

Laurelhurst Community Club
Minutes for December 8, 2008
St. Stephen's Church, Seattle WA

Attending:

Jeannie Hale, Liz Ogden, Colleen McAleer, Stan Sorscher, Emily Dexter, Cary Lassen, Leslie Wright, Mark Holden, Stan Sorscher, Colleen McAleer, Brian McMullen

Excused: Marian Joh, Heather Newman, Mark Trumbauer, Maggie Weissman

Guests: Tom Fitsimmons, and Bruce Lorig, Lorig Associates, Lee Copeland, Mithun; Tim Hansen, QFC; Don Barker, Powell development, Mary Clark, Laurelhurst Condominiums, Wieland von Behrens, neighbor. Noel and Kate Lloyd, neighbors

QFC Redevelopment: QFC is planning to develop its north parking lot with about 300 moderate income apartments (three or four stories), a two-level parking garage for almost 600 cars under the apartments, a 10,000 square foot food court between the apartments and the grocery store, and about 21,000 square feet of single-story retail space along the south side of QFC and west of the new building.

There is an early design guidance meeting about the project scheduled for December 15 at University Heights at 6:30 p.m.. At the December 4 NEDC meeting at the request of Laurelhurst, the group unanimously passed the following motion: *"That NEDC write to DPD and other appropriate governmental agencies regarding proposed expansion at QFC asking that a declaration of significance be issued with environmental review of the project; further the NEDC requests that DPD require coordinated review of the expansion of U Village and the QFC project and that the Traffic Impact Analysis prepared by U Village for its expansion be redone to correct flaws and to include the traffic impacts of the QFC project, which U Village did not address in its study."*

Bruce Lorig spoke about the project. At this point, plans are approximate, but indicate the intent of the development. QFC bought the dairy, year ago, and remodeled the original structure. The north side remains open lot parking. More parking will require "structuring." Given the current shortage of parking, some customers are dissuaded from shopping at QFC. The North parking structure at University Village is not fully used, but not suitable for QFC shoppers. QFC's project includes a new parking structure - with housing on top of the structure, and a small retail portion. The existing maintenance building would go.

Lee Copeland said this early design guidance is conceptual; not precise in detail. QFC would remain, possibly changing entrances. The liquor store would go to allow access to trucks. No zoning changes would be needed. The ratio of floor to area in the new proposal would be 1.6 to 1.8, with multilevel structure.

The 400 existing surface parking spaces would expand to around 600 parking spaces, plus about 50 surface parking spots.

Three layouts are being considered at this point.

First layout: A new 2-level garage with retail on ground level, parking on second level, plus some more spaces on the south side of the existing QFC building facing NE 45th Street side. An enclosed galleria would be built between the QFC and parking structure. Three stories of residential on levels 3-5 of the structure providing up to 270 units. Residential in this case means apartments, with less than one parking spot per apartment. The plan assumes some time-slot sharing between shoppers and apartment residents.

University housing to the north and south might justify a shuttle to UW. Hosting some Flex-cars might also cut down on personal vehicles. No traffic study has been done, yet. Urban villages have no parking requirement under city code. Employees park against the back of the existing lot. QFC could use the dirt lot (the "quarter lot") behind the playfields, with a shuttle, which is the arrangement now, during the Christmas rush.

The second scheme has a different arrangement of housing - 300 units. Third scheme has up to 330 units housing.

Q: Encourage non-auto access?

A: QFC's design goal is to get customers into the site. Pedestrian access, bicycles, and access from Blakely/Union Pl. are all part of the project.

Q: Timing?

A: We are early in the development - maybe 3 years before tenants can move in.

Burned out bicycle shop.

Mary Clark from the Laurelhurst Condominium spoke about a proposal to build 30 units of housing, on the site of the burned out bicycle shop, including the triangular space where the Christmas trees are being sold. If the development includes retail, they can build higher, and forego parking for the retail customers. This would put pressure on the condo lot. The condo association is worried about negative consequences for traffic.

Mary had another concern regarding pedestrians crossing NE 41st St, in front of the Center for Urban Horticulture. Visibility is very poor because of large plantings in the median for pedestrians crossing 41st St at 36th Ave NE.

Children's

Maryanne Spangler asked about the status of legal challenges.

Waterway #1

Kate Lloyd is interested in serving on the Board, again. The nomination committee understood that Kate had health issues, at the time. Kate mowed Waterway #1 recently. Kate thanked Mark Trumbauer and Liz for their work on the project. Disposal of lawn clippings may be subject to state rules regarding invasive species. Kate said that the city had told her that clippings from mowing of the waterway may be put in recycling. She added that there is a garbage can on the waterway that should be removed because neighbors are putting dog do in it. She doesn't know who owns the can. LCC will follow up on the issues raised.

Kate brought a CD and printed copies of communications between the State Department of Natural resources and community groups, including Friends of Waterway #1. Kate has strong objections to an assertion made in an email, that Kate had cut down 25 foot tall trees. Kate and her husband Noel both made a demand for apologies. Jeanie Hale said we would look at this, and that LCC would respond as it always does when it receives calls and concerns from neighbors.

Security Patrol

Wieland von Behrens suggested that fees for the patrol be based on property assessments. Our flat rate fee was chosen mostly for convenience and simplicity.

ADMINISTRATION

Minutes: Consideration of the November minutes was postponed until the January meeting.

Changes to the Agenda: Add short segment on Children's proposed expansion. On November 19, Anne Brozovich Chopp died at the age of 91. She is survived by two sons including Speaker Frank Chopp from the 43rd Legislative District. A condolence card was passed around for people to sign. Holiday cards were also passed around for everyone to sign.

Treasurer's Report: Deferred to next month's meeting.

CALLS AND CONCERNS:

1. Break-in: There was a break-in on 11/28 at 2:50 a.m. on the 3000 block of East Laurelhurst. The police responded and found no one in the house (the owners were away). The garage had been broken into there had been an attempt to disarm the alarm. The alarm successfully sounded, despite a serious attempt by the intruder to disable it in the 30-second window between warning and audible alarm. A large hole was punched in the wall on both sides -- garage and mudroom - panel was ripped off the wall, and wires were ripped out. The alarm still sounded, and alerted the police. The intruder(s) were able to get into the garage somehow (the most likely theory is that the side-door was not shut all the way; another less-likely option was that they found a way to trigger the automatic garage door opener (the owners will change the frequency). The intruder appears to have used a crowbar or a big screwdriver to pry a very sturdy (two-inch solid wood) door from its frame. The intruder didn't take anything, probably due to the alarm going off. There was damage to the door, the alarm and the wall.
2. Fish art: Cary Pillo emailed on 12/05 raising concerns about the fish art installed on the cyclone fence at Laurelhurst School. Neighbors were not notified in advance. Ogden followed up and learned that the project was an effort to educate children about watersheds and the importance of protecting fish and their habitat. Kids painted each of the fish, many of which appear in schools.

3. Burned out bike shop development: On 12/05, the manager of the Laurelhurst Condominiums sent LCC a copy of their letter to DPD asking that proposed development at 4529 Sand Point Way, a mixed retail and condominium development, be denied. Concerns include placement at the stoplight, access only from the east, lack of parking for retail shoppers, employees and condominium owners and traffic issues.
4. Private security project: Yesterday and today, 24 neighbors have subscribed to the private security project electronically. Thank you Cary Pillo, Leslie Wright, Colleen McAleer, Ming-Ming Tung-Edelman and Jeannie Hale for helping fold and stuff and for distributing the packets.
5. Children's: Mary Ann Spangler emailed on 12/07 with questions about the purchase of Laurelon by Children's. Fred Hoffer, who is a neighbor and works at Children's, emailed the same day. He supports Children's expansion. Hale emailed Hoffer back explaining that LCC also supports expansion and provided other information. Joy Scott emailed on 12/07 raising numerous concerns about the traffic impact of expansion at the level proposed by Children's in light of the current congestion that already exists. Steve Lipinski, who doesn't appear to live in the neighborhood, emailed on 12/01 stating that Children's has been responsive and compromised on its proposed expansion. LCC responded to set the records straight. Jim Madden from the Laurelhurst condominiums emailed on the same day citing the continued misinformation about the proposed expansion from Children's.
6. Red light runner cameras: Holden pointed out that in observing the red light runner cameras at Five Corners, people behind him honk their horns because he doesn't go through the light. It was suggested that there be some kind of countdown for pedestrians, something that is used in other areas. Stan Sorscher said the strobe light flashes frequently during the green light part of the cycle. The system triggers when no one is running a red light. Jean Amick had asked SDOT about this, and was told they confirm all the violations, and that staff at SDOT will filter out false triggers. We understand over 900 citations have been issued so far.
7. New traffic circles: McAleer heard from two neighbors in north Laurelhurst unhappy with the new traffic circles that are being installed. It was noted that LCC received the required approval from directly impacted neighbors.

ANNOUNCEMENTS:

1. Thank you! Thanks to Don Torrie for distributing the December LCC agenda packets.
2. Congratulations Bonnie Miller! The Central Puget Sound Chapter of the Washington Native Plant Society (WNPS) is honoring Bonnie Miller with a "Volunteer of the Year" award on December 4, 2008. Each year, the Central Puget Sound WNPS solicits nominations for volunteer awards. The board reviews the nominations, and selects recipients based on their long-term service to WNPS and dedication to native plant education and advocacy.

3. Remembering Jeanette Williams: There will be a display at the North East Branch Library in December and January to memorialize Jeanette Williams' amazing life and service to the city. The display includes large display boards on loan from Jeanette's son with many news clippings and pictures from Jeanette's career. Thank you, Neale Weaver of View Ridge for coordinating this project!

4. Children's Citizens Advisory Committee (CAC) Meetings: At the December 9 CAC meeting, the Department of Planning and Development's (DPD) draft report on Children's master plan will be distributed and discussed. DPD, the CAC and the hearing examiner will review the FEIS and the master plan before the city council makes a decision in 2009. At the upcoming meeting, the CAC will discuss the issue of expansion of the major institution boundaries across Sand Point Way as it continues to work on its own draft report. Meeting schedule (all meetings are from 6-9 p.m.):
 - Tuesday, December 9, Seattle Children's Hospital, Sound Café (5th floor in the Whale Zone)
 - Tuesday, December 16, Dining Room, Talaris Conference Center, 4000 NE 41st Street
 - Tuesday, January 6, Dining Room, Talaris Conference Center
 - Tuesday, January 20, Dining Room, Talaris Conference Center
 - Tuesday, January 27, Dining Room, Talaris Conference Center (tentative)
 Public comment is welcome at CAC meetings.

5. Early Design Guidance Meeting for QFC Development Proposal: Monday, December 15, 6:30 p.m., University Heights Center, 5031 University Way NE. At the early design guidance meeting, the applicants will present information about the site and vicinity. The public may offer comments regarding the design and siting on the subject site; and, the Design Review Board members will also offer comments and identify those Citywide Design Guidelines of highest priority in developing the site. The plan is to construct a two-story parking garage for between 585 and 700 cars, topped with around 300 moderate income apartments and additional retail space, including a good court. The project number is 3009681 and the DPD planner is Shelley Bolser.

REPORTS/ACTION:

SR 520 Update:

Colleen McAleer said the tunnel alternative was budgeted at \$6B. The base design, Alt A, is too congested, so new ramps were added to that design. Alt L, with the second bascule bridge, would be subject to delays when the bridges are up.

Crime Prevention:

Brian McMullen passed out the crime report, which showed very little activity reported in November. Discussion of assaults off the Burke-Gilman trail under the viaduct. Brian reminded everyone to keep garage doors closed. Burglary reports indicate this is giving burglars access to homes.

Proposal to rename the West Seattle Bridge in honor of Jeanette Williams: Jeanette Williams was instrumental in helping to acquire funding for a new West Seattle Bridge after the old bridge suffered major damages when a boat rammed into it. She and

former Mayor Charles Royer traveled often to Washington, D.C., to work with Sen. Warren Magnuson to secure federal funds for the bridge. The View Ridge Community Council has put together a petition asking for support to rename the bridge in honor of former Councilmember Jeanette Williams. At the December NEDC meeting, member organization reps were asked to take the proclamation and petition to their parent organizations. **Motion** by Emily Dexter, seconded by Colleen McAleer to support Viewridge's proposal to rename bridge in honor of Jeannette Williams. **Motion passed** unanimously.

Children's Hospital Proposed Expansion: On November 20, LCC wrote to DPD asking that a supplemental EIS for the project be prepared in light of the inadequate analysis in the FEIS and the fact that LCC's official comment letter submitted at the public hearing on the DEIS was not included in the appendix that was supposed to include all public comment. Failure to include LCC's comment letter meant that there was no response from the Department of Planning and Development considering and evaluating each of the subject areas and issues addressed in LCC's comment written statement. It is estimated that over 90 percent of the comments at the public hearing were not substantive in nature so no response other than "comment noted" or "preferences noted" was in order. The LCC comments, however, directly addressed substantive SEPA issues and required a response.

On November 24, LCC filed its notice of appeal of the adequacy of the FEIS and issued a press release. These documents are included in the correspondence packet. In the press release, Hale stated, "LCC supports Children's core mission. We also support the City's regulations that call for a balance between hospital demands and Seattle's need for viable in-City neighborhoods. We've tried and tried, but Children's just won't compromise— not on the gridlock they will create, not on their plan to add a new psychiatric hospital on its campus, not on holding off on unneeded beds and services."

LCC's attorney Peter Eglick stated: "Unfortunately, hospitals are now businesses in cutthroat competition with each other as much as they are community institutions. Children's latest plan is a product of this competition to grab as many health care dollars as they can in as many fields as possible, regardless of specific need or costs to the health care system as a whole." The press release notes that the City's EIS was prepared by outside consultants ultimately paid by the hospital. While it is supposed to reflect a balanced City perspective, the EIS instead presents as an advocacy piece for Children's.

The PI ran a story on LCC's appeal on its website. Children's responded to the appeal and the PI had another article. Children's statement indicated that they have responded to LCC concerns and have collaborated with the surrounding communities—something everyone knows is not true.

At its December 9 meeting, the Children's Advisory Committee (CAC) will be discussing the Hartmann property and expansion of the major institution boundaries across Sand Point Way. LCC has proposed two motions for the CAC to consider. The first motion prohibits expansion of the institutional boundaries to include the Hartmann property. The following two-part motion asks that the current Lowrise 3 multi-family zoning of the

Hartmann property be retained and that housing be developed on that site to partially mitigate the housing lost by demolition of the Laurelton Terrace housing. Several conditions were suggested to ensure that the housing would be developed prior to demolition of Laurelton, a condition imposed by the CAC on the Harborview expansion.

Today, LCC attorney received a notice from the Hearing Examiner setting the hearing date in the SEPA appeal for February 26, 2009. Egick has LUPA trial in Snohomish County Superior Court on February 27 so starting what will be a long Children's proceeding the day before does not make a lot of sense unless the Examiner is willing to interrupt it for a day. In addition, Keegan, Children's attorney, is on the other side in the February 26 hearing so it is possible that the date will be changed.

Parks update: Emily Dexter and Jeannie Hale will go to a meeting at Magnuson to consider what uses could be made of Magnuson Park. Cary Lassen wants a 50 meter swimming pool!

Burned out Bike Shop Development: We will invite the owners to speak to the LCC Board.

Meeting adjourned at 9:00 PM

Minutes by Stan Sorscher