



City of Seattle Boards & Commissions Notice of Appointment

| | | |
|--|--|---|
| Appointee Name: <i>Alyssa Mehl</i> | | |
| Board/Commission Name: <i>Historic Seattle Preservation & Development Authority</i> | | Position Title: <i>Member</i> |
| (X) Appointment OR <input type="checkbox"/> Reappointment | | Council Confirmation required? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No |
| Appointing Authority: <input type="checkbox"/> Council <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Other: <i>Specify appointing authority</i> | | Term of Office: 4-Year Term <i>11/30/15 to 11/30/19</i> |
| Residential Neighborhood: <i>Magnolia</i> | Zip Code: <i>98199</i> | Contact Phone No.: <i>[REDACTED]</i> |
| Legislated Authority: <i>SMC 3.110</i> | | |
| Background: <i>Alyssa Mehl merges her interest of sustainable and affordable housing through her experience with architecture and development. Ms. Mehl is a registered architect and a LEED Accredited Professional, with twelve (12) years of experience in the design and project management of sustainable multi-family housing projects in Seattle. Alyssa recently joined Bellwether Housing as a Housing Development Associate. Bellwether is the region's largest non-profit affordable housing provider. Prior to working for Bellwether Housing, Alyssa worked for Nicholson Kovalchick Architects from 2008 to 2015. Alyssa believes that the sustainability of stable communities and built environment inherently begins with the preservation of the existing city fabric.</i> <i>Alyssa holds a B. Arch from Cornell University and an MBA in Sustainable Systems from Pinchot University (formerly Brainbridge Graduate Institute).</i> | | |
| Date of Appointment: <i>11/3/15</i> | Authorizing Signature (original signature):  | Appointing Signatory: <i>Edward B. Murray</i> <i>Mayor of Seattle</i> |

FILED
CITY OF SEATTLE
2015 DEC 10 PM 4:39
CITY CLERK

- Stream Uptown Apartments: Seattle, WA; Project Architect & Construction Administration Lead
118-Unit Apartment Project; HUD221(d)(4); LEED® Certified; \$16MM Construction Cost.
Managed Construction Administration phase; Assisted in HUD process through construction.
- H2O Apartments: Seattle, WA; Project Architect & Development Assist.
45-Unit Apartment Project; HUD 221(d)(4); LEED® H Midrise Pilot Gold; \$10MM Construction Cost.
Managed documentation for LEED® H, Specifications, and performed post-construction HUD procedures.

Mithun Architects + Designers + Planners
Staff Architect

Seattle, WA
2005-2008

- Washington State University Student Housing: WSU, Pullman, WA
Design team member for a 220-bed student housing project; 77,000 sf; LEED® Silver.
- Eastpark Community: Bremerton, WA
Design team member for a 47-acre mixed-income neighborhood; 450 housing units.
- Highpoint Community: Seattle, WA
Design team member for a 2-acre project (22 units/acre) within the Highpoint mixed-income neighborhood.
Assisted in the design of single-family homes and townhomes for Seattle Housing Authority approval.
- Puyallup City Hall: Puyallup, WA
Design and Construction team member for a 50,000 sf City Hall building; LEED® Silver.

Weber, Murphy, Fox Architects
Intern Architect

Erie, PA
2003-2005

- Cleveland State University Recreation Center: Cleveland, OH
Design team member for a 60,000 sf recreation center; Coordinated value engineering changes.

COMMUNITY

Urban Land Institute (ULI)
Member, Housing Task Force Committee

2014-present

American Institute of Architects (AIA)
Member

2011-2015

ROOTs Youth Homeless Shelter
Evening Shelter Volunteer

2010-present

United Way: "Out of the Rain" Impact Council Member
Council Member

2009-2012

- Council Mission: "To end chronic homelessness", including youth and family homelessness.
Attended meetings; Advocated for youth homelessness awareness; Reviewed and rated NOFA applications.

AIA Practice & Ethics Committee Member
Committee Member

2010-2012

- Coordinated seminars to address the goals of LEED®, Passive House, Net Zero Energy and the AIA 2030 goals.

AIA 2030 Commitment
Nicholson Kovalchick Architects (NK) Firm Manager

2010-2012

- Managed NK's AIA 2030 program; Attended seminars; Created NK's "Sustainable Action Plan".

Habitat for Humanity
Volunteer

2002-2009

- Participated in build projects: Beius, Romania; Rocky Mount, NC; Ithaca, NY; Erie, PA; Seattle, WA.

Computer Skills

AutoCAD; Revit; Photoshop; SketchUp; InDesign; Publisher; Excel; Powerpoint; MS office; Ajera; Newforma

Alyssa Mehl

- **Development Consulting**
 - Review pro forma spreadsheets and target cost-saving efficiencies to optimize project value.
 - Evaluate operating revenues vs. expenses and consider development construction costs.
- **Feasibility Studies**
 - Optimize the building area and layout of specific sites through relevant evaluation of the zoning code.
 - Evaluate optimal unit count and unit mix through market research and construction cost estimating.
- **Project Management & Coordination**
 - Manage budget, permit process, and design team for multi-family housing projects (\$10MM-\$16MM).
 - Manage and lead projects through the Seattle Design Review process.

Licensed Architect WA #10391; NCARB #114806; LEED® AP; MBA

NDC Rental Housing Development Finance Certification (Completion Date: May 2015)

Pinchot University: Bainbridge Graduate Institute
Master of Business Administration; Concentration in Finance

Seattle, WA
June 2014

Cornell University
Bachelor of Architecture (B.Arch: Professional Accredited Degree)

Ithaca, NY
May 2004

Thesis: An Investigation into the Revitalizing Potential of Mixed-Use and Mixed-Income Housing

Cornell-In-Rome Program

Rome, Italy
Fall 2002

Cornell Eidlitz Travel Fellowship
Habitat for Humanity build & research trip in Beuis, Romania

Beuis, Romania
Spring 2007

Bellwether Housing
Housing Development Associate

Seattle, WA
Mar 2015 – present

Provide support in all aspects of affordable housing development, financing, and asset management, including:

- Preparation and monitoring of construction loans during closing.
- Assistance in assessing financial feasibility for new developments.
- Preparation and format for community outreach and funding applications.

Nicholson Kovalchick Architects
Development Consultant; Project Manager; & Project Architect

Seattle, WA
Oct 2008 – Mar 2015

- Shoreline Community College: Shoreline, WA; Development Consultant
350+ bed student housing pro forma analysis and building configuration study:
 - Reviewed existing pro forma against industry standards.
 - Evaluated existing unit & bed count, construction costs, operating expenses, and revenue.
 - Recommended terms, layout, unit count, costs, expenses, and revenues for optimized NOI.
- Junction Flats Apartments: Seattle, WA; Project Manager & Development Assist
80-Unit Apartment Project; HUD 221(d)(4); LEED® H Certified goal.
Managed MUP issuance, Building Permit issuance, and HUD documentation.
- 11th & Republican Apartments: Seattle, WA; Project Manager & Development Assist
24-Unit Apartment Project; Existing house to be remodeled with new addition; Passive House Certified goal.
Worked on development pro forma; Performed cost analysis; Interviewed and selected contractor.

Historic Seattle Preservation and Development Authority

August 2015

11 members: Per RCW 35.21.730 and Seattle Municipal Code 3.110, all subject to City Council confirmation, 4-year terms:

- 3 Mayor-appointed
- 8 Other Authority-appointed (specify): (4) PDA Governing Council and (4) PDA Constituency

Roster:

| *D | **G | Position No. | Position Title | Name | Term Start Date | Term End Date | Term # | Appointed By |
|----|-----|--------------|----------------|----------------------|-----------------|---------------|--------|-------------------|
| 6 | M | 1. | Chair | Michael Herschensohn | 11/30/12 | 11/30/16 | | Constituency |
| | F | 2. | Member | Cara Bertron | 11/30/12 | 11/30/16 | 1 | Mayor |
| | F | 3. | Secretary | Kate Krafft | 11/30/14 | 11/30/18 | | Constituency |
| | M | 4. | Treasurer | Japhet Koteen | 11/30/11 | 11/30/15 | | Governing Council |
| 6 | F | 5. | Ex-Officio | Marcia Wagoner | 11/30/12 | 11/30/16 | | Mayor |
| | F | 6. | Member | Sharon Coleman | 11/30/13 | 11/30/17 | | Constituency |
| 2 | M | 7. | Member | James Fearn | 11/30/12 | 11/30/16 | | Governing Council |
| | F | 8. | Member | Mary McCumber | 11/30/14 | 11/30/18 | | Governing Council |
| 6 | M | 9. | Member | Peter Mills | 11/30/13 | 11/30/17 | | Governing Council |
| | F | 10. | Member | Alyssa Mehl | 11/30/15 | 11/30/19 | 1 | Mayor |
| | M | 11. | Member | Rick Sever | 11/30/11 | 11/30/15 | | Constituency |

Diversity Chart:

| | | | | | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) |
|---------|-----|-------|--------|----------|----------------|------------------------|-----------------|-------------------------------|----------|------------------------|------------------|----------------|-------------|
| | Men | Women | Vacant | Minority | Asian-American | Black/African American | Hispanic/Latino | American Indian/Alaska Native | ***Other | Caucasian/Non-Hispanic | Pacific Islander | Middle Eastern | Multiracial |
| Mayor | | 3 | | | | | | | | 1 | | | |
| Council | 3 | 1 | | | | 1 | | | | | | | |
| Other | 2 | 2 | | | | | | | | | | | |
| Total | 5 | 6 | | | | 1 | | | | | | | |

Key:

*D List the corresponding Diversity Chart number (1 through 9)

**G List gender, M or F

***Other Includes diversity in any of the following: race, gender and/or ability