

Minutes
Laurelhurst Community Club
October 9, 2017
Laurelhurst Community Center

Attending: Emily Dexter, Jeannie Hale, Linda Luiten, Colleen McAleer, Brian McMullen, Liz Ogden, Connie Sidles, Stan Sorscher, John Temple, Don Torrie, Leslie Wright

Excused: Robin Chalmers, Kay Kelly

Guests: Bryon Ziegler, Director of Development & Entitlements, Aegis Senior Communities LLC; Michael Lama and Melinda Poeppel, Ankrom Moisan Architects; Thomas Whittemore, Department of Neighborhoods, John Sidles

CALL TO ORDER: The meeting was called to order at 7:05 p.m. and was followed by introductions.

Aegis Update: Proposal for Assisted Living/Memory Care at Five Corners: Bryon Ziegler, Director of Development & Entitlements, Aegis Senior Communities LLC, Michael Lama and Melinda Poeppel of Ankrom Moisan Architects

This project, Project # 3025056, is located at 3200 NE 45th Street (at Five Corners where the Baskin and Robins was). The application proposes a six-story assisted living building with street level retail. Parking for 65 vehicles to be provided below grade. Existing buildings to be demolished. At the first EDG meeting, the Board asked Aegis to return after further exploring the potential for visual connection to the Burke Gilman Trail and its residents, as well as further refine the open space area in front of the building to make it more level along the street frontage. These and other issues will be addressed at the upcoming Early Design Guidance Meeting on November 13, 6:30 p.m., Room 202, Good Shepherd Center, 4649 Sunnyside Avenue N meeting. After the Early Design Guidance meeting, changes were made to the front courtyard and relationship to the Burke-Gilman Trail.

Aegis is seeking a contract rezone which requires a \$1M contribution for affordable housing. This would allow the structure to be 15 feet higher. There would be more light and air with the height increase. The building would be tucked into the hillside. The perception would be a four-six story building from the north. They would average the height with the backside of the property.

There would be retail and a café on the bottom level with a covered turnaround area. There are opportunities to connect south facing NE 45th. There will be a fountain with seating with a coffee shop on the corner. Parking will be below grade. There will be bicycle parking for staff and others.

Memory care patients will be on the second level in an enclosed area. This is about 20 percent of the facility. There will be a sports bar and café and a theatre. There will be a covered balcony on the fourth floor with a lounge.

The group reviewed a rendering from the Burke-Gilman Trail. There have been challenges working with the Parks Department over the number of access points to the trail.

The architecture and exterior design of the building was influenced by the UW sororities and fraternities and gothic buildings on campus. It's a brick façade, Tudor style and the roof softens the massing. The city prefers a boxier architectural style.

Community rooms can be reserved and there is a sky lounge terrace. Safety is a priority and they plan to improve the pedestrian refuge island. They will also preserve the antique clock visible from the road.

Peak staffing will range from 40 to 45. There will be 65 parking spaces and staff arrive at different times.

ADMINISTRATION

Calls and Concerns from Neighbors: A neighbor on 49th raised concerns about cars not making the turn by Villa Academy. She asked about traffic calming devices or a stop sign.

Minutes: The board reviewed the September minutes. Sorscher noted that he was not in attendance and that correction was made. Motion by Ogden, seconded by Sidles to approve the minutes as corrected. *Motion passed with all voting yes and four abstentions from trustees who were not at the meeting (Dexter, McMullen, Sorscher and Wright).*

Treasurer's Report: The board reviewed the treasurer's report. Dues remain stable. Dexter and McMullen will work together on renewal of the private security project.

Election of Officers: A motion to hold the election tonight failed by a vote of 4 to 3 with abstentions by Torrie and Sidles. The election will be in December.

Announcements: The board reviewed the monthly NEDC announcement handout that was included in the agenda packets.

1. Celebration of Sand Point Aviation History: October 15, 10:00 a.m.-4:00 p.m., Hangar 30, Magnuson Park. The event is free and includes indoor flying and model aircraft building demonstrations, paper aircraft construction contest, living history presentation and story-telling, model exhibit of aircraft of Sand Point; history of Sand Point slide show and Veterans honor ceremony.
2. Meeting with Councilmember Rob Johnson: Hale attended a meeting called by Councilmember Rob Johnson of community council presidents on October 4. Johnson had a conflict and did not attend. There was an excellent briefing on the city's budget process from budget director Ben Noble. Johnson's staff person attended.
3. Earthquake Preparedness Meeting: Thursday, October 19, 7:00 p.m. at the community center. Learn some easy steps to take, to get everyone thinking about disaster preparedness. Meet new neighbors! Learn: what to do to be prepared, how to be safe in an earthquake, how to use the Help/OK sign and know the top three response priorities after any disaster! Support your neighborhood response team LEAP: sign up to be a block captain and/or provide vital information to allow LEAP to better support you & your family (pets too!)

4. Early Design Guidance Meeting for Aegis: November 13 at 6:30 at the Good Shepherd Center.

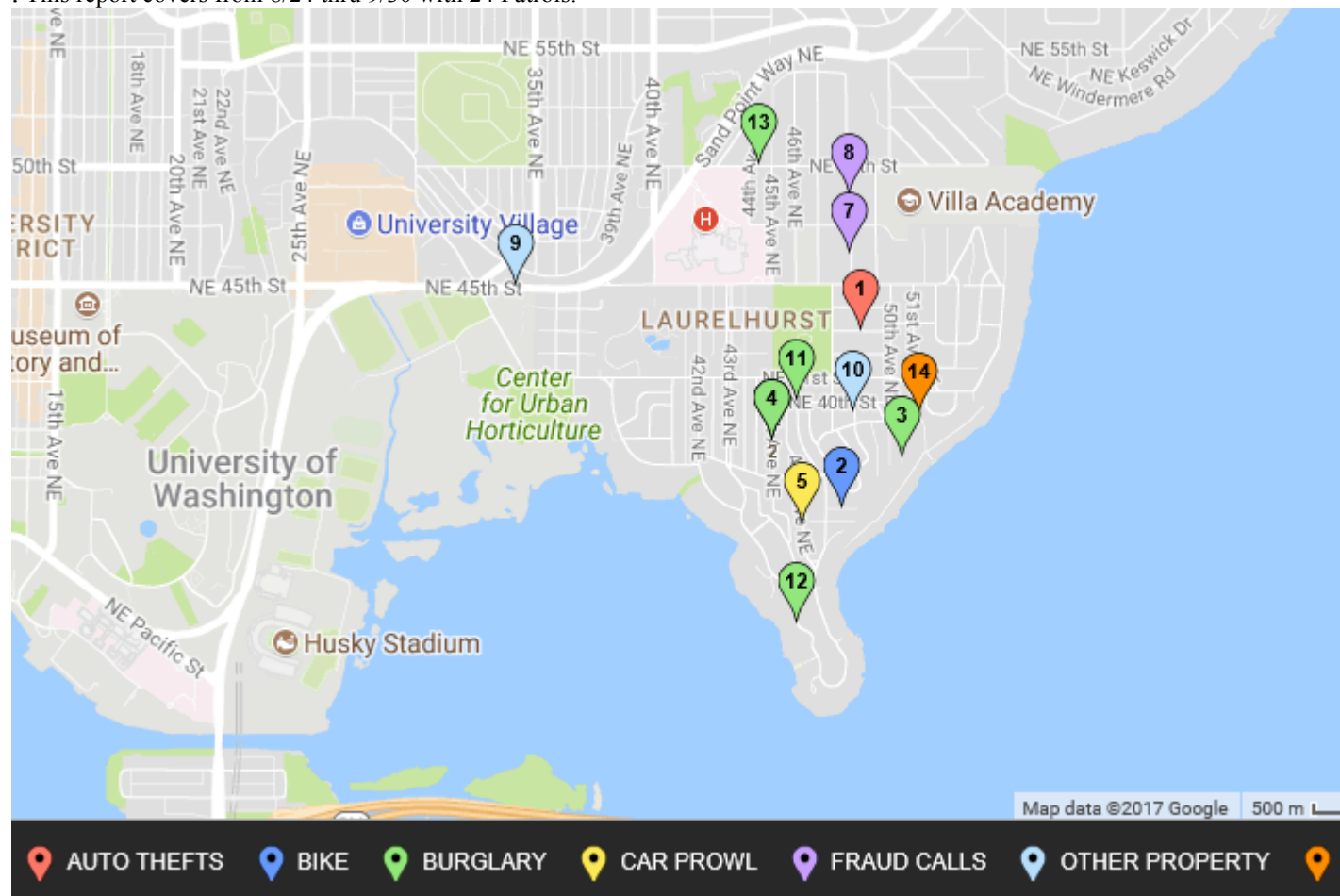
REPORTS/ACTION

Crime Prevention: Luiten reported that Assistant Chief Steve Wilski was the speaker at the North Precinct Advisory Council meeting. The North Precinct has hired six new officers. The department is having difficulty attracting new officers.

The Hawthorne Hills Community Council has asked Laurelhurst to endorse its letter regarding public safety, such things as the need for increased SPD patrols in the neighborhoods and understaffing. MOTION by McMullen, seconded by Luiten to endorse the Hawthorne Hills letter. *Motion passed unanimously.*

McMullen distributed and explained criminal activity in the area in the last month. There was an uptake on burglaries at the end of the month. Car prowls were down, not counting those that were unreported. Most were in the Town of Yesler.

. This report covers from 8/24 thru 9/30 with 24 Patrols.



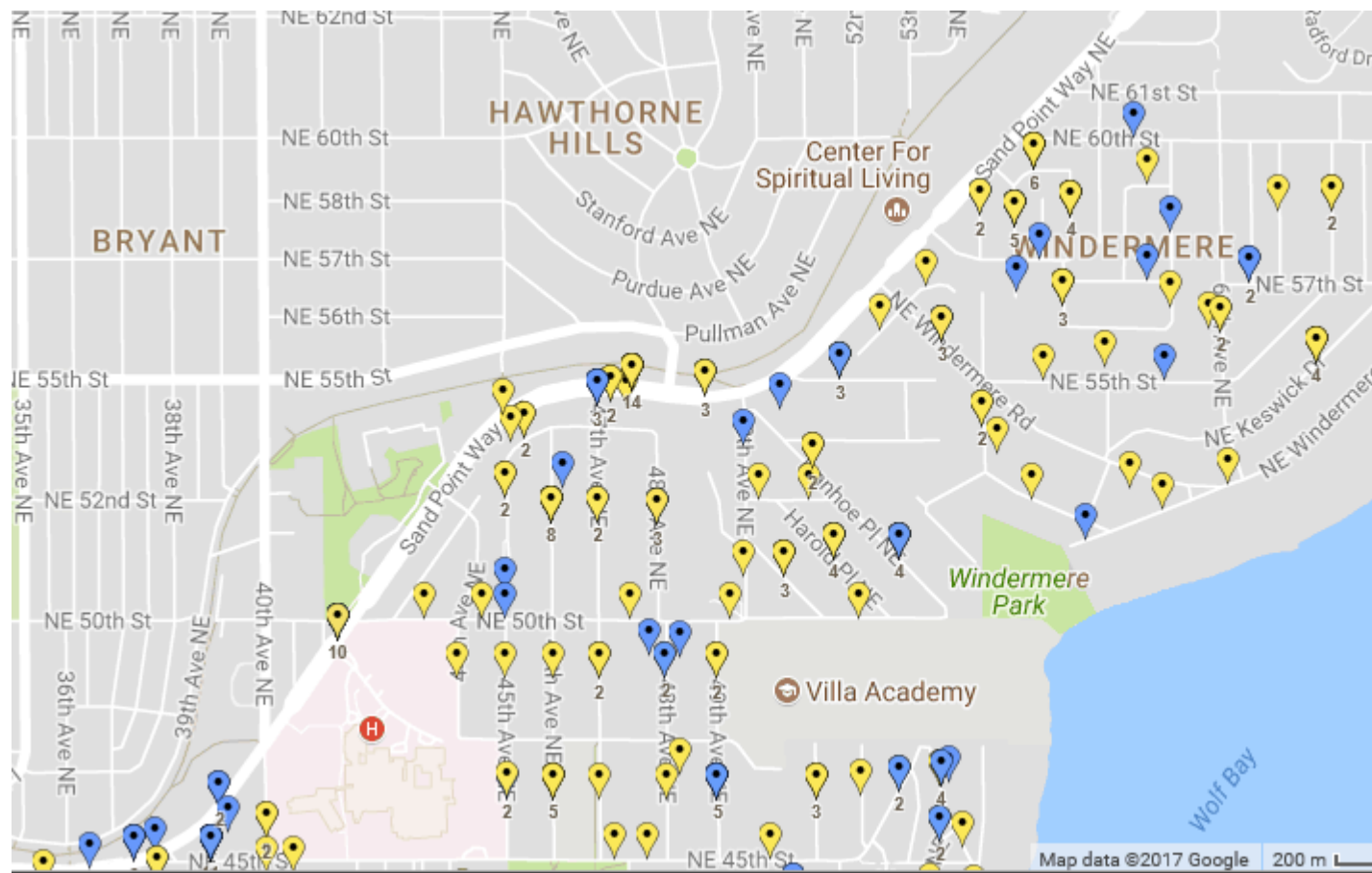
	Event Clearance Group	Event Clearance Date	Hundred Block Location
1	FRAUD CALLS	8/26/2017 2:01	45XX BLOCK OF 48 AV NE
2	BURGLARY	8/26/2017 19:15	36XX BLOCK OF 50 AV NE

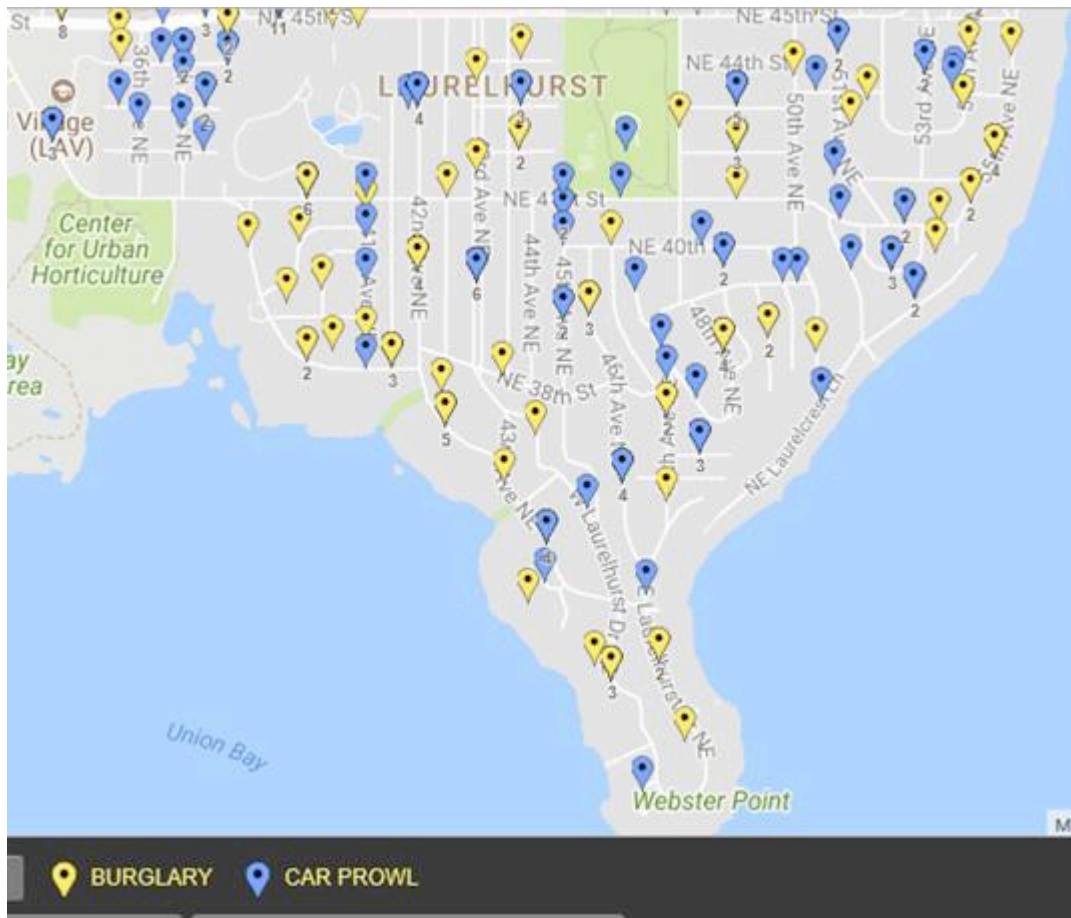
3	BURGLARY	8/29/2017 6:15	38XX BLOCK OF 45 AV NE
4	BURGLARY	8/29/2017 14:03	46XX BLOCK OF NE 40 ST
5	TRESPASS	9/1/2017 18:42	38XX BLOCK OF 51 AV NE
6	OTHER PROPERTY	9/1/2017 22:40	39XX BLOCK OF 48 PL NE
7	CAR PROWL	9/8/2017 8:09	33XX BLOCK OF 46 AV NE
8	BURGLARY	9/9/2017 3:14	31XX BLOCK OF W LAURELHURST DR NE
9	FRAUD CALLS	9/11/2017 14:43	38XX BLOCK OF 45 AV NE
10	BIKE	9/21/2017 7:45	47XX BLOCK OF NE 36 ST
11	FRAUD CALLS	9/22/2017 17:01	47XX BLOCK OF 48 AV NE
12	BURGLARY	9/22/2017 19:18	44XX BLOCK OF NE 50 ST
13	AUTO THEFTS	9/26/2017 16:26	48XX BLOCK OF NE 43 ST
14	OTHER PROPERTY	9/28/2017 16:18	35XX BLOCK OF NE 45 ST

Patrol Activity 24 patrols

Date	Activity
9/25	Followed up on a suspicious person call in 5000 block of Ivanhoe - turned out to be a city light meter reader

HISTORICAL VIEW OF CAR PROWLS AND BURGLARIES SINCE 2010





2010	2011	2012	2013	2014	2015	2016	2017
21	31	28	10	19	38	61	23

Accessory Dwelling Unit Scoping Notice and Proposed Changes: As a result of a successful hearing examiner appeal by the Queen Anne Community Council, the city will be preparing an EIS for proposed changes to regulations governing accessory dwelling units and detached accessory dwelling units. The City’s proposal would eliminate the off-street parking requirement and the owner-occupancy requirement. It would increase the number of unrelated occupants from 8 to 12. The rear yard coverage limit would be increased from 40 to 60%. Other proposed changes are listed on a handout from the city that was in the agenda packets.

LCC has a long history of protecting the neighborhood and opposing changes to ADU and DADU legislation that would essentially duplex single-family neighborhoods. MOTION by McAleer, seconded by Ogden, to support the existing Code and reaffirm LCC’s earlier positions. *Motion passed unanimously.*

Talaris Update: Hale and McAleer attended the October 4 Landmarks Board meeting. The board granted Talaris yet another three-month continuance. Nathan Zimmer stated that they have narrowed down purchasers/lessees to two groups. He will report back to the Landmarks Board in November.

Children's Update: The board reviewed the excellent posting by the Laurelhurst Blog on current development plans.

Helicopter Landing Update: This item was deferred until next month.

Funding for Magnuson Park Community Center: The North Windermere Community Council and the Sand Point Historic District have asked LCC to support their request for capital funding of \$1.15M in the 2018 City of Seattle budget for renovations at Magnuson Community Center. These funds in addition to the \$1M allocation from King County would provide the funding to renovate the Community Center and add 4800 sq ft of usable first floor space to the Center, which currently has only one usable room. The need is already great with the changing demographics of families living within the Park. Magnuson Park currently has over 200 units of occupied, permanent subsidized housing including 250 children. Soon another 148 units will become available with the redevelopment of Mercy Housing in Building 9, with anticipated additional 175 children, when the building is ready for occupancy 2019. By general agreement, the board supports the funding request.

MEETING ADJOURNED: 9:00 p.m.