

CID Framework and Implementation Plan

Workgroup 1 - Community Development and Stabilization

Meeting Summary,

April 4, 2018

Work Group Members present

Tammy Deets	Leslie Morishita	Jessa Timmer	Maiko Winkler-Chin
Cassie Chinn	Quynh Pham	Betty Lau	Pradeepta Upadhyay
Brien Chow	Shanti Breznau	Andrew Tran	

Staff present

Gary Johnson (OPCD)	Janet Shull (OPCD)	Heidi Hall (OED)	Michael Wells (OED)
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Co-Chair Pradeepta Upadhyay opened the meeting.

Heidi Hall and Michael Wells of the Office of Economic Development (OED) provided an update on their work on [Commercial Affordability](#) and [Legacy Businesses](#). They provided handouts to summarize the work underway.

The Workgroup discussed the potential scenarios that can unfold when an established business faces displacement. Some business owners in the CID are ready to retire, so a loss of business space can push them in the direction of retirement. If there is no one ready to take over the business, it will close. Some business owners will choose to relocate. Relocation is challenging and often expensive. Many CID businesses are established and been in the same location for generations, so relocation and building out a new business space can be a daunting prospect.

The desire for affordable housing projects to provide support in the form of affordable small business spaces was brought up in discussion again. An example is the new affordable housing development on Jackson St. There is a question as to how the retail spaces that are fronting Jackson will be utilized.

Small Group Discussion on Preliminary recommendations for Commercial

Stabilization: The meeting's focus was a discussion on preliminary recommendations regarding Commercial Stabilization. OED staff handed out a chart that summarized the preliminary ideas that were raised at previous meetings. The Workgroup divided into two groups to review the list of ideas and discuss their reactions, add ideas and then reported back to the larger group.

In general, all the items presented on the summary chart were supported by the Workgroup and comments/discussion centered around additional details. Themes that emerged from the discussion centered on desire for additional resources/funding being for the OED to increase the amount and types of services they provide to small businesses in the CID. The feasibility study to determine best affordable commercial development/rehab, management strategies and sources was deemed very important. Pilot projects/programs, creation of

incubator spaces for temporary business relocation, furthering work on Legacy business program, and improving cultural competency in small business support services were also highlighted.

Below are notes from the two break out group discussions:

Group 1 Notes:

Culturally relevant communication

- Not just translation
- Immigrant services
- Storefront improvements
- Legal support
 - KC has legal support services
 - Education re: legal compliance
 - To protect businesses
 - Landlord-tenant rights around commercial business
 - Disclosure statements
- Coordination within the City and with Only In Seattle (OIS)
 - Cuts to program – need more resources
 - This is tied to outreach
 - SDOT should work with OIS on cleanup
 - Office of Labor Standards – help people understand and comply
- Business Financing – tenant improvement support
- Legacy Businesses
 - If framework is not strict, then it is supportable
 - Does it/will it really work?
 - Legacy Business does not include Nonprofits, but other tools do support nonprofits
- Tenant improvement support/assistance for new and established businesses
- Need to clearly identify where retail uses at street level are required – active uses at active nodes (this relates to the ISRD Guidelines and Land Use Code)
- Affordable Commercial Space
 - Feasibility study is highly important
 - Affordable housing plus affordable small business spaces on ground floor is also highly important
- Capacity Building
 - Increase resources to the Office of Economic Development (OED) to better support CID
- Financing Tools and Policy
 - Tenant improvement loan fund
 - Money better leveraged
 - Swap general fund and CDBG dollars
 - Comprehensive financing strategy
 - Make it easier to navigate and know where to get funding
- Formula Retail requires a bigger community conversation
 - Some spaces only work well for chains – for example larger corner retail spaces
- Larger commercial spaces are in demand in the CID

- Allowable commercial uses are as important a consideration as size of spaces available
- Parking is also important to the success of businesses in the CID as neighborhood has a regional draw for customers
 - Location, number of spaces, cost

Group 2 Notes:

- More individualized business support
- Culturally competent plus language
- Map who is doing what and at what scale
- Financial literacy support for businesses
- Have CID businesses at core of developing legacy business program
 - Builds on core cultural assets
 - Broader neighborhood benefit, marketing and promotion
- Explore Arts RET outcome looking at arts businesses as “gathering places” to achieve public benefit to invest.
- Address gap in “case management” support for follow through with business for outcomes
- Create alternative to pay day type loans that are exploiting small businesses (predatory lending)
- Pilot some things as part of feasibility study and build on successes
 - Outcomes-based study
 - Avoid perpetual pilot
 - Urgency in this neighborhood
- Need accountability when public funding goes into projects
- Streamline ISRD review process for small businesses
- Consider uses to support cultural and economic
- Use of incubator space and temporary space for relocation
- Commercial kitchen in the neighborhood
- Plan to bridge time w/structural reinforcements for businesses
- Business relocation – space, services, support

City staff will consider the Workgroup discussion comments and further develop the ideas presented in the chart. This will form the basis for development of preliminary recommendations that will be presented to the Advisory Committee and the broader community for review and input.

Respectfully submitted by Janet Shull

Next Meeting May 2, 2018 5:00 to 6:30 PM