

LCC Trustees Meeting  
Laurelhurst Community Center  
March 12, 2012

Attending: Kevin Chang, Emily Dexter, Elizabeth Graham, Jeannie Hale, Kay Kelly, Colleen McAlleer, Brian McMullen, Liz Ogden, Don Torrie, Maggie Weissman, Leslie Wright

Excused: Kristen Curry (leave of absence), Linda Luiten, Stan Sorscher

Guests: Roberta Cation, Jim Compton, Jeff Davies, Kate Hokanson, Steve Karimi, Jan Sutter, Story Swett

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

#### CALLS AND CONCERNS

1. Talaris (comments at the meeting): Several neighbors attended to express concerns about the recent sale of Talaris and the future of the site. One neighbor suggested that a good case could be made to require an update of the Talaris EIS from almost a decade ago due to other major development in the area, including Seattle Children's expansion; trees are a big concern on the Talaris site. Another neighbor suggested a site visit as a result of the parking garage that will be built on the northwest corner.

One neighbor addressed Yesler Swamp and the continuous watershed in the area. Yesler Swamp is already designated as critical habitat with funding from the City for improvements on that site; the city's piping system takes groundwater throughout the area. One neighbor pointed out that 50 percent of the site would become impervious with one alternative in the EIS and expressed concerns about runoff and pollution. Another neighbor pointed out the nesting eagles on the Talaris site as this will be the fifth year of nesting. Neighbors expressed a strong interest in historic preservation of the site. One neighbor suggested that the McCaws donate the property to the community.

Another neighbor expressed serious concerns about helicopter flights over the Talaris property due to the eagle nest.

2. IMA field changes: Connie Sidles emailed on February 16 opposing the installation of artificial turf on the UW's field at Five Corners. She doesn't think the SEIS addresses wildlife issues and that birds will be adversely impacted. She also has concerns that the runoff issues have not been adequately addressed and worries about the potential of polluting the University Slough. Today, Barb Ragee called about this issue. She pointed out there are major drainage issue with the current sod. She said that if additional lights are installed, they should point downward. If the fields will attract more users, she is concerned about the lack of parking.

3. Billboard relocation nomination: Several neighbors emailed supporting LCC's decision to nominate the billboard at Five Corners for relocation. Betty Ravenholt and Louise Louthy disagreed as they didn't believe it was that important of an issue and other issues are more pressing.
4. Talaris: On March 3, a neighbor notified LCC that a home on the NE corner of Talaris that was bought in 2000 sold in November 2006 to Laurelhurst Residence LLC, which is said to trace back to the McCaw Group. Neighbors exploring issues regarding Talaris dropped by informational materials over the weekend and LCC is studying them. Several neighbors, including Jean Colley, Roberta Cation and Jan Sutter have emailed about Talaris. These neighbors met about a week ago to discuss options. Barb Ragee called today to inquire about the status of the Talaris property and the Laurelhurst Blog has been in touch.
5. Break-ins: Several neighbors have contacted LCC about the rash of break-ins that have occurred in northeast Seattle when residents were at home. Many are suspected to have occurred between midnight and 6 a.m. Most of the burglars entered through unlocked doors. Purses, laptops, Blackberries, cameras, phones and car keys were among the items taken. One vehicle was subsequently taken. On March 6, Lucille Pasco called as break-ins have occurred near her house. She suggested a community meeting. Below are details of the break-ins:

Occupied Burglaries:

**4000 blk. 41 Ave. NE** during the late night/early morning hours a burglar opened a kitchen window, entered the house and took purse, wallets, ID, credit cards, checkbook, 2 cell phones; iPad; and three sets of car keys. The Acura was subsequently stolen. (People were home sleeping-no force used)

**3800 40 Ave. NE** between midnight and 0600 hrs. Burglar entered through an unlocked patio door. Cell phone; computer; iPad; 3 sets of keys, purse, wallet, credit cards and ID taken.

**9700 blk 27 Ave. NE** at approx. 3 a.m. the burglar threw some concrete through a ground level window and grabbed the laptop and took off.

Daytime, unoccupied burglaries:

**12500 Corliss Ave. N.** the front door was kicked in and coins, jewelry and IPOD taken.

**2100 blk. N. 117** a secluded window was forced open and the home ransacked.

**14000 blk. 1<sup>st</sup> NW** the outdoor table was placed below a kitchen window. A handgun and ammo. Stolen

**7700 31 Ave. NW** a backdoor kicked in; jewelry taken.

6. University Village: On March 7, the Laurelhurst Blog forwarded an inquiry from a neighbor about U Village asking what will be opening up across from Safeway and the veterinary clinic and what shops will be moving into University Village when construction will be done. U Village responded stating that Room and Board will occupy the upper level of the old Barnes & Noble. They added that they haven't announced any of the smaller stores on the street level but hope to within the next month or so. Those stores will open in early Fall. With respect to the space behind

the Village (GR Home), they have heard that it will be an interior designer who does residential work and lives locally.

7. Children's MUP application: Jean Amick emailed on March 7 to congratulate LCC on the excellent letter to DPD.
8. Waterway No. 1: Judith Thornton continues to be in touch about the waterway and the re-vegetation plan.
9. Union Bay update: On March 8, Susan Holliday provided an update of the accomplishments of the Save Union Bay Association. They will provide info to the newsletter editor for a future newsletter article. They will be starting a fundraising drive soon.
10. History book update: Barb Ragee needs clarification on history book sales. The board wanted to increase the price from \$18 to \$25 due to the increase in printing costs over the years. Ragee has suggested \$24. Currently, LCC makes \$9.31 off of each book. At \$24, LCC would make \$6.06. At \$25, LCC would make \$7.06 per book.

## ADMINISTRATION

Minutes: The board reviewed the February 13, 2012 minutes. Motion by Ogden, seconded by Weissman to approve the minutes as presented. *Motion passed with all voting yes, abstention by Dexter who was not at the February meeting.*

Treasurer's Report: The board reviewed the monthly treasurer's report. Dexter briefed the board. Since preparing her monthly report, about \$35,000 has come in in dues returns. She will follow up in the \$250 contribution to Little League to sponsor a team. LCC has been in touch with its insurance broker as The Hartford wants to increase the deductible for Directors and Officers Liability Insurance. Dexter and Hale will follow up to explore options.

### Announcements:

1. Community Center open house: The Community Center invites everyone for coffee, tea, juice and treats to celebrate the new community center hours, permanent staff and spring programs on Tuesday, March 13 from 10 a.m.-1 p.m.
2. Helicopter Landings Committee: The next Bi-annual Landing Committee Meeting will be held on Friday, March 23 from 7:30-9:00a in Children's Conference Room T0217.

## REPORTS/ACTION

Crime Prevention: There is no report on the North Precinct Advisory Council this month as Luiten could not attend tonight's meeting. Trustee will continue to provide updated Block Watch Captain information to the committee. Ogden and Graham are covering their block; Hale is covering West Laurelhurst, Bev Kelleher the boulevard, Shirley

Cummings South Laurelhurst, and Roger Roffman is covering Harold Place NE. Graham will coordinate with the PTA about recruiting and identifying Captains.

Essential Public Facilities Update: Hale presented an update on the Essential Public Facilities text amendment appeal to the Hearing Examiner, and documents of recent activity were presented for all in the board of trustee packets. The process appears to be nearing completions, and the expectation is that the Hearing Examiner should be ruling by the end of March on the pending motions.

LCC submitted a very well-written response to the City's motions to dismiss. On the "standing" issue, LCC stated that the proposal would result in substantial across the board impacts to Seattle's neighborhoods. It would allow the siting of jails, airports, solid waste facilities, substance abuse facilities and mental health facilities in residential and multi-family zones where they are not currently permitted under the Code. The incompatibility would be felt in countless ways and would have a plethora of significant adverse impacts including impacts to traffic, parking, noise, aesthetics, light and glare and public services and utilities.

LCC believes the motion to dismiss based on lack of standing has no merit because the Code allows "any interested person" to file an appeal. "Interested person" is defined to include anyone interested in proceedings before an agency.

On the second motion to dismiss, LCC argues that the proposed essential public facilities amendments are substantive changes to the Code that require an EIS and are not categorically exempt. LCC asserts that both Washington case law and SEPA regulations support this position and the proposal should not be shielded from environmental review.

DPD will respond to LCC's response on March 15.

SR 520 Update: McAleer reviewed the letter that she drafted on behalf of LCC to all legislators on the State House Transportation Subcommittee in regard to House Bill 2814 (2787). WSDOT had requested "emergency" changes in SR520's design, and to supersede and ignore the Shoreline Management Act because the replacement of the SR520 bridge was an "emergency." In the hearing process, testimony was heard from unions and workers who were fearful of losing 275 jobs if the Shoreline Management Act temporarily stopped work on the pontoons for the bridge. LCC's letter is included in the agenda packets.

McAleer articulated the state's political arena which is warping the legal design process for the EIS of SR520. The recent proposals are called the "Lake to Land" design, and it has completely removed the Montlake lid, expanded the width through the Arboretum, and re-routes six lanes of traffic into the Montlake Interchange without fully building to I-5. This plan was never vetted in the EIS, and McAleer commented that representatives in the 43rd District have stopped this design with the replacement bill, which holds any building of SR520 west of the high rise until 2014.

McAleer will convene with Sorscher about the Design Committee which supposedly approved these new designs for 520.

Talaris: On Wednesday, February 23, LCC (Sorscher, McAleer, Ogden, Hale, Carol Eychaner and Peter Eglick) met with representatives from the Talaris owners, attorney Brent Carson from Gordon Derr and George Thurtle, a real estate agent with John L. Scott who has been hired as a private consultant.

Owners are looking for a greater return on their investment. They would like to explore alternatives that preserve more of the trees on the site. One of the alternatives in the EIS would allow development of 90 single-family homes. If this happened, the Settlement Agreements would go away and the development would be governed by the Code. The other alternative is the subject of the Second Settlement Agreement and allows development of a couple of office buildings at the back of the site.

There are no proposals on the table now, but Talaris representatives suggested using the same building footprint and going up three or four stories. One possibility is stacked residential units—four levels of townhouse units. This is contrary to existing zoning and the Settlement Agreement. They suggested a new parking garage on the north parcel along NE 45<sup>th</sup>.

Eglick said it would be a good site for a legacy project. Eychaner asked about continued public accessibility of the site and possibility dedicating a portion of the site for this purpose due to safety and security concerns if multi-family housing is built.

Talaris will present plans in the next month or six weeks.

Any development of the property must comply with the original Settlement Agreement, as twice amended and the Second Settlement Agreement. The parties have agreed to a binding site plan, a proposed parking, roadway and access plan which establishes new proposed parking locations, new proposed internal roadway locations and widths, and a new proposed configuration of the northwest access—all of which would be constructed as part of Phase 1 of the project. The parties also agreed to a landscape buffer plan. Any use expansion must be consistent with the Settlement Agreement. The height limit is restricted to two stories or 30 feet. Setbacks for each boundary of the site are specified. Under the Agreement, the owner agrees to preserve, protect, enhance and restore the wetlands.

Motion by McAleer, seconded by Wright to approve funding to hire Peter Eglick for one-three hours, approximately \$1,000 to meet with Talaris representatives and its attorney and to hire Carol Eychaner to assist. *Motion passed unanimously.*

Work Party Planning: The board discussed proceeding with implementation of the Waterway No. 1 Enhancement Project. Likely, planting will likely take place in September. When the big laurel hedge is removed, it is possible that LCC could sponsor a work party for cleanup and spreading mulch.

Neighborhood Street Fund: The Northeast District Council (NEDC) heard presentation from proponents of 12 street fund projects at its March 1 meeting. The projects were ranked by NEDC reps. LCC's application for curb bulbs on 47<sup>th</sup> Avenue NE was tied for first place receiving 114 points. The other project tied for first place was a pedestrian crossing at 35<sup>th</sup> Avenue NE and NE 80<sup>th</sup>. The complete listing of the project ranking is included in the agenda packets.

Livable Streets Initiative Project Selection Process: Material distributed to the SAC at its March 1 meeting about the Livable Streets Initiative is included in the agenda packets. The project themes include neighborhood green streets connecting parks, schools and trail; improved access to the Burke-Gilman Trail and safe crossings at major arterials. New signalization is planned for 40<sup>th</sup> Avenue NE and Sand Point Way NE and is scheduled for completion in the first quarter of 2013.

Spring Clean Planning: April is Spring Clean month. The City provides yard waste bags, garden gloves, yard waste pickup, safety vests and free passes to the dump. LCC will again sponsor a traffic circle cleanup and work parties.

Children's SAC Meeting: Hale and McAleer attended the March 1<sup>st</sup> SAC meeting for Seattle Children's Hospital. The key issues reviewed were the construction management issues, transportation updates, the expansion request for six state adolescent medicine in the Springbrook Professional Building, and the review of the replacement housing (for Laurelon Condominiums).

McAleer expressed LCC's concern that Seattle Children's Hospital is displacing local medical practitioners who currently serve local neighbors. With the expansion of an entire second floor in the Springbrook building, the scarcity of office space is a big concern as well as services for ages 0-100 year olds for practices such as dentistry. She also asked that for any major street closures, that signs be placed well in visual advance so that detours can be taken by local residents, instead of being trapped in a partially closed road.

For replacement housing, SCH is partnering with the U of WA to build housing on 11th Ave and 47th Ave NE. It will primarily serve U of WA housing needs. Several SAC members expressed concern that this was not comparable housing for families that was available with the Laurelon condos. The public can rent these units five days after notice is given to U of WA students and staff.

MEETING ADJOURNED: 9 p.m.