

SPCC Notes 06-03-2008

Present (7:00pm): Tenaya, Kiku, Bill, Alex, Donya, Alena Dix (Pacific NW Sage, DSCLN), David West (Sage), Marianne, Tracey, Andre, Joanna

BBQ: Tenaya reported that BBQ planning seems to be going well.

(Alex: groveled for Joanna's forgiveness)

DSCLN: Bill Bradburd resigned from Jackson Place Board. New President installed.

Alena (Sage): Representing committee/ negotiations with developer

- Politics: Coalition realized not possible to stop project altogether. Next best thing is private legally binding agreement with the developer. City Council has said it wants a win-win situation.
- Issues on the table with the City and developer (pretty well secured). If agreement on ALL these items is secured, then Coalition will drop current appeal. (Note: pursuing the appeal would cost between \$60-80K):
 1. Financial assistance for Little Saigon so small businesses can continue to operate. Funding toward Vietnamese market/ community space.
 - Rental subsidies and funding to be used inside or outside the project, to last for 10 years.
 2. Commitment to affordable housing, including family units. (Legally binding agreement).
 - Joanna expressed concern that this housing wouldn't be build at the same time as the rest of the project – that developer would put it off for a different phase (that may or may not happen)
 - David responded that that developer and City have drawn up a very specific agreement with regard to the housing (and the street vacation), including several milestones that have to be met. Very confident that housing element is secure. About 565 affordable units.
 - How can developer promise this?
 - They will rent to a grocery store that has unionized. These employees get benefits, living wages (eventually).
 - Labor standards for the construction. Contractors that have benefit plans and retirement plans.
 - There are very few unionized big-box stores. Target is not unionized.
 3. Commitment to employment and living wage jobs
 - Related to this, Alena and David reported that they'd negotiated use of minority women-owned business, and SVI (Seattle Vocational Institute) as pool for hiring.
 4. Money for traffic mitigation plan.

- (Does not include consideration of public transportation, that Alena knows of)
- Coalition says they'll agree to this, if City gives, too:
 1. City to channel the money from the street vacation (\$5-10M paid for by developer) to traffic mitigation and cultural center. (State law requires some of these funds go to these kinds of projects anyway.)
 - Bill asked what "public benefit" comes of this money.
 - David responded that they'd (the Coalition?) suggested additional affordable housing, open space.
 2. Good faith consideration of "Formula Retail Ordinance" (re: chain stores): Establish boundary around project and limit number of stores – to contain the project. *How can the city possibly enforce this?*
 - Alex concerned that this may encumber surrounding property.
 - David responded that they were unsuccessful in negotiating a limit to the number of chain stores. This may be the next best thing. Also, there is agreement in place that a few of the stores facing Rainier Ave will be locally owned and operated small businesses.
- City looking for consensus from the community about the way these funds should be allocated.
- Alex asked whether Coalition had been able to negotiate any design standards.
 - David and Alena responded that there was success with regard to moving the loading dock from Weller street to make it more pedestrian friendly. That was about it.
- Community Benefits Agreement (CBA) – A way to deal with unfulfilled promises. Instrument for legal enforcement. Steps laid out for occasion of disagreement or violation of provision before court.
 - Marianne wanted to know what the flexibility of the CBA really is.
 - Alena responded that she didn't have examples, but that whatever the renegotiation
- How many parking spaces?
 - About 2200; maybe 450 for residents
- Tracey curious about green factors
 - Largest green roof in the area (including roof of Target), compliance with environmental standards. Developer won't agree to LEED standards.
- Andre wanting to know how this project will impact utilities. Clearly there will have to be major upgrades... how long will this take? How will this impact businesses and residents in the area? Mitigation plan?
 - David explained that underground public utilities need to be moved away from vacated street. Cost to be absorbed by developer. Haven't seen mitigation plan

yet, but developer will have to produce a plan. Issues regarding garbage pick-up is private.

- Tenaya clarified that the agreement needs to be closed in the next few days.
- Coalition consists of Jackson Place, SPCC,

Election of Officers:

President: Tenaya Wright

Vice President: Kiku Hayashi

Secretary: Bill Zosel

Treasurer: Donya Williamson

A number of board members have recently resigned. Need to figure out how many board member positions are open. Need to confirm Robert Powell's interest in being a board member. Andre, Marianne, and Tracey officially board members.

Topics for July Community Meeting:

Joanna will take care of BBQ article for SPCC newsletter.

Alex asked whether we will continue to pay Langston Hughes for the quarterly (Saturday) community meetings beyond this coming July meeting. Tracey said she would look into booking these meetings at Pratt Fine Arts center and at Douglass -Truth Library.

Donations from Swedish, BECU, CADA, Legacy. Going to request from Red Apple, Trader Joe's, Franz. Kiku requested money from the Department of Neighborhoods.

Kiku explained that she wanted the developer to come to our quarterly. She talked to the CEO of Goodwill about talking to the community, who referred her to the developer. Developer set to come, if we still want to.

Donya will look through listserv to see what else people are talking about. Will also ask Peter to man barbeque.

Tracey and Alex to negotiate with marimba band.

Donya suggested including request for donations in newsletter. Andre to work with Treasurer to set up Pay Pal account for SPCC.

12th Avenue Plan properties at James Ct and Jefferson:

The recent presentation of the Parks Department regarding the proposed park at James Ct. (and woonerf-like area in the street) was recalled. The James Ct. park site is one of the two remaining properties acquired by the City and administered according to the 12th Avenue Plan. The 12th Avenue Plan requires that property be sold by the city and proceeds be devoted to capital improvements in the 12th Avenue area. The James Ct.

property has been sold to the Parks Dept. for no \$, but the tradeoff is that money otherwise set aside to purchase park land will not have to be spent to acquire this site. Instead, that money (approx. \$1,050,000) will be saved for purchase of another park site to serve the area.

Other parcel is more problematic, 12th and Jefferson. It is now owned by the Office of Housing. Apparently they do not intend to sell the property, but rather convey it for no \$ to a developer of “affordable” housing. This is a community value, but not what is specified in the agreement negotiated by the community at the beginning of the 12th Avenue Plan (in early 90’s). That agreement was also formalized by City Council ordinances which the Office of Housing is paying no attention to. In addition to proceeds from sale, the plan requires lease payments from temporary uses to go to the community. In violation of the ordinance the Office of Housing has leased the Jefferson St. lot and the benefit is going somewhere else. (SDOT?)

Juneteenth (6/21-22/08):

Kiku asked if we have table reserved at Juneteenth.

Banner should be done by then

Parking Zoning Issue being taken care of by Andre and neighbors.

Lavizzo Park Event:

Tenaya planning Good Vibe event with free booze... oh, wait, booths. Darn.

Summer concert and outdoor movies in the works.

Lavizzo Park Improvement:

Bill suggested we follow up with Randy Robinson (or whoever’s in his position at the moment) about status of improvement.

Tenaya will check her emails for status report and forward this to us.

Approval of Minutes:

Approved.

(Minutes a joint effort of Donya and Bill)