



APPROVED MINUTES OF THE MEETING

Mike McGinn
Mayor

Diane Sugimura
Director, DPD

Marshall Foster
Planning Director, DPD

Julie Bassuk
Chair

Graham Black

Malika Kirkling

Laurel Kunkler

Tom Nelson

Julie Parrett

Osama Quotah

Norie Sato

Donald Vehige

Debbie Wick-Harris

Valerie Kinast
Coordinator

Tom Iurino
Senior Staff

April 7, 2011

Convened 8:30 am
Adjourned 4:00 pm

Projects Reviewed

Fire Station 20 – Queen Anne Interbay
Yesler Terrace Redevelopment
Homeless Place of Remembrance
First Hill Streetcar

Commissioners Present

Tom Nelson, Acting Chair
Malika Kirkling (excused from 8:30am-11:00am)
Laurel Kunkler (excused from 3:00pm-4:00pm)
Julie Parrett (excused from 1:00pm-4:00pm)
Osama Quotah
Donald Vehige

Commissioners Excused

Julie Bassuk, Chair
Graham Black
Norie Sato

Incoming Commissioners Present

Debbie Wick-Harris

Staff Present

Valerie Kinast
Tom Iurino



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April 7, 2011	Project:	Yesler Terrace Redevelopment
	Phase:	Briefing
	Last Reviewed:	Jun 2, 2009; Apr 4, 2009
	Presenters:	Anne Fisk-Zuniga, SHA Tom Eanes, SHA Melody McCutcheon, Hillis, Clark, Martin and Peterson
	Attendees:	Beverly Barnett, SDOT Dave LaClergue, DPD David Cutler, GGLO Gary Johnson, DPD Martha Lester, Legislative Ross Wildman, Masonry Institute of Washington

Time: 10am – 11:30am

RECUSAL

Commissioner Vehige recused himself and did not participate in the review.

PRESENTATION

The Seattle Housing Authority (SHA) presented an overview of its plans to replace the Yesler Terrace housing development with a denser, mixed use, mixed income development. The development will require reconfiguration of the streets to simplify and achieve better connectivity with the street grid. As a public benefit for vacating city streets, SHA proposes 1) wider sidewalks/more ROW than before, 2) enhanced improvements in the public realm, 3) through-block pedestrian connections.

At a future meeting, SHA will ask the Commission to consider its request for a street vacation and to evaluate its proposed public benefit package. Later, after the City Council has approved SHA's conceptual proposal of Yesler Terrace and passed zoning that supports it, SHA will develop more detailed development plans for the various sectors of the site. At that time, the commission will complete its vacation review of the more fully developed designs for the public benefit improvements.

SUMMARY

The Commission thanked the Seattle Housing Authority for a great overview of the Yesler Terrace project, including the new zoning mechanism and development standards being deployed. The relocation plan for residents was well thought out as was the extensive community outreach.

The commission had the following comments:

- **Take advantage of the opportunity for sustainability that is afforded with such a large site. Consider sustainable strategies that work especially well at a large scale such as district energy, microuilities, etc. Partner with nearby property owners, such as Harborview, if this facilitates implementation of these strategies.**
- **Ensure that updates to codes have taken urban design, building development, and open space into account.**
- **Recognize that, when planning for connectivity and mobility through the site, Yesler Way is a bridge across I-5 between the communities on the east and west sides.**
- **Pursue partnerships with other city departments to share resources and rely on their expertise. For example, cooperate with the Department of Parks and Recreation since the project encircles an existing community center.**

- **Recognize the magnificent view to west across I-5 from the site on Yesler. Develop the design with this view in mind.**

At the next review, the commission asked to see 3-D drawings and renderings of the project.