

# **Sand Point Housing Advisory Committee**

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## **Meeting Notes**

**Wednesday, February 6<sup>th</sup>, 6pm-7:30pm**

✓ **Present:** Kira Zylstra, Solid Ground; Zanne Garland, Solid Ground; Christine Stepherson, Soapbox Comm.; Mary Burki, Common Ground; Alan Castle, LIHI Board; Mary Savage, HHCC; Jan Paul, Interfaith; Lynn Ferguson, WNCC; Robin Sizemore, ROMP; Marty Curry, SPCHA Board; Mike Moedritzer, Tonkin Hoyne; Tom Johnson, Tonkin Hoyne.

✓ **2008 Events and Fundraising**

Solid Ground staff met to discuss Sand Point fundraising and the possibility of putting on a Breakfast fundraiser similar to the events held by SPCHA in the past. After assessing the staffing levels and event goals for this year, for Sand Point and other projects, we decided not to hold a Breakfast fundraiser this spring. Instead, the focus will be put on holding a reception in early May to celebrate the transfer of ownership and all of the work put in by various members of the community and affiliated organizations and agencies that have brought the Sand Point Housing programs where they are today. The event will be an evening during the week (a 'wine and cheese' type theme). Invitees will include all of the many folks that had a part in the planning and development of the Sand Point Housing programs and the event will specifically recognize the work of the SPCHA.

**The proposed date for this event is May 7<sup>th</sup>. This is the same date as the regularly scheduled Advisory Meeting.**

**\*Please let Kira know of anyone that you feel was instrumental in the development of housing at Sand Point to be sure they are included in the event.**

Zanne Garland, of Solid Ground's Resource Development staff, discussed fundraising for Sand Point Housing. Instead of a Breakfast this spring, staff will focus on incorporating Sand Point into the already planned Solid Ground Annual Luncheon. This year's Luncheon will take place on October 10<sup>th</sup> and will feature guest speaker Tavis Smiley, noted journalist and community advocate. Solid Ground would like to invite members of the Sand Point community to become Table Hosts for this event. All dollars raised at Sand Point tables would go back into the Sand Point community to Sand Point Housing. For 2008, the Solid Ground Luncheon will replace the Sand Point Breakfast, but involvement in the Luncheon by Sand Point community members will have the same effect on the Sand Point Housing programs.

**\*If you or someone you know is interested in hosting a table in October or if you have ideas for possible sponsors for the event, please contact Zanne Garland: [zanne@solid-ground.org](mailto:zanne@solid-ground.org) or 206-694-6862.**

## ✓ **Phase II Design Planning**

- **Presentation by Tonkin Hoyne: Mike Moedritzer and Tom Johnson**

Phase II will take place in 2 stages of construction. The first stage will involve 52 units for families on Site B, just south of Santos Place. In stage 2, an additional 20 units for families will be built on Site B and 34 units for single adults will be developed on Site C, just West of Santos Place.

The current drawings are focused on the first stage of construction, and design for Site B. The design of Site B creates two smaller “communities” by the buildings forming two separate courtyard-like areas. There will be both flat apartments and townhomes developed in stage 1. Of the 52 units, there will be 33 2-bdrm units, 14 3-bdrm units, and 5 4-bdrm units. The design allows for the preservation of the view corridor (the view that stretches between the existing Family Housing buildings to the lake). The concrete parking structure on 62<sup>nd</sup> Ave NE adjacent to this site will also be preserved. It is a historic structure but also provides a very beneficial site for parking at the new housing. Tonkin Hoyne staff will be meeting with staff of the Parks department next week in regards to the historic review for design planning purposes. The architects very much intend to restore all existing historic elements and in the new construction, create a natural integration into the historic district. Site B is not actually within the historic district, but because it is adjacent to it, and is part of the district in general, we will work hard to blend the new housing with the old in a positive way.

All ground floor units will have the possibility of being made into accessible units. All guidelines for accessible units will be met, but because of the layout, there will most likely be many more units that are partially or completely accessible than is required. There is also a more than adequate amount of parking available at this site.

There is a community room centrally located that will be used for children’s programming, supportive services opportunities for residents, offices, laundry, etc. This space will be accessible from each side with ramps. There will be many aspects of “green building” incorporated into this community room. At this point, we wish to have a sod roof and utilize some type of solar energy. All of the housing built will have green and sustainable elements as much as possible. Materials and specific costs are not yet determined. The general cost for Stage 1 is approximately \$14M.

✓ **Update on Phase II Development and Community Outreach**

The transfer of ownership to Solid Ground is not yet complete, but in the very final stages. Only about half of the documents are ready to sign, and the rest are on their way.

The design plans discussed tonight are just part of the overall development for Phase II. We are currently preparing our first application for capital funds for stage 1. This first application is for the City of Seattle and will be submitted in April. We will then apply to the State in the fall of this year and tax credits at the beginning of 2009. If all of this funding is committed to the project in the first round of applications, construction would begin mid-to-late 2009.

In the meantime, we continue to attend several community meetings to share these updates with the neighborhood. We have submitted articles to local newsletters, sent out regular meeting minutes, attended area community council meetings and sent out our own publications.

All of the Phase II development plans thus far will be presented at a meeting on February 20<sup>th</sup> for those within 500' of the proposed site. The information presented at this meeting is the same as what has been presented to all other groups at this point. There will not be any information at that time about construction details or timing. We will begin an entirely new communication process when we get closer to construction.

So far in 2008, Solid Ground staff have presented or is scheduled to present to:

- Sand Point Housing Advisory Committee
- Veteran's Consortium
- Hawthorne Hills Community Council
- Northeast District Council
- View Ridge Community Council
- Interfaith
- Magnuson Park Community Communications Committee
- Seattle Parks and Rec, University of Washington
- Those living within 500' of the new housing site

**\*If you know of other groups or individuals that would benefit from these updates, please let Kira know of their contact information. You can reach Kira at 206-517-5499 or [kiraz@solid-ground.org](mailto:kiraz@solid-ground.org).**

**\*As members of the Sand Point Housing Advisory Committee, please help us in communicating information from these meetings to the groups which you represent. Kira will be happy to respond to any questions that are generated through these conversations.**

✓ **Next Meeting: Wednesday, March 5<sup>th</sup> at 6pm**