



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

**MEETING NO.:** 07

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

**DATE:** Thursday, October 13, 2011 5:30 – 8:00 p.m.

**ATTENDEES:**

**Committee Members**

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

**SHA Staff**

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

**Guest:** Dave LaClergue-City of Seattle, Department of Planning and Development

**I. Call to Order**

Chair, Quinn called the meeting to order at 5:35 p.m.

**II. Comments from the public**

Chair Quinn asked for community comments. No one wished to speak.

Chair Quinn introduced the new CRC members:

- Maureen Kostyak-Office of Housing
- Ngu Vu- Yesler Resident
- Sophia Ibrahim- Yesler Resident
- Serkalem Mengesha- Yesler Resident
- Zufan Tekemariam- Yesler Resident
- Thinh Nguyen-Yesler Resident, Alternate
- Mebrat Yihdego-Yesler Resident, Alternate

III. **Approval of April 7, 2011 minutes**

The minutes of the April 7, 2011 meeting were approved as submitted.

IV. **Choice Neighborhoods Grant Implementation Plans**

Anne Fiske Zuniga, Senior Development Program Manager for Yesler Terrace Redevelopment gave an update on the Choice Neighborhoods grant implementation plan. Seattle Housing Authority (SHA) requested a \$27 million dollar grant and was awarded \$10.3 million. The Choice Neighborhoods grant allows SHA to spend dollars on housing, other improvements in the neighborhood, and services for Yesler residents.

Tom Eanes, Senior Development Program Manager at SHA discussed the housing improvement area. Tom Eanes said that one of the first steps is to relocate the YWCA. Tom mentioned that the market rate developer is more interested in the parcel at 12th-Yesler, the affordable units will be located entirely on the land now leased to the YWCA.

In addition, Anne said money will be used to rehabilitate the Baldwin Apartment building, which will have 18 one bedroom units available for Yesler residents. Anne said these units will be complete before other housing.

Anne then spoke about Horiuchi Park, located at Boren Avenue. SHA will partner with the City Parks Department to use \$100,000 of Choice Neighborhoods dollars to create P-patch and community garden opportunities in the park. The Park's Department and Department of Neighborhoods are interested in those improvements as they will increase community activity at the park.

In addition, SHA will use Choice Neighborhoods dollars to help build the commercial retail space in the market rate building at 12<sup>th</sup> & Yesler. By helping to build the store front space, the building owner can offer cheaper lease rates for small businesses. Yesler Terrace residents have expressed interest in opportunities to open small businesses although the challenge is always lease rates.

The next improvement with Choice Neighborhoods dollars is the connection between Yesler and the Little Saigon neighborhood. There are currently two ways to get to Little Saigon from Yesler; the pathway used most frequently is not safe. SHA would like to develop a new path that includes a ramp and stairs that is safe and can be used by all residents.

Anne then specified that the funding received from Choice Neighborhoods is required to be spent by September, 2016. Anne said the housing will be complete by the end of 2014. While the Horiuchi Park improvements and the hill climb, will be completed earlier.

John Forsyth, SHA Community Services Administrator, discussed the final portion of what Choice Neighborhoods dollars will be spent on. John said that SHA is able to focus on education for the youth. \$300,000 will be matched by United Way, with another \$300,000 to serve 75 families with early literacy, and preparing parents to learn how to help their children with their education; Neighborhood House will partner with SHA for program implementation, called Parent-Child Home Visit program.

John said, Seattle University is SHA's lead partner with education overall. Seattle University will oversee a summer transitioning program for students that will transition from fifth to sixth grade.

College Success program will also partner with SHA; they will be advising and mentoring. Their program will prepare students for college.

Finally, funding will also be used to support the Education Engagement Specialist at Seattle Housing Authority, Asha Mohamed. Asha has been working with families at Yesler with educational resources.

John said that Seattle University and SHA are working closely with the Seattle School District.

Anne stated that there will be many opportunities for interaction with residents in getting feedback on housing and also the hill climb.

Daniel Seydel, Executive Director of the National Association of Minority Contractors, asked about the process for organizations that have development proposals.

Anne replied, as part of the grant application, it identifies the number of units SHA will produce and the income levels that will be served in those units.

Kent Koth asked the status of the streetcar.

Anne replied, the City has decided not to have maintenance space on SHA property. They will have the maintenance facility at their Charles Street facility.

Ted Klainer asked when housing construction will start.

Tom Eanes replied that it should start by 2013 and be completed by 2014.

Carolyn Carter, resident at Hilltop House, asked if people will be able to bid for the grant.

Anne replied that it is not a situation where people are able to apply for a grant. The lower lease rates will enable business owners to rent space at a more affordable rate.

V.

#### **Steam Plant Reuse Plans**

Tom Eanes spoke regarding the Steam Plant. The \$3.1 million HUD Community Facilities Capital Fund (CFCF) grant will fund rehabilitation of the building. Services in the building will include:

- Early childhood education
- Adult education
- Job training programs

These programs will be offered in the Steam Plant building:

- HeadStart
- Job Connection
- Youth tutoring

Tom said there will be a play area on the rooftop, an elevator installed, stairs included at the north and south end of the building. Other potential alterations to the building include removal of the smoke stack. The design of the Steam Plant will take place next year and construction will begin in 2013.

Anne and Tom presented a visualization video of what Yesler Terrace might look like upon completion of construction, under maximum buildout.

VI

#### **Yesler Legislative Package Overview-provided by the City's Department of Planning and Development**

Dave LaClergue, Department of Planning and Development, gave an overview of the key points and public process in regards to the Yesler Legislative Package.

##### **Redevelopment Planning:**

- 2006: SHA planning process begins, CRC forms
- 2007: CRC releases "Guiding Principles"
- 2008-2010: Evaluation of development alternatives
- 2011: EIS completed, SHA board adopts development plan

##### **Comprehensive Plan:**

- 2011: Council designates YT as "Master Planned Community," calling for mixed use & cohesive urban design
- Supports goals and policies relating to smart growth, increased affordable housing, open space, transportation choices

##### **DPD's draft proposal:**

- New zone (MPC-YT): mixed use, mixed income, mixed height

- Generally aligns with SHA development plan:
  - Up to 5,000 residential units
  - Up to 900,000 sq. ft. office
  - 150,000 sq. ft. retail, services
- Additional controls to ensure amenities, public benefits, urban form

#### **Regulations: affordable housing**

- Required residential units:
  - 561 replacement (ELI); <30% AMI
  - 290 very low income; 30-60% AMI
  - Up to 850 workforce; 60-80% AMI
  - 100 additional ELI, as funding allows
- Location: distributed throughout Yesler Terrace and three blocks east of boren

#### **Regulations: allowed uses**

- Residential (3.9 million sf.)
- Office
- Medical services (not hospitals)
- Lodging
- Retail
- Institutional uses (libraries, schools, religious facilities, social services)

#### **Regulations: building height**

- Allow a mx of midrise & highrise buildings
- 85' allowed every where except view corridor
- 13 highrises, ranging from 300' in the north to 160' near Jackson
- Tower floor plates: 11K for residential, 24 K commercial

#### **Regulations open space:**

- Major open spaces:
  - Central “neighborhood park”
  - 3 pocket parks (5-10K sq. ft.)
  - Residential amenity space
- Pedestrian pathways
- Community gardens: minimum once acre P-patches, more encouraged for rooftops and yards

#### **Regulations: tree protection**

- Existing conditions: high canopy cover
- Many exceptional trees, but also many damaged trees
- Tree protection plan: designates 40+ exceptional and valuable trees for preservation
- Removed trees must be replaced at least 1:1

#### **Regulations: stormwater and landscape**

- 2009 Stormwater Code sets a high standard: major improvement over existing conditions
- Proposed Seattle Green Factor- trees, gardens, green roofs, water features

**Regulations: parking**

- Parking maximums:
  - 0.7 spaces/residential unit
  - 1 space/1,000 sf. office
  - 1 space/500 sf. other uses
- Very limited surface parking
- Above-ground structured parking must be wrapped in active frontage, access must be screened

**District Infrastructure**

- Heat/ energy/ water systems at a neighborhood scale; offer environmental and resiliency benefits
- Yesler has opportunities for solar, geothermal and waste heat capture
- City and SHA pursuing a broader First Hill energy district

**Planned Action Ordinance**

- Planning tool for large, phased development
- One comprehensive EIS covers the entire “planned action”
- Allows consideration of cumulative impacts, gives streamlined process for qualifying projects
- Planned action ordinance sets thresholds, mitigation requirements

**Legislation Summary**

- Rezone/ Land Use Code edits
- Planned action ordinance
- Street vacation
- Parks boundary adjustments
- Cooperative Agreement

Dave LaClergue said that the full draft of the legislative package will be released for public review late 2011. The revised legislation will be sent to City Council 1<sup>st</sup> quarter of 2012.

VII.

**Meeting Adjournment**

Meeting was adjourned at 7:35p .m.