

November 23rd, 2009

Anne Noris, Clerk of the Council
Metropolitan King County Council
King County Courthouse
516 Third Avenue, Room W 1039
Seattle, WA 98104

Re: Application for King County Council District 8 Vacancy

Dear Ms. Noris:

Please consider this submittal in response to King County Council's request for applications to fill Dow Constantine's vacant seat for District 8.

King County is facing unprecedented challenges as it closes the year during which it had to make \$56 million in budget cuts, and moves into a new year with continuing fiscal shortfalls. Adding to the woes of the County has been the unanticipated structural problem with Howard Hanson Dam, posing risks to the whole Green River valley, as well as many other issues that threaten our economy and environment. The Council has kept our region moving through this difficult period, but replacing Dow Constantine on Council as expeditiously as possible is essential to keep our governing body functioning. It is with this thought in mind that I am submitting my application to fill his vacant seat. I believe that I have both the professional and civic background to immediately begin contributing to solving problems with other Council Members in a non partisan, practical manner.

For over a decade I have devoted myself to District 8 and surrounding areas in many different ways. Professionally, I have managed a number of community development projects, including the nationally recognized New Holly HOPE VI redevelopment, as well as a number of other important improvements to our region. As a leader in southwest King County, I have served in a number of community and business organizations, and am often called upon by government agencies to help resolve the most difficult issues. Most recently, as a stakeholder in the Alaskan Way Viaduct process, I was instrumental in crafting an innovative tunnel + transit solution, and helped lobby for \$2.4 billion in State transportation funds to make the project a reality. I relate equally well with community, business, labor and environmental groups, and believe that we need to work cooperatively to solve our problems.

The attached application follows the outline specified in the Council motion. I have also attached a brief personal bio and a detailed resume to help the advisory committee members and Council Members assess my application. In recognition of the limitations of written documentation, I would also welcome an interview process to help the selection process. I can be reached at (206) 948-8815 or vlad@voka.us. Thank you for your consideration.

Sincerely,



Vlad Oustimovitch

Knowledge of the functions of King County government

As the largest county in Washington State, with 1.8 million people living within 2,200 square miles, King County assumes a pivotal role in administrating, protecting and advancing our region. This is not a simple task, the issues are very diverse, ranging from rural to urban, and everything in between. Because of the way District 8 boundaries have been set, an understanding of all of those issues is important for a new Council Member.

Many County services such as justice, public health, records, elections and licensing are core functions. However the County also provides a number of essential services across the entire geographic area, including wastewater treatment, solid waste, storm water management, and human services. KCDOT operates its own Metro bus service in addition to contracting to run Sound Transit light rail and bus service, as well as the passenger ferries of particular interest to District 8, and Boeing Field - King County International Airport.

Growth management is a major issue in our region. Many functions of King County are the result of historical growth patterns, such as acting as the local government for unincorporated areas that are either outlying, or in urban areas but not yet integrated into any of the 39 cities in the County. Parks also fall into this category, and King County is the owner and operator of a broad range of park facilities across the area.

Over the past decade I have been involved in many of these areas, particularly in sustainable development. As the president of the Southwest District Council (representing 15 community groups), board member of the West Seattle Chamber of Commerce and manager for a number of public/private projects I have been involved in almost every significant issue that has affected District 8. In particular, I have played a key role in transportation, public safety, waste management, airport, and community development matters. In all cases I have worked cooperatively to craft solutions to difficult issues. (See "Demonstrated leadership skills" section for a list.)

Knowledge of the issues and challenges facing King County government

King County is currently facing unprecedented challenges, having responded to a \$56 million budget deficit at the same time that there is an urgent need for expanded social services to deal with a major economic recession. The immediate need is to continue efforts to streamline government operations as efficiently as possible, with a focus on maintaining essential services. However, given the large size of continuing deficits, it will be important to assess alternative revenue sources to allow the County to continue to function in the capacity its citizens depend on.

Another immediate issue is dealing with the unanticipated structural problem with Howard Hanson Dam, which poses a major threat to property, the economy and environment in King County. Although this facility is administered by the Corps of Engineers, the consequences of an uncontrolled release of water into Green River are so great that every level of government needs to work cooperatively on this safety issue.

A long term issue that will need to be addressed is the dependence of King County on sales tax revenue, which makes it highly vulnerable to fluctuations in the economy, resulting in significant shortfalls at precisely the times when revenue is most needed. A more diversified and reliable revenue stream would provide more stability to County government, and serve the interests of the constituents better than the current system.

Knowledge of the issues affecting the constituents of council district eight

District 8 is shaped somewhat like a pie slice, encompassing parts of the historic downtown of Seattle, major industrial lands, established city neighborhoods and business districts, and outlying suburbs and rural areas. It reflects the County's diversity in its environment, land use, demographics and communities and it is in many ways a microcosm of the entire King County, requiring a leadership that understands the myriad of issues that confront the almost 200,000 constituents.

Over the past decade I have been involved across a broad spectrum of issues affecting constituents across the entire district. In addition to my West Seattle home ground, I've worked with the community on Beacon Hill when I managed the redevelopment of New Holly, in Georgetown on Boeing Field and waste transfer issues, in South Park on public safety, in Burien with SR99/509 transportation issues, with Pioneer Square and the International District on Alaskan Way Viaduct issues. I have also established a very close working relationship with the industrial businesses in the SODO area as well as the Port of Seattle, which has many operations in the district.

One of the major issues confronting District 8 will be how to deal with remaining unincorporated areas, in particular White Center, which is now even more isolated than it was because of the annexation of Highline by Burien. During the past six months I have been working on an affordable housing project in White Center, which has given me a rare insight into the complex issues confronting this community. One of my goals as Council Member would be to provide the resources to allow this impoverished, yet very rich, community to get the resources it needs to fully transition to the position in our district that will benefit this neighborhood as well as the surrounding community.

A demonstrated ability to develop a responsible budget

My professional life has focused on budgets, programs and delivery for over two decades. As an architect who specialized in master planning and eventually moved into management, I have overseen a number of projects with budgets in the hundreds of millions of dollars, all of them successfully. In the early 1990's I served as the Director of Planning for the publically-traded company that grew out of the Milwaukee, Chicago St. Paul & Pacific railroad, where I managed a portfolio of properties spanning 13 states.

A good local example of my experience is the New Holly redevelopment in southeast Seattle, which I managed for the Seattle Housing Authority. Not only did this seminal community redevelopment project garner national recognition, it was also on time and on budget. I understand what it takes to bring an idea from concept to reality, and to do so in the most fiscally responsible way possible.

One of the difficult but important public functions that I was involved with is the Seattle Monorail Project. I was appointed to the Monorail Review Panel by Seattle City Council when the project was initially approved by voters, and I worked hard to make the project a reality, often calling for a more simplified and cost effective plan. When the project was ultimately voted down by citizens, City Council appointed me to the Seattle Monorail Project board to aid in responsibly closing down the agency, which I helped do effectively with my knowledge of the project and its assets. Working with the other SMP board members, I had an important role in the disposition of SMP's real estate assets, and we were able to recoup most of the funds spent on this project and return the money to the public coffers. I did this because I felt it imperative to restore confidence in the public process, and I give this as an example of my willingness to deal with both the positive and negative sides of managing public funds.

A demonstrated ability to respond to public concerns

I believe that this is my greatest strength. Over the last decade, during which I have devoted 10-20 hours per week towards community service, I have developed a reputation as a consensus-building leader who is able to bring people together to craft the best solutions for problems facing the community. Because I have gained their trust and respect, I am frequently called upon by government agencies, politicians and neighborhood and business leaders to help them with difficult issues affecting the citizens and businesses of District 8. My professional and community backgrounds are very compatible in this regard.

Demonstrated leadership skills

Transportation:

- Alaskan Way Viaduct Stakeholders Advisory Committee member. I was one of the core members who helped craft a compromise Tunnel + Transit solution and lobby for \$2.4 billion in funding from the State of Washington.
- West Seattle Water Taxi planning. Acted as project manager for a group of business and community leaders on a plan to significantly expand water taxi effectiveness in the future.
- Monorail Review Panel, Seattle Monorail Project board member. Provided important guidance on this controversial public transportation project. Helped facilitate proper closure that allowed bus rapid transit to become a viable alternative.

Land Use:

- Served as chair of the Southwest Design Review Board, and developed a reputation as a problem solver between community and developer interests. Facilitated successful resolution on a number of controversial projects.
- South Seattle Community College master planning advisory committee. Land use issues resulting from institutional expansion in single family neighborhood.
- Multi-Family Code revisions. Retained by Seattle City Council to evaluate code revisions and propose adjustments that will better work with community concerns.

Environment:

- Steward of “Green Crescent” efforts for the Gatewood neighborhood that was part of Morgan Junction urban village plan.
- Spearheaded community efforts to get a through trail in Orchard Street Ravine, connecting park and pedestrian assets into a network in the neighborhood.

Public Safety:

- Worked with other community leaders to locate a police precinct in West Seattle, and continue to serve on Southwest Police Precinct Advisory Committee. This precinct has perhaps the best working relationship with the community in the entire city.

Community:

- Past president of the Southwest District Council, representing 15 communities in West Seattle. Helped increase community dialogue and form two new community associations at the request of neighborhood leaders.
- Board member, Fauntleroy Community Association. Involved in land-use and neighborhood issues related to ferry traffic and environmental concerns.
- Co-representative for the Southwest District on Citywide Neighborhood Council.
- Morgan Junction Community Association. Wrote application and helped manage construction of large community pea-patch near Lincoln Park.

Business:

- Opened small business in 2001 which I continue to run with my wife.
- Board member and past chair of the transportation committee of the West Seattle Chamber of Commerce.

A commitment to the immediate business of King County that would make it unlikely that the individual would run for any elective office while serving as appointed councilmember.

My goal is to serve the constituents of District 8 as an elected official over the longer term, and I am prepared to start working on a campaign for a 2010 special election. It is my intent to fully commit to King County Council, establish strong working relationships with my peers, and become a lasting and effective presence in County government.

References:

Political:

Charles Royer
Seattle Mayor, 1978-1990
President
Institute for Community Change
216 First Avenue S, Ste 260
PO Box 4247
Seattle, WA 98194

Business:

Tayloe Washburn
Chair, Greater Seattle Chamber of Commerce, 2008-2009
Foster Pepper PLLC
1111 Third Avenue
Suite 3400
Seattle, WA 98101-3299
206-447-8948

Labor:

David Freiboth
Executive Secretary-Treasurer, ML King County Labor Council
2800 First Avenue, Suite 206
Seattle, WA 98121
Seattle
206-441-8510



Vlad was first involved in community issues in his teenage years, when he reported on political and community development issues at his high school newspaper. In university, he became a student leader, and he has been actively involved in community service ever since. In Seattle he has served as president of the Southwest District Council (representing 15 community groups), board member of the West Seattle Chamber of Commerce, chair of the Southwest Design Review Board, member of the Alaskan Way Viaduct Stakeholder Advisory Group, a founder of a Police Precinct Advisory Committee and many other roles. For the past decade he has dedicated 10 to 20 hours a week to community service. He is often called upon to assist with the most difficult and sensitive issues by city leaders and administrators.

Born 1957 into a refugee family just arrived to U.S., Vlad had a classic immigrant experience full of challenges and opportunities. His father first worked as janitor and his mother washed dishes at a restaurant. Vlad was fortunate to experience a diverse childhood including long periods in Canada and France with his extended family, becoming fluent in French and Russian. He was the fourth of six children, and the first to graduate from high school, began studying marine biology before becoming interested in the built environment. He eventually went on to earn a scholarship to Harvard University to study planning and urban design. Vlad worked his way through his initial college years as a commercial diver and boat captain, then finally in an aerospace factory that manufactured the Canadarm for the Space Shuttle. In 1994 Vlad met his wife Kathryn on a climb of Mount Rainier and soon decided to make the Pacific Northwest his permanent home. He is active in mountaineering, hiking, sea kayaking, beekeeping and maintaining his home, located in the Gatewood "Green Crescent".

In his spare time, Vlad is a West Seattle based architect and planner who owns a small business with his wife Kathryn Armstrong that specializes in project management for nonprofits in the Puget Sound region. He has worked on a series of notable projects in the Puget Sound region, including the HOPE VI redevelopments at NewHolly and High Point, as well as several community health facilities. He is a highly respected professional who believes that every project he's involved with should improve the community in which it's located. In many ways his professional and personal overlap as different aspects of his passion for public service.

V L A D O U S T I M O V I T C H

4109 SW Orchard Street
Seattle, WA 98136
(206) 948-8815
vlad@voka.us

SUMMARY OF QUALIFICATIONS

Over twenty years of experience in the master planning, design, permitting, and construction of innovative urban projects requiring complex public/private interaction. Leadership role in the management of interdisciplinary development and redevelopment teams. Extensive community and business involvement.

PROFESSIONAL EXPERIENCE

V O K A I N C O R P O R A T E D *Seattle* 2001-present
Partner

VOKA is a project management practice owned by Vlad Oustimovitch and his partner Kathryn Armstrong that focuses on community development through a management approach that seeks to establish and achieve common objectives and strategies. VOKA specializes in non-profit development and has completed a number of successful projects since it was formed in late 2001.

S E A T T L E H O U S I N G A U T H O R I T Y *Seattle* 2001
Development Program Manager

HOPE IV redevelopment of Roxbury and High Point in West Seattle. Structured redevelopment program for the last and largest of the SHA projects. Established positive working relationship with a broad spectrum of the West Seattle community to ensure on-going support for the project, and continues to serve on the Partnership for High Point's Future.

P O P K I N D E V E L O P M E N T *Seattle* 1998- 2001
Project Manager

HOPE IV redevelopment of Holly Park in southeast Seattle. Popkin Development served as the Development Program Manager for the development of Phases 1 and 2 of NewHolly, under contract to the Seattle Housing Authority. Coordinated master planning, community participation, infrastructure design, construction and project development, working in tandem with SHA staff.

H E A R T L A N D G R O U P *Seattle* 1997-1998
Project Manager

Strategic planning and repositioning of land in preparation for development. Prepared master plan for 300 acre urban redevelopment site in Everett, including major transportation and infrastructure improvements. Formulated evaluation and implementation methodology for Greenfield Inc., a startup Seattle based company devoted to the environmental remediation of contaminated "brownfield" sites.

C M C H E A R T L A N D P A R T N E R S *Chicago* 1991-1996
Director of Planning and Design (1993-1996)
Director of Planning and Construction (1991-1993)

Oversaw master planning of the former properties of the Chicago Milwaukee St.Paul & Pacific Railroad, in the context of a publicly held real estate development company. Projects in Illinois, Wisconsin, Minnesota, Montana and Washington. Conducted due diligence analysis, site evaluation, consultant team selection and directed project management. Duties included negotiation with community, business, governmental and political constituencies, as well as managing all consultant teams involved in the development process.

FORREC INTERNATIONAL *Toronto* 1989-1991
 Director of Design/ Planning Coordinator
 Design and coordination of master planning of large and complex sites. Projects included a development proposal for an international free trade satellite city for Leningrad (now St. Petersburg) in Russia during the last years of the cold war era.

RTKL ASSOCIATES INC *Baltimore* 1986-1989
 Project Designer/ Coordinator
 Led a number of design teams, most notably on the seminal Camden Yards Sports Complex master plan for the Baltimore Orioles. Other projects included a coastal development on the Japanese Izu peninsula, as well as the master plan for second phase of Reston Town Center in Virginia.

EDUCATION

HARVARD UNIVERSITY *Cambridge* 1984-1986
 Master of Architecture in Urban Design
 Advanced degree integrating planning, design, financial analysis, law and policy implementation. Served as Chair of the Graduate School of Design Student Forum 1985-86. CMHC scholarship. Graduated as Class Marshall.

UNIVERSITY OF TORONTO *Toronto* 1978-1983
 Bachelor of Architecture
 Five year professional degree in architecture. Studied abroad in Venice in 1980. Varsity Basketball. Graduated with Honors.

DALHOUSIE UNIVERSITY *Halifax* 1975-1978
 Studies in Marine Biology
 Arts & science curriculum. Sustainability research for harvesting of seaweed in the Bay of Fundy.

PROFESSIONAL & COMMUNITY ACTIVITIES

Multi-Family Code Review for Seattle City Council 2009
Asked to advise Land Use & Neighborhoods Committee on proposed revisions

Alaskan Way Viaduct Stakeholders Advisory Committee 2007-2008
Currently advising City, State and County DOTs on the future of the viaduct

Southwest Precinct Advisory Committee 2003-present
Member of community advisory committee since precinct was inaugurated

West Seattle Water Taxi 2007-2008
Acted as project manager for community plan to relocate and expand facility at Pier2

South Seattle Community College Master Plan 2005-2006
Master Plan Citizen Advisory Committee

Seattle Monorail Project Board 2005-2007
Was appointed to position by City Council to ensure proper closure of SMP

Monorail Review Panel 2003-2005
Panel Member. MRP was subcommittee of the Seattle Design Commission

Southwest District Council, Seattle 2000-present
President, 2003and 2004, representing coalition of 15 community groups

Vlad Oustimovitch

District 8

West Seattle Chamber of Commerce <i>Board Member, chair transportation committee</i>	2001-2005
Fauntleroy Community Association <i>Board Member</i>	1999-present
Design Review Board, City of Seattle Department of Planning and Development <i>Chair, Southwest Board 2002-2005</i>	1999-2005
American Institute of Architects, Chicago <i>Board of Directors, Chairman of the Planning & Urban Affairs Committee 1995. Served as advisor to the Chicago Circulator project 1994-1995</i>	1991-1996
Menomonee Valley Business Association, Milwaukee <i>Served as Chairman in 1994 & 1995, organized association into a politically effective force. Coordinated light rail alignment issues with the Wisconsin DOT</i>	1992-1996
Bucktown Community Organization, Chicago <i>Served on Design Review Committee.</i>	1994-1996
American Institute of Architects, Baltimore <i>Urban Design Committee, named as Baltimore Avant Guard by Warfield's Business Magazine</i>	1986-1989
Guest Design Critic <i>Harvard University, University of Toronto, Morgan State College, Boston Architectural College</i>	1983-1989