

## North Highline Unincorporated Area Council

### Minutes 6-2-2011

Meeting called to order at 7:00 pm

**Council Members Present:** Pat Price, Ron Johnson, Christine Waldman, Barbara Dobkin, Richard Miller, Stephen Porter, Rebecca Lopes, Doug Harrell, Jessica Stoneback , Liz Giba and Patrick Mosley.

**Approval of Agenda:** Agenda accepted

**Approval of Minutes:** approved the Minutes of May 5, 2011 meeting

**Public Comment:** Gill Loring announced that the White Center Bartell Drugs store will soon have its drug-take-back bin up and running, per the White Center-South Delridge Community Safety Coalition ... He also noted that Zippy's Burgers is open in White Center, he says he had one for the first time and "they're really good." The White Center Recycling Event is happening at Evergreen High School 9 am-3 pm this Saturday. The **White Center Library Guild's** big fundraiser sale is June 18. The next King County Library Board meeting is on June 28th, at their Issaquah offices.

**Election Report:** Barbara reported on the Annual Election and thanked all those volunteers for helping with everything. The incumbents, Liz Giba, Ron Johnson, Doug Harrell, Patrick Mosley, were all reelected.

**Election of Officers:** Following Officers were elected: President – Barbara Dobkin; Vice President – Pat Price; Treasurer – Ron Johnson, and Secretary – Stephen Porter.

**Fire Chief Malstrom:** North Highline Fire District will be accepting applications for volunteer firefighters soon; applications will be on the website sometime early next week.

**Mike Martin, City of Burien:** if the weather holds, the last round of paving on Ambaum – which will take about four days – is about to start, and the entire project (including striping) should be done by June 15th. More projects are in the works; "you're going to see a lot of asphalt going down this summer," he promised, with \$6 million more worth in projects "out there," after the Ambaum project, which is worth about \$3 million ... He also discussed the "visioning" project, which surfaced concerns about education and crime; the latter, he said, is not so much a problem as a perception problem, but he said there is indeed a problem with "how we educate our kids." ... Also, Burien Parks' **Debbie Zemke** was introduced by Mike Martin to announce a new outdoor-concert series in North Burien – free, to be held on the grounds of Hilltop School (she said they would have liked to have it in a park but power and electricity issues couldn't be worked out), 6:30 pm Wednesday nights, July 13th with Banda Vagos, July 20th with Global Heat, and July 27th with the Camano Cadillac Band. The council will discuss annexation at its June 20th meeting, describing it as a general discussion about potential direction, which he

expects the council to settle on by August, to know what it wants to do regarding annexation, and he expects a potential vote in “less than a year.” That factors into the library controversy; Burien councilmember **Rose Clark** mentioned a meeting with Library Board members at City Hall, regarding concerns over the potential library consolidation. She said the Burien Mayor and council have sent a letter asking them to not make a decision until we have completed our discussions on the annexation.

**King County Sheriff’s Office, Sgt. Rodney Chinnick**, who runs the KCSO gang unit, subbed for Capt. Hodgson with the latest stats. Residential burglaries and assaults ‘are both going in the wrong direction,” he said. There had been some arrests recently, but he noted the younger suspects didn’t stay behind bars so long “because of the turnstile system of justice” for juveniles. He speculated that the higher assault rate might be tied to summertime behavior and alcohol ingestion, and warned that this weekend will tell the story, since good weather is forecast. Doug asked how funding is going for the Gang Unit; Sgt. Chinnick said that some of it is dependent on grants, and they’re still awaiting word on renewal of at least one key grant. Questions were asked regarding how to deal with a problem involving alcohol abuse near a local grocery store; if there’s a problem, it was reiterated, call 911 – don’t think too hard about whether to call, just know that the dispatchers have a prioritization system (and if you suspect there’s a problem with an establishment, whether store or bar, report it to the State Liquor Control Board). Christine noted you can make reports online. Sgt. Chinnick said the closure of Club Evo had dramatically reduced the number of calls to the area; noting that the injunction that closed the club became permanent in mid-May, he also pointed out that the ownership hasn’t changed and could choose to open a new business.

**Delridge Neighborhood Development Assoc. Executive Director Derek Birnie**: Power-point presentation on the under-construction **Strength of Place Village**, and the proposed **Pappas Village**, explaining that this is one of eight similar community-development organizations in the general Seattle area. Though most people know them for development, that’s not all they do, Birnie explained; they also have been active in health/fitness advocacy. Their development projects, he says, couple community facilities with affordable housing – with examples including the Delridge Library branch in the same building as Vivian McLean Place; he also told the story of how the historic Cooper School building was transformed into Youngstown Cultural Arts Center, after neighbors said the building needed to be brought back to life. Regarding Strength of Place, he said they just had a walkthrough because it’s 50 percent done – the first families will move in in September, and it’ll be done in October. The next project, Pappas Village, at 14<sup>th</sup> and 107<sup>th</sup> (a one-acre parcel), is envisioned as offering housing units that are affordable and accessible to low- and moderate-income families in White Center, he explained, with a mix of unit sizes that provides housing opportunities for some larger families. Their first thought is for 60 units. For its commercial space, Mr. Birnie said child care might be a possibility – they’re talking to some possible providers. One challenge is that the project slopes away from the street, and he’s not certain whether that might get in the way of some underground parking. They’re still seeking a development partner and financing, in hopes that the former will lead to the latter, and they’ve just gone public with a request for proposals – they’re asking for interest to be expressed by the end of July. If they don’t find a partner, they might have to figure out something else to do with the property – maybe even putting it up for sale – Mr. Birnie said. Councilmember Jessica Stoneback asked if there would be a mix of housing for people with not-

so-low income levels, and said that while she lives nearby, she hasn't heard anything about the project; Mr. Birnie said they had been partnered for outreach with the White Center Community Development Assoc. and that he will check on what's being done. Councilmember Liz Giba added that she is also concerned about the concentration of poverty in the area, and wondered if Mr. Birnie were aware of the numbers and how much the concentration of poverty hurts this community. He said he is, and acknowledged that the Greenbridge Housing Development's promised mix of homes for sale with the rentals hasn't materialized. He said DNDA recently spoke with the **Washington Housing Finance Commission** and asked them for more flexibility regarding what gets developed on this property – though they originally had had to commit to affordable housing only. Councilmember Ron Johnson expressed similar concerns. President Dobkin called it disheartening that there hadn't been much outreach and said she hadn't even heard about this proposal until recently. No one is opposed to affordable housing, Barbara Dobkin said, but the housing base in the community desperately needs diversification. The property owners, **Gus and Mary Anne Pappas**, were there. She countered the NHUAC members' comments with, We think this project is going to be great; an associate of hers who worked on the deal said that a project like this seemed to be an improvement over the two houses that currently are on the acre-plus parcel, and noted that the Pappas's are longtime White Center residents, whose name will be on the project. Council and audience members said they had never heard of this project before. Birnie stepped in and acknowledged, a ball has clearly been dropped regarding communication of this project. Then he reiterated that his organization is open to changes in how the property might be developed, and that needed to be kept in mind given the intensity of feelings.

**Harry Reinert - King County DDES, re: Updates to KC Development Regulations:** says a planned project in White Center has brought a proposal for changes in special district overlay conditions applying to development in the area. One change would involve setbacks from an alley, prompted by a development proposal that would have to be set back further than any of the existing buildings because of current codes, so an exception is being considered. Another exemption for the proposal would involve landscaping. NHUAC members asked for more specifics; the project is proposed for a stretch of 16th between 106th and 107th, potentially with a ground-floor church and apartments over it. Possibly they could have parking across the alley from the building. He said comments will be taken thru June 10<sup>th</sup>, and can be emailed to him. The County Council is expected to take action in September, and the changes could become effective in October. Gill Loring asked him about the Class "O" zoning of the Pappas property, he stated it needs to be Mixed Use, and a maximum percentage would be allowed for Residential.

**Treasurer:** Ron reported a balance of \$505.69, after payments for expenses at the Steve Cox Memorial Dedication, and expenses of the Election in May.

**Committee Reports: Parks:** Ron explained about a grant request that parks is doing for funding at North Shorewood Park. We voted to send a letter in support of the Grant request. After some discussion on Dick Thurneau's request for support of a community BBQ at Hicks Lake/Lakewood Park for this summer – it was voted to allow \$300 to help with the BBQ function.

**New Business:** Liz Giba moved that our Council send a letter to the King County Library Board System, Pat Price will compose the letter. Liz announced information for Jubilee Days - Wednesday, July 13th is when the fireworks display is scheduled; Thursday, July 14<sup>th</sup> there will be a Bowling Event; Friday, July 15th, a retro-rollerskating event at Southgate Roller Rink is scheduled; Saturday, July 16th, has the parade and a car show, and Sunday, July 17th, will be the second/final day of the festival.

**Meeting Adjourned at 9:15 pm Pat Price, Secretary**