

LCC Trustees Meeting
Laurelhurst Community Center
July 8, 2013

Attending: Kevin Chang, Jeannie Hale, Kay Kelly, Linda Luiten, Brian McMullen, Don Torrie,

Excused: Emily Dexter, Liz Ogden, Colleen McAleer, Stan Sorscher, Maggie Weissman, Leslie Wright

Guests: Nathan Zimmer, Talaris

CALL TO ORDER: The meeting was called to order at 7:12 p.m.

CALLS AND CONCERNS

1. Signage at senior home: Neighbors have objected to signage at a residential senior group home on NE 52nd. Owners had earlier promised there would be no signage.
2. Potential burglaries: On June 5, neighbors reported seeing an SUV near the Villa, a light tan Dodge Durango with a Washington license plate 184 VAR. Two young men were in the car, one as driver and one as passenger. The driver was wearing a red cap and the passenger a white cap. Later that day, the neighbors saw the same car near their home in the vicinity of NE 40th and 49th Avenue NE. It was obvious to them that the young men were casing the neighborhood. Police were called. Neighbors in the 54th Avenue NE Block Watch hosted a meeting about the rash of burglaries and attempted burglaries. Also on June 5, there was an attempted burglary on NE 43rd near 53rd Avenue NE. The culprits took the screen off the bathroom window and pried up the window to gain access. They attempted to disable the security alarm but were unsuccessful. The homeowner had only been gone for a short while (out for a run) and was returning home when contacted by the alarm company. With the warmer weather, apparently open windows are a temptation.
3. Burglaries: On June 5, neighbors in the vicinity of Webster Point reported that several homes have been hit. The thieves are unrelenting and breaking-in, in the middle of the day. Aside from stealing the usual computers, jewelry, and so forth... they have also stolen birth certificates and other personal ID. On the morning of June 21, a house on NE 48th Street was burglarized. The burglars broke the French door in the back and entered the kitchen and went through the house and the garage. Police responded. Neighbors are advised to arm their burglar alarms.
4. Car break-ins: On June 6, a car at Ivanhoe and NE 54th Street was vandalized. An unlocked truck was rifled as the owners had left it unlocked to prevent damage in case anyone broke in. A locked car had the back window broken out to remove contents. A blue bottle was thrown against a club-locked SUV. On June 18, a

neighbor in the vicinity of the 4400 block of 52nd Avenue NE had her car broken into around 4 a.m. A window was broken out and the culprit ran off after the car alarm went off. The car was a brand new BMW SUV. Police were called. On June 25, there was another car prowler in the 3000 block of East Laurelhurst Drive NE. The thieves jimmied the back hatch to gain access to the Suburban that was parked under a light in the homeowner's driveway.

5. State legislators: On June 19, a neighbor contacted LCC asking how to get in touch with 46th district state legislators. Contact information was provided.
6. Serious car accident: On Monday afternoon, June 24, there was a serious three car accident at the intersection of 43rd Avenue NE and NE 41st Street. The vehicles were severely damaged and two had to be towed away. This was more than a fender bender and it is suspected that speed was a factor. Seattle Fire Department and Seattle Police Department responded. The people involved appeared to have minor injuries--bloody towels and dazed looks were evident, but they were walking around and conscious. One neighbor suggested a four-way stop at the top of Suicide Hill and/or traffic mirrors. Another supported the idea of stop signs.
7. Stolen cars: On June 25, two cars were stolen between midnight and 7 a.m. from a home on NE 42nd Street near NE 53rd Street. The victims were at home sleeping. One of the cars has been found since it had a locator on it. The police were able to track its location immediately. Another car was stolen that night in the 4100 block of 55th Avenue NE. In that case, the car was locked and there was no shattered glass on the ground.
8. Solicitors: LCC has heard from many neighbors complaining about door-to-door solicitors. The police department's crime prevention coordinator recommends acknowledging the knock through the door to avoid a burglary.
9. Waterway No. 1: On July 1, Judith Thornton emailed complaining about lack of maintenance at the waterway. Currently, DNR is negotiating a new agreement with the Seattle Parks Department. When more information is available, LCC will respond to Thornton. LCC continues to nudge the Parks Department is allowing scheduling of the basketball court project.
10. RV Parking: On July 2, a neighbor emailed to inquire about RV parking on our residential streets for six days while family is visiting. Wright and Hale responded.
11. Talaris redevelopment: LCC has received dozens of emails from neighbors about the proposal to upzone the Talaris property from single-family to multi-family.
12. Eagles: For the past two weeks, LCC has received several emails from neighbors about the two baby eaglets on the Talaris site. One day, the eaglets were in the street as they have not mastered flying. Neighbors directed cars away from the

babies. The parents are feeding and caring for the fledglings. The Laurelhurst Blog has done postings about all of this.

ADMINISTRATION

Minutes: Approval of the April 8 and May 13, 2013 minutes was postponed due to lack of a quorum. There was later a quorum after another trustee arrived.

Treasurer's Report: The board reviewed the monthly treasurer's report through April 30 and the annual financial report that was presented at the Annual Neighbors Meeting. Copies of the report for the period ending June 30 were distributed.

Election of Officers: Election of officers was deferred due to lack of a quorum.

Board Recruitment: Board members agreed to reach out to neighbors who have been active in the community who might be interested in serving on the board of trustees.

Announcements:

1. Night Out Event—August 6: Trustees briefed the board on activities planned for this annual event.
2. North Precinct annual picnic—August 13.
3. Kevin Chang announced he's resigning from the board to take a faculty position at the University of Idaho.

REPORTS/ACTION

Crime Prevention: There was no North Precinct meeting this month and next month there will be a picnic instead of a meeting.

Annual Meeting Wrap-Up: About 50 neighbors attended this year's Annual Neighbors Meeting. Neighbors heard an interesting presentation from Judy Kinney, Executive Director of NEST. 46th District State Representative Gerry Pollet briefed the group about radioactive contamination at Magnuson Park. Representatives from Friends of Battelle/Talaris gave an interesting presentation on their nomination of the Battelle/Talaris property for historic status. LCC attorney Peter Eglick briefed the group on legal issues related to redevelopment of the Talaris property and answered questions. Emily Dexter, Linda Luiten, Colleen McAleer, Stan Sorscher and Leslie Wright were elected to two-year terms on the board of trustees.

Talaris Update: The Talaris developers had a pre-application meeting with DPD on July 3. DPD will identify issues that must be addressed. There were questions about how the nomination will fit into development plans. Talaris provided info about the wetlands to DPD. They have documents one quarter of an acre as wetlands.

With a single-family grid development, infilling amounting to about twelve feet would be required. Soil issues remain. Regarding the height issue, the development would be 30

feet from grade. Considering the fill, the height could be 18 feet. The large pipe running through the property will not be touched.

Notes from meetings between Talaris and DPD will be posted on the Talaris website.

The eagles nest on the site is controlled by the Department of Fish and Wildlife. Rick Lundquist is the Talaris consultant. DPD will defer to Fish and Wildlife. There were questions about the appropriate buffer. Nathan responded that urban acclimated birds have a different buffer than those in the country. They've proposed 100 feet diameter with seasonal restrictions on development.

Regarding the NE 45th Street apartments (LR3 zone), there is (or will be) a northside cooperative development agreement with the owners due to the need of Talaris to have a parking garage.

There is a public hearing coming up on July 11. If the council does not move forward with the text amendment, Talaris representatives indicate they will pursue the single-family grid option.

Talaris has developed eight or nine PRD development scenarios. They do not want to share these plans with LCC. Units would be smaller and they would be entitled to a 20% bonus. These options did not seem viable to Talaris and would still require quite a bit of infilling.

Nathan mentioned that in Seattle, the council forces developers to change the zoning map. There was discussion about trading density for open space and their agreement to maintain the apartment buildings. The development agreement would be recorded, but the council could still change it. It would be more permanent than a contract rezone. They have suggested concurrent agreements—both a development agreement and a contract rezone.

There was a question about whether new owners would fence off the property thereby eliminating public access. Nathan responded that they would be required to retain common usage. Other goals would be aesthetic preservation, economic viability and a long term maintenance plan. Covenants would run with the land.

The historic nomination was submitted and the Landmarks Board came back with questions that are now being addressed. The process is complicated because it would be a site designation, rather than a building designation. Talaris hired Artifact, which is doing the same type of work for the Seattle Center. There should be activity on the nomination in August or September. Talaris hired Michael Sullivan to do an historic site assessment.

There is a 60-90 day period to start developing controls and incentives to guide development. A long term landscape plan and uses of retained buildings will be addressed. The city can allow conditional uses on the buildings for commercial uses

such as offices. The controls and incentives are negotiated between the owner and the council according to Nathan.

If the development isn't economically viable to Talaris, they say it could constitute a "taking" entitling them to compensation.

Nathan is now saying there would be 195 apartments instead of the proposed 300+ originally proposed. They would average 700-800 square feet. The average apartment in Seattle is 600 square feet. There would be no apartments. Studio apartments would rent for about \$1,000 per month. The large apartments (1400 square feet) would rent for \$3,500 to \$4,000 per month.

In response to who would be the targeted population, Nathan said graduate students on stipends or UW medical residents as they can afford \$1400-\$1500 per month. Upper end professionals would probably be targets for the more expensive units. There has already been a lot of interest in the single family homes. The homes would sell for \$1.5-\$2 million.

With a single-family development, the lots would probably sell for \$500,000. There was mention of 270,000 square feet for the 89 lots. This would be on par with the multi-family development and the financial return they desire. There were questions as to whether Talaris would flip the property. Nathan said they need 270,000 square feet of development regardless of the development scenario. The roads, infrastructure and foundations are already there. They would only need to add five or six new foundations.

Trustees reported on LCC's survey of neighbors. Eighty percent support the single-family option. Many didn't like either.

MEETING ADJOURNED: 8:30 p.m.