feet of retail and services space.

Regulations also focus on the relationship between the buildings and the street. With increased density, the City wants to ensure that the neighborhood maintains its feeling as a pleasant residential, urban neighborhood with setbacks, landscaping, public spaces and parks.

Regulations require "residential amenity areas". These include common areas, balconies, rooftop patios/gardens, etc. The City and SHA recognize the importance of urban gardening in the community; P-Patches will provide space for gardening in the community.

VI. 6:50-7:05 June 18th City Council Briefing on CRC Process and Supportive Services – CRC Members

Chair Quinn and CRC members Kristin O'Donnell and Mr. Lau summarized some of the comments made at the June 18th City Council meeting they attended. City Council wanted to hear from community members in particular about the process and feelings on the redevelopment.

Kristin O'Donnell, Resident CRC Member, said that her comments were focused on relocation and displacement. She expressed concern about the development process specifically whether SHA would be able to provide on-site options for relocation rather than moving residents off-site.

Mr. Yin Lau, Resident CRC Member, said that his comments focused on the senior population at Yesler Terrace. Mr. Lau stated that he hoped that new units would be built with seniors in mind, with an emphasis on safety and conveniences such as washers and dryers in units. He also wanted special attention to be paid to helping seniors when relocation occurs.

VII. 7:05-7:20 City Council Legislation Review Process – David Yeaworth and Martha Lester

David Yeaworth, Legislative Assistant to the City Council President, announced that there will be two Public Hearings (July 17th and August 7th) which are an opportunity for community members to provide comments to the City Council about the Yesler Terrace redevelopment.

Martha Lester, Legislative Analyst for the City Council, stated that there are a number of Special Committee Briefings (July 2nd, 17th, 26th, 31st; August 9th, 16th) with Yesler Terrace as the focus. All nine council members are a part of the Special Committee. The public is welcome to attend these briefings.

September 4th is the date set to vote on the Legislative Package. A vote will not happen earlier, but could come later than that date.

Questions

Kristin O'Donnell - Will interpretation be available for residents who attend the Special Committee Briefings or Public Hearings?

David responded that if interpretation is needed at any meeting, please contact him and he will make arrangements.

Kent Koth - Is there a schedule of topics for the Special Committee Briefings? Some topics may be more important to certain people than others. Relocation is an important topic to many, so knowing when that will be discussed would be good to know.

Martha Lester responded that first meeting held on July 2nd is on relocation and that the schedule of topics can be accessed on the City Council's website.

David Yeaworth - If you are not able to attend the meetings, there are opportunities to

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watch all meetings on the Seattle Channel, as well as on the Seattle Channel website.
Kristin O'Donnell - It is difficult to spread the word about these meetings without language translation/interpretation up front.

David Yeaworth responded by offering to work with Kristin to accommodate language needs.

VIII. 7:20-8:00 CRC Members Discuss Contents of Project Support Letter – CRC Chair, Adrienne Quinn

Chair Quinn explained to the group that over the years, the CRC has drafted a number of support letters to City Council, HUD, etc. In the beginning the CRC drafted a document with the CRC values/principles (*Guiding Principles*): social equity, economic opportunity, environmental stewardship/sustainability, and one for one replacement housing. At each stage of development over the last six years, the CRC has evaluated whether the process has conformed to this list of values and principles. So far, the CRC has provided feedback to the Seattle Housing Authority and they have made changes per Yesler Terrace residents and CRC recommendations.

Chair Quinn proposed that the CRC submit a letter of support for the Legislative Package to make redevelopment possible.

She then asked whether CRC members were in support of submitting a letter to the City Council.

Sue Sherbrooke - I have questions about the process. If we agree and move forward, will we as CRC members be able to contribute in the crafting of the letter?

Chair Quinn - I think that's how the process should go. If we all agree to move forward in submitting a letter tonight by majority vote, then we begin tonight to agree upon what key points in the letter should be. After that, a letter will be drafted and circulated for comment. We will work very quickly because City Council will be reviewing public comments over the next month.

Kristin O'Donnell - I don't think the role of the CRC should be to "endorse" the Legislative Package.

Chair Quinn - We can open this up for discussion.

Sue Sherbrooke - It seems that the City Council would like to hear a response from the CRC about the Legislative Package.

Chair Quinn - The Council has indicated clearly that they would like to hear something from the CRC.

Mike Ramos - There are multiple points of view amongst CRC members with CRC members coming from various perspectives. Perhaps it would be more appropriate to draft a letter that reflects whether the Legislative Package is consistent with the CRC's values and the *Guiding Principles* rather than giving an "endorsement".

Chair Quinn - I think you are right. Given what Kristin and Mike have said, that is a better path to take in drafting the letter.

Are we all in favor of drafting a letter that speaks to the Legislative Package being consistent with the *Guiding Principles* and values that the CRC board has set forth?

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Chair Quinn to Kent Koth - Do you feel the Legislative Package is consistent with values established by this committee?

Kent Koth - Maybe we could have some clarification on one-for-one replacement.

Chair Quinn - Maybe we could take a look at the *Guiding Principles* as it was written. In order to achieve consensus five years ago, the CRC chose the language used in the *Guiding Principles* on pages 12 and 13.

Stephanie Van Dyke – In the *Guiding Principles* the CRC adopted, SHA will assist in providing relocation to residents in “nearby affordable housing”. SHA will work with residents individually if relocation is necessary.

Tom Tierney – The *Guiding Principles* explains that residents, who are eligible under current rules and want to return, are guaranteed a home at Yesler Terrace.

Chair Quinn - Read the definition of One-For-One Replacement Housing from the *Guiding Principles* on page 12.

Stephanie Van Dyke – Some residents may choose to move away from Yesler. That is alright. SHA will work with residents to figure out what works best.

Ngu Vu – I like where I live.

Mike Ramos - It's important to address the public concern surrounding temporary dislocation of residents and the accountability of SHA.

Jeanne - I don't know if I feel comfortable giving an endorsement. I think the letter that is drafted should be very objective and clear about the values are and how they tie into the package.

Chair Quinn – To summarize what's been said regarding the letter to the City Council: we will prepare a draft letter that is not an endorsement, but as a reflection from the CRC about whether the legislative package comports with the values, particularly with the one-for-one replacement housing (given varying interpretations as to what that means). Additionally, the CRC is very aware of the need for discourse concerning resident “dislocation” is clearly communicated.

Process - Draft letter will be sent out via email for comment, then voted upon to approve.

IX. 8:00 **Meeting Adjourned**