



# City of Seattle Boards & Commissions Notice of Appointment

<b>Appointee Name:</b>  <b>Rachel Ben-Shmuel</b>		
<b>Board/Commission Name:</b> <del>Capitol Hill Housing Improvement Program</del> <sup>45</sup> Community Roots Housing Public Development Authority		<b>Position Title:</b> Member
<input type="checkbox"/> Appointment OR <input checked="" type="checkbox"/> Reappointment		<b>Council Confirmation required?</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Appointing Authority:</b> <input checked="" type="checkbox"/> <del>Council</del> <input type="checkbox"/> Mayor <input checked="" type="checkbox"/> Other: <del>Fill in appointing authority</del> CHH Governing Council	<b>Date Appointed:</b> 4/8/2019	<b>Term of Position: *</b> 4/1/2019 to 3/31/2022  <input type="checkbox"/> <i>Serving remaining term of a vacant position</i>
<b>Residential Neighborhood/Council District:</b>  Montlake/Council District 3	<b>Zip Code:</b>  98112	<b>Contact Phone No.:</b>  [REDACTED]
<b>Background:</b> Rachel recently retired from Vulcan Real Estate, where she had been a Senior Project Manager since 2005. Prior to that, she managed permitting for the Seattle Monorail Project. From 1990 to 2002, Rachel led a consulting practice that provided land use advice, government relations support and permit management to attorneys, developers, architects and local governments. She was executive director of the Seattle Planning Commission from 1984 to 1988, during which time the Commission developed a model for neighborhood planning and citizen involvement in the budget process that is still in use today. Rachel has been a member of the City of Seattle Transportation Levy Oversight Committee since 2016. She holds a BA in history from the University of Wisconsin and an MA in Russian area studies from the University of Washington.		
This reappointment represents Ms. Ben-Shmuel's 4th term.		
<b>Authorizing Signature (original signature):</b> 		<b>Appointing Signatory:</b> Robert Schwartz, Chair Capitol Hill Housing Governing Council

FILED  
 CITY OF SEATTLE  
 19 MAY 20 AM 8:11  
 CITY CLERK

\*Term begin and end date is fixed and tied to the position and not the appointment date.

## **Rachel Ben-Shmuel**



### **Employment History**

#### **Senior Project Manager**

##### **Vulcan Real Estate (June 2005 to 2019)**

Managing permitting for Vulcan Real Estate projects in South Lake Union, creating a mixed use, transit- and pedestrian-oriented neighborhood. Obtained City of Seattle approvals to construct new Amazon.com headquarters in South Lake Union, 1.7 million SF, 11 buildings on six blocks.

Organized a Vulcan team in 2006 to coordinate with the City permitting efforts. The team has addressed permit, utility and construction issues, including simultaneous construction of the South Lake Union Streetcar and three Vulcan mixed-use projects.

Successfully negotiated a Memorandum of Agreement between Vulcan and Seattle Public Utilities to jointly construct a bio-swale in Seattle's Cascade neighborhood. The swale will annually clean close to 2 million gallons of stormwater flowing into Lake Union.

#### **Manager, Permitting and Special Projects**

##### **Seattle Monorail Project (January 2003 to May 2005)**

Prepared Land Use Code revisions to authorize construction of Seattle Monorail 14-mile alignment from Ballard to West Seattle. Helped gain Seattle City Council approval for the project.

Developed a Monorail streamlined permit process with the Department of Planning and Development.

Managed the design review process with the Monorail Review Panel, a City of Seattle panel charged with making design recommendations.

##### **President, Ben-Shmuel and Associates (April 1992 to December 2002)**

Owned a consulting practice that provided land use advice, government relations support, and permit management to attorneys, developers, architects and local governments. Examples of work and clients follow:

- Permit management for Mariners Baseball Stadium Public Facilities District, Seahawks Public Stadium Authority, Sound Transit Light Rail, King County's Central/Atlantic Base Expansion.
- Permit management for University of Washington projects including expansion of the Medical Center complex, Southwest Campus project, the Law School, Electrical Engineering and Computer Sciences Buildings. Represented the University in working with City of Seattle departments to improve University-City relationships.
- Permit management for other medical institutions including the Fred Hutchinson Cancer Center, Cancer Care Alliance, Providence Medical Center, Harborview Medical Center, Virginia Mason Medical Center and Northwest Hospital. Managed Plan Amendments for Major Institution Master Plans.
- Prepared a cooperation agreement between the Seattle School District and City of Seattle to govern permit and plan review for a school bond construction program.
- Provided government relations and permit management for private development companies, including Intracorp, Touchstone, Fortuna, TJI, Harbor Properties and many others.

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July 15, 2010  
Rachel Ben-Shmuel

**Project Manager, Polygon Corporation (April 1990 to March 1992)**

Provided government relations and permit management for Polygon Corporation's Belltown residential projects, 400 units.

**Manager, Land Use Information Section**

**Seattle Department of Construction and Land Use (1988 to 1990)**

Managed the employee team which provided public notices about development projects. Researched land use and zoning code inquiries from the public.

**Executive Director**

**Seattle Planning Commission (1984 to 1988)**

Managed staff for the City of Seattle Planning Commission. In 1987-88, at Council request, developed a model for neighborhood planning and citizen involvement in the budget process that was adopted in its entirety by the City Council and is in use today.

**Government Relations Analyst**

**METRO (1979 to 1984)**

Conducted analyses of proposed local, state and federal legislation having a potential impact on Metro. Worked on Metro-related issues and legislation during the State legislative sessions.

**Education**

University of Wisconsin, BA, History

University of Washington, MA, Russian Area Studies (political science and history)

**Community Leadership**

Mentor for CityYear volunteers, 2007-2011

Member, Chamber of Commerce Leadership Tomorrow Curriculum Committee, 2004 to 2007

Panelist, World Trade Organization City Council Review Committee, 2000

Member, Seattle Commons Board and Executive Committee, 1994 to 1996

Volunteer, Bailey Boushay House, 1990 to 1993

Board Member, Capitol Hill Housing Improvement, 1984 to 1988 and 2011-Present

**Contact Information**



References available upon request

# Community Roots Housing Public Development Authority

DECEMBER 2020

*No less than 11 members and no more than 15 members:* Pursuant to RCW 35.21.730 and Seattle Municipal Code 3.110, *all* members subject to City Council confirmation, 3-year terms:

- 3 Mayor-appointed
- 8 to 12 Other Appointing Authority-appointed (specify): CHH Governing Council

## Roster:

*D	**G	RD	Position No.	Position Title	Name	Term Begin Date	Term End Date	Term #	Appointed By
2	M	5	1.	Member	George Staggers	4/1/20	3/31/23	2	Governing Council
3	M	3	3.	Member	Frank F Alvarado III	4/1/17	3/31/21	4	Governing Council
	F		3.	Member	Sarah Cubillos	4/1/20	3/31/23	1	Governing Council
2	F	4	4.	Member	M. Michelle Purnell-Hepburn	4/1/20	3/31/23	1	Governing Council
6	M	3	5.	Member	Paul Breckenridge	4/1/20	3/31/23	2	Governing Council
6	F	3	6.	Member	Jill Cronauer	4/1/20	3/31/23	2	Governing Council
6	F	3	7.	Member	Rachel Ben-Shmuel	4/1/19	3/31/22	3	Governing Council
2	F	N/A	8.	Member	Michelle Morlan	4/1/20	3/31/23	1	Governing Council
6	M	3	9.	Member	Bob Fikso	4/1/20	3/31/23	2	Governing Council
2	F	3	10.	Member	Barbara Nabors-Glass	4/1/18	3/31/21	2	Governing Council
6	M	3	11.	Member	Drew Porter	4/1/18	3/31/21	3	Governing Council
6	M	7	12.	Member	Chasten Fulbright	4/1/27	3/31/20	1	Mayor
6	M	3	13.	Member	Eric Snow	4/1/18	3/31/21	2	Mayor
9	F	7	14.	Member	Shalimar Gonzales	4/1/17	3/31/20	1	Mayor
4	M	3	15.	Member	Derrick Belgarde	4/1/19	3/31/22	2	Governing Council

## SELF-IDENTIFIED DIVERSITY CHART

			(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)		
	Men	Women	Transgender	Unknown	Asian	Black/ African American	Hispanic/ Latino	American Indian/ Alaska Native	Other (Specification Optional)	Caucasian/ Non- Hispanic	Pacific Islander	Middle Eastern	Multiracial
Mayor	2	1								2			1
Council	6	6				4	1	1		5			
Other													
<b>Total</b>	<b>8</b>	<b>7</b>				<b>4</b>	<b>1</b>	<b>1</b>		<b>7</b>			<b>1</b>

**Key: \*D** List the corresponding *Diversity Chart* number (1 through 9) – Diversity information is self-identified & voluntary

**\*\*G** List *gender*, **M** = Male, **F**= Female, **T**= Transgender, **U**= Unknown

**RD** Residential Council District number 1 through 7 or N/A