

CNC July Meeting Minutes

July 30, 2012

District Council representatives in attendance: Chas Redmond, (Southwest District Council and CNC Chair); Phil Shack, (North District and CNC Vice-chair); Chris Leman, (Lake Union District and CNC Budget Committee Chair); Tony Provine, (Northeast District); Irene Wall, (Northwest District and Neighborhood Planning Committee Chair); Janis Maloney, (East District); Joe Wert, (Ballard District); Laine Ross, (Downtown District Council and CNC Neighborhood Matching Fund Chair); Janis Traven, (Magnolia/QA District Council); Mat McBride, (Delridge District Council), Ed Marquez, (

Guests: Bruce Bowden, Genoa Caldwell, Citizens Rethink Yesler; Michael Oxman, Save the Trees Seattle; Jerry DeGriek, Mayor's Office, Kathy Johnson, Seattle Schools; Patricia Lopez/Karen Gordon, DON, Al Levine, Seattle Housing Authority

Agenda and Meeting Minutes Approval

June meeting minutes were approved as presented. Agenda was approved with addition of additional guests to speak on Yesler Terrace.

Youth and Education Survey Results

Surveys are coming in. Some community councils have good relationships with schools, school buildings, etc. Chas will send out another request in hope of more response, then will compile results.

CRT/Large Process Fund

Patricia Lopez distributed copies of proposed CRT members. Seeking CNC approval of nominees. Six CRT members are returning members. Some CRT members are also CNC members and recused themselves from the voting process. Deadline for Large Project applications was July 16 and applications are currently being screened. Four at-large members are from Central, International, and University Districts. Patricia explained that funding is not distributed per district, but awards are made in competitive process. Four to five members are serving on each District Council review team. Patricia thanked the District Councils for their assistance in recruiting for CRT and District Council review teams. Award recommendations will be presented to CNC for approval in October. CNC voted unanimously to approve the CRT as presented. (four members recused themselves from the vote)

Yesler Terrace Presentation

Al Levine from SHA distributed materials related to the project. Yesler Terrace encompasses 30 acres and housing is nearly 75 years old. The only feasible way to redevelop the project is to use a mixed-income development project model. Isolated public housing projects are pretty much passé. Development is dense and will be a big change to the area and people living there currently. Lots of information is available on the web site. Have held numerous public meetings and have a citizens review committee. City Council has had 13 briefings and committee meetings on the redevelopment. Have held a public hearing and will hold another August 8. Legislation includes zoning changes, a Plan Action Ordinance, and a property agreement.

Commitment is to replace every unit on site. Most residents are on board with the changes. Federal dollars are extremely limited at this time. Looking to sell some of the property to private developers to raise \$80 million toward infrastructure and rebuilding of 561 low-income, 290 tax credit units and 850-950 work force units; remaining units would be market rate. Biggest concern is loss of low-income housing, as well as building height and number of total units. Has been the most heavily scrutinized development in the history of Seattle.

CNC member asked whether it might make sense to build low-income housing elsewhere with profits from sale of the site and utilize the site entirely for market rate housing.

SHA's mission is to provide low-income housing. Al stated he agreed with this suggested approach, but residents were opposed to that approach. Low-income housing often goes to SE Seattle, since land is cheaper there, but communities

often oppose more low-income in their community. SHA has added low-income through Hope 6 funding in the past, but money is no longer there to the extent it once was.

CNC member asked about definition of "unit". AI stated most would be two-three-and four bedroom units. All current residents have been guaranteed the right to return. There are a large number of immigrants and refugees living at Yesler Terrace...it can be difficult to gain their trust.

CNC member asked about any historic issues around the housing. AI stated they have been to the Historic Board twice and they did not add it to the register. The steam plant has been designated as historic. This has been a good thing as it allowed them to get funding from HUD for \$2 million to turn the building into an early education/job training center for residents.

Michael Oxman stated the Seattle Urban Forestry Commission has problems with the plan, as 90 trees are designated to be bulldozed. These are some of the largest trees in the city. The Commission wants to save 40 of the trees. Unfortunately, some of the best trees are located where buildings are proposed to be built. Should relocate the buildings, not destroy the trees.

The studies that have been done do not adequately address loss of trees and how they will be replaced. Often trees are damaged by construction work, but will not die immediately. Asking for a five year bond to replace these and other newly planted trees that do not survive. Asking for public hearings if other trees are targeted for removal in addition to those already targeted.

Initial EIS did not address area west of Boren; was added after EIS was accepted.

CNC member commented that this is basically destruction of the community as it has existed. Buildings and neighbors will all change. Emotionally, it's difficult to accept.

City Council needs to understand the importance of trees and protect them.

CNC member asked what other alternatives were examined. Was rehabilitation studied?

AI stated that five alternatives were considered. Two studies looked at just rehabbing units. Result was it would cost more than just rebuilding.

CNC member asked if additional funding was needed in addition to selling off real estate.

AI stated yes. They have asked City Council for \$30 million and \$30 million in Federal funding. There is also money in the Parks Levy for a First Hill Park.

About \$400 million comes from sale of real estate.

CNC member stated this comes back to mission of SHA. Is mission to redevelop First Hill?

Mission is to provide low-income housing. There is a great need for work force housing in the area.

Genoa Caldwell stated that number of low-income units will drop from 100% to 11% under this model. SHA should follow its mandate to provide housing for low income.

Bruce stated that AI's statement that most residents are on-board is inaccurate. Also, it is not known who will buy the land, which parts will be offered for sale or when it would sell. It is not known where households would be housed

when destruction of units begin. Proposal is to move them ahead of others on the Section 8 list to provide them housing. Not opposed to density or transit. This proposal amounts to the creation of an entire new town on First Hill.

Transit being proposed is totally inadequate in relation to the proposed increase in housing.

Al stated he is aware that traffic is bad in the area. Studies point to increased use in public transit in the future however.

Al stated should look at High Point, Rainier Vista and New Holly to see successes. Public housing model has changed.

CNC member stated perhaps they should step back and take another look.

Al stated have already been working/planning for six years.

CNC member asked if long-term lease vs sale had been proposed.

Al stated money is needed up front; won't work as a lease. Also more difficult to sell condos on leased land. Would be open to leasing if economics would support it.

Bruce stated they had not seen any of these alternatives suggested.

CNC member stated in regard to the tree issue, more trees should perhaps be saved outside of the city. Also, in the case of leases, leases can be broken.

Chas asked what current timeline is. Al responded the next public hearing is August 8. Council is set to vote August 16.

Community Nights in Schools Program

Program started in 2001. Purpose was to provide inexpensive meeting space in schools for community groups and non-profits. School District worked with city to revise the program. New program will be called "Community Nights in School Libraries". All schools will participate. Fee will be a \$15 registration fee only. Rooms can be booked online beginning this fall. Will be available Monday through Thursday evenings. Using libraries only reduces custodial costs that were incurred when using cafeterias. Groups wishing to use other rooms can use a different school booking process. Groups need to have insurance to use any school meeting spaces. DON has agreed to work with groups to connect them to umbrella organizations to access insurance.

Chas asked why the schools needed groups to purchase insurance when other locations did not. Kathy replied that school insurance only covered students and buildings during regular school hours. Problems arose in the past due to groups not having insurance coverage.

CNC member expressed concern over difficulty for some groups to purchase insurance and lack of space limiting meetings to libraries. School District received concessions for location of buildings downtown in exchange for opening up schools to community. Program costs district less than \$3,000 a year.

Kathy stated there was no connection between buildings downtown and the program. The School District is broke. \$3,000 is an issue for the District.

School District will highlight the program on its web site to increase usage.

Chas asked how the District would notify users if the room became unavailable. Kathy stated school use is first priority, Parks is second, elections is third (but will be removed), school groups are fourth and community groups fifth.

CNC member suggested that after the first year, the District review its insurance policy to see if it could include coverage for community groups; perhaps fold it into fee.

Kathy stated they are restricted to rules imposed by state government.

CNC member asked about groups of 50+

Jerry replied this program was always targeted to groups of 50 or less. If they need a larger space, they would need to go through another program.

New online system will provide a menu of services/options with costs up-front.

Payment now is taken via check or money order. Looking at accepting credit cards, but need to work out various issues.

Portal should be up mid-August. System will go live September 1.

Chas asked that Wendy Watson be added to distribution list so CNC would have access to information going out.

CNC member asked if food and drink would be allowed. Would open public meetings be allowed?

Kathy stated could not charge admission and must limit to 50 or fewer.

CNC member urged that the district reconsider blocking use of meeting spaces the first two weeks of September.

Kathy stated schools are setting yearly calendars during those two weeks.

Chas stated it would be necessary to have the link to the system on every school's page.

CNC member suggested use of DON as an ambassador whenever possible.

Also include a link to DON regarding assistance to purchase insurance.

CNC member suggested using ARC (Associated Recreation Council) to provide insurance.

Jerry suggested tracking the insurance issue, and see if it is or is not a problem.

Letter will be circulated to district councils addressing CNC concerns. CNC member suggested the Executive Committee should finalize the letter.

CNC/District Council Legislation

Tabled until next meeting, due to shortage of time

Committee Reports

Neighborhood Planning Committee—Irene Wall

City Council voted 9-0 to approve the Living Buildings Pilot Program amendment ordinance, AKA the 34 Stone project amendment. At the same time, many members of the council acknowledged in their comments after voting that the legislative process on this ordinance had been flawed. PLUS committee Chair Conlin said that he and Nick Licata were going to propose future modifications to address shortcomings in the pilot program, including project eligibility, the role of design review, and better matching the level of allowed departures to the degree of "deep green" features proposed.

Regulatory Reform package of land use modifications passed. CNC NPC and others citizens lobbied for changes and were successful in getting some modifications to preserve neighborhood commercial districts. Allowing commercial uses in lowrise residential zones was eliminated from the ordinance. Original language to eliminate parking requirements in many areas was tempered to some degree. Efforts to restore appeal rights on temporary use permits were unsuccessful.

Comp Plan Amendment. A simpler version of last year's CNC Comp Plan Amendment requesting Council confirmation of job and residential growth targets during the annual CP amendment was submitted for consideration. The Planning Commission and the DPD did not recommend it for evaluation however the Council had not taken final action yet.

Transportation Committee - Chas reported for Ref

Committee discussed:

Yesler Terrace redevelopment traffic impacts

Metros five-year implementation plan for alternatives to traditional transit service delivery

Bicycle Master Plan

CNC member suggested moving meetings permanently to City Hall.