

LAURELHURST

L E T T E R

Published by the Laurelhurst Community Club ... serving the Laurelhurst community since 1920

September 2017

School Zones, New Signs Caution Drivers

Fall and back-to-school time mean lots of children walking and biking to the Villa and Laurelhurst Elementary, as well as to area pre-schools.

It's easy for drivers to speed in a rush to beat the school bell, and it is potentially very dangerous. LCC urges drivers to adhere to speed limits, be extra mindful of pedestrians at crosswalks, and expect the unexpected, such as a child or pet running into the street. Speeds in excess of 70 mph have been recorded on NE 41st St.

New speed indicators are now installed on NE 45th St. – excellent visual reminders to slow down and drive responsibly. ■

Parking Near Driveways

Please do not block neighbors' driveways. This is a particular problem for neighbors when parents drop off children at Laurelhurst Elementary. *City code requires leaving five feet of space on each side of a driveway for adequate visibility.* Backing out of drives can be very dangerous when oncoming vehicles are blocked from view by parked cars. ■

Hidden Gems Note

A neighbor whose driveway abuts the stairs at 55th Ave. NE and NE 43rd St. cautions walkers about this potentially precarious spot. Walking up the stairs from 55th lands pedestrians blindly into their driveway backup area. Since this location is a dead end street, drivers use the driveway to turn around as well. Please use extreme caution in this area. ■

Talaris Land Use: Then Until Now...

Recently, the Laurelhurst Community Club, the City of Seattle, and 4000 Properties LLC, (the current owner of the Talaris site, the former Battelle Institute site), signed off on an agreement closing out a lawsuit about the property that had lingered without decision in King County Superior Court for almost four years. The dismissal agreement does not resolve any of the parties' various claims and defenses. Instead it leaves them for future resolution, if necessary.

The Battelle site has been a focus of community concern for over three decades. Originally permitted as an "institute for advanced study" under the Seattle Zoning Code, by the mid-1980s its conference and event venue business had become a source of neighborhood complaints related to traffic and parking. Responding to Battelle plans for expansion, LCC through its land use counsel, Peter Eglick, brought the community's concerns to a legal proceeding before the Seattle Hearing Examiner in 1988. The outcome was a Hearing Examiner decision that called into question not only whether Battelle was entitled to expand, but also whether it could continue with some aspects of its existing operation.

Battelle sued in King County Superior Court to overturn that decision. Ultimately, Battelle also entered into settlement negotiations with LCC and the City. The negotiations resulted in a 1991 "Settlement Agreement and Covenants Running With the Land." The Agreement, recorded in the King County land records, applies to the site regardless of any change in ownership. It includes provisions regulating expansion of the current uses and buildings, barring control by major institutions such as the University of Washington or Children's Hospital, and prescribes a specific landscaping plan and parameters for the site.

Over the years since entry into the Settlement Agreement, LCC has monitored site activity and redevelopment plans and has occasionally

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LEAP Offers Basic Disaster Skills Courses

If you attended the Salmon Bake, you may have stopped by the LEAP table where kids and adults gave the wheel of knowledge a spin and answered fun questions on preparedness. Prizes for all. The group displayed demonstration disaster kits and other information as well.

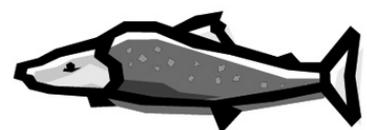
As the light changes and fall approaches, your LEAP (Laurelhurst Earthquake Action Preparedness) neighbors suggest it's time for back-to-school classes. LEAP is setting up general safety information courses for adults in the Laurelhurst neighborhood. Knowledge gained is usable in many challenges and in the case of a major disaster.

The first course is an important one called Disaster Skills: Basic Aid. You will learn how to care for and respond to injuries after a major disaster when 9-1-1 is overwhelmed or unavailable. It could be an earthquake or a terrible snow event. This session provides practice on how to recognize

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**Thanks to Donors and Volunteers
for the 55th Annual Salmon Bake!**

September 7, 2017



Talaris Land Use continued from page 1

been forced to take formal legal action. For example, a proposal two decades ago to convert and develop the site into a facility for Seattle Community Colleges, violating the Settlement Agreement, prompted a Club lawsuit. The community college plan was dropped, followed by withdrawal of lawsuit.

LCC has also worked with site owners and potential developers for the site. More recently, renewed owner moves toward site redevelopment resulted in another round of negotiations between LCC and the owner. These were largely unsuccessful. At the same time, the owner asked the City Council to move on changes to the City's single-family land use planning designation for the site. The Club opposed this change as unwarranted, and the City Council did not adopt it.

In 2013, as knowledge spread of an owner plan to divide the site into over 80 lots for development, some community members became concerned about how that might effect the site's building and landscape design, notable examples of work by prominent Seattle architects. A landmark nomination was submitted to the Seattle Landmarks Preservation Board and by November 2013 the Battelle/Talaris' exteriors of the existing buildings and site were designated as land marked status. A landmark designation is not an empty honor. Instead it can carry a significant regulatory punch through "controls and incentives" adopted by the Board after negotiations with the property owner. Therefore, in response to the designation, the 4000 Properties LLC owner sued the City challenging the designation and attacking the actions and fairness of the Board and the Seattle Landmarks Ordinance itself. In response, and to protect the integrity of the landmark process, LCC successfully moved to intervene in the lawsuit in December 2013.

For three years, the lawsuit proceeded based on the position that the owner just needed a few more months to work out a possible sale or other deal concerning the property. LCC protested, pointing out that the owner had made the choice to file the lawsuit and could make the choice to withdraw it if it was interfering with plans for disposal of the site. After almost three years had passed, the court finally said no to yet another extension, telling the owner either to proceed with the lawsuit or withdraw it. The owner dropped the lawsuit with the understanding that he may re-bring its claims later. At that time, the owner also entered into a "neighborly agreement" concerning mowing the site lawn.

For the first time in almost four years there is no pending litigation concerning the site. Meanwhile the Settlement Agreement and Covenants Running With the Land continue to apply.

One more piece of the continuing Talaris site puzzle is still outstanding. Over the same period of years starting with the 2013 landmark designation of the site to the present, the volunteer Seattle Landmarks Preservation Board has granted the owner extension after extension of the time frame for agreeing to "controls and incentives" implementing the landmark designation. Another such extension was granted in early July. LCC continues to participate in this important city process.

LCC also continues to monitor the situation as property "for sale" announcements come and go and proposed uses are floated. ■

Preparedness continued from page 1

and treat life-threatening conditions using household items as first aid materials. The class does not meet requirements for any certification.

Future class opportunities being considered are: using a fire extinguisher, creating a disaster kit for home and pet, retrofitting your home, and the science of earthquakes. Feel free to express any ideas you have to your LEAP team at LCCearthquake@Outlook.com. We live in an earthquake prone area of the country. Experts are saying that we are overdue for the big one. It is not whether we will have a huge earthquake disaster, it is when. Disasters don't plan ahead, but Laurelhurst can. That is why your neighbors are putting together these classes. When it happens, we want you to be prepared and know how to get help if you happen to be one of the unlucky ones. Or, give help after your family is safe.

Disaster Skills: Basic Aid

Wednesday, Sept. 13, 6 to 8 p.m. Laurelhurst Community Center, RSVP to LCCearthquake@Outlook.com, ATTEND 9-13 in subject line

Earthquake Preparedness Class

Carl Leon (includes SNAP Presentation) Thursday, Oct. 19, 7 p.m. Laurelhurst Community Center, RSVP to LCCearthquake@Outlook.com, ATTEND 10-19 in subject line

520 Updates, Noise

The northern section of the West Approach Bridge North is now operational with westbound traffic able to move through to Montlake with an operational HOV lane. LCC will be monitoring the expansion joint sinus plate system designed to reduce traffic noise from the bridge deck.

The City of Seattle has issued a conditional Noise Variance to WSDOT and its contractors. Significant parts of the next phase of construction will occur during night time hours. Seattle community organizations, including LCC, have insisted on these tight controls with seven points of noise monitoring. ■

Crime and Patrol Summary

Auto Thefts

7/8 51XX BLOCK OF 46 AVE NE
7/15 48XX BLOCK OF NE 42 ST

Car Prowls

7/15 48XX BLOCK OF NE 42 ST
7/27 40XX BLOCK OF NE 41 ST
7/31 51XX BLOCK OF 48 AVE NE

Residential Burglaries

7/16 33XX BLOCK OF 46 AVE NE
8/18 51XX BLOCK OF 45 AVE NE
8/22 50XX BLOCK OF HAROLD PL NE

Commercial Burglaries

8/3 50XX BLOCK OF NE 50 ST

Moved teens out of the park. Met with neighbor who had been burglarized. Looked for suspicious individual near 4200 block of 50th. Removed large group of juveniles from the park. Responded to a crisis call. Monitoring neighborhood for women based on photo captured in Laurelhurst Condo building theft.

UNCLASSIFIEDS

BABYSITTING AND PARTY HELP: Responsible teen available to babysit in your home or the Beach Club. Safe sitter and CPR certified. Cooking, art projects & fun! Also available for party set-up, serving and cleanup. Contact Grace at 206.489.8083 \$12/hour.

BEST CLEANING LLC: 24 years cleaning Windermere and Laurelhurst homes. Regular cleaning and special projects; references from current clients; quality guaranteed. 206-948-2433. bestcleaning@outlook.com.

CERTIFIED SAFE SITTER. Laurelhurst teen has taken hospital-administered Safe Sitter Class and has experience volunteering in Preschool programs. Fun, energetic, responsible and loves kids! Call Libby at 206-258-3335. Also available for dog sitting/walking.

CHEERFUL AND RESPONSIBLE BABYSITTER: Laurelhurst high school junior with 3 years experience and loves children (and pets!) is available to babysit evenings & weekends. On-line booking! www.laurelhurstbabysitter.com

FOR RENT: Laurelhurst house, furnished: 3 bedrooms, utilities included, car necessary. Dec. 11 - June 7. No smoking, pets. \$2,100/month. Contact al.ikhshid@gmail.com.

FOR RENT: Laurelhurst family home. 3 bedroom, 2 bathroom, central air, washer/dryer, gas stove, etc. hardwood floors, back patio, attached garage. \$4,000/month. Inquiries 206-364-5996.

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SUMMER READING FUN: Laurelhurst teen would love to help your young children with reading and writing this summer. In your home or at the library. Georgia 206.489.8083 \$12/hour.

WANTED: Laurelhurst Homes - As Is. Top Dollar Paid. I will buy your house as is. Don't worry about problems or cleaning up or preparing for sale. Quick and easy cash sale. I live in the neighborhood. Call Mike, LREA, at 206-459-9375.

CALENDAR

Sept. 9 (Sat.) 10 am. to noon
SUN Park Weed and Sweep
47th Ave. NE and NE 47th St.

Sept. 11 (Mon.) 7 p.m.
LCC Board of Trustees
Laurelhurst Community Center

Sept. 13 (Wed.) 6 to 8 p.m.
LEAP, Basic Skills: First Aid
Laurelhurst Community Center
RSVP

Oct. 9 (Mon.) 7 p.m.
LCC Board of Trustees
Laurelhurst Community Center

Oct. 19 (Thurs.) 7 p.m.
LEAP, Earthquake Preparedness
Laurelhurst Community Center
RSVP

Drop off donations for Elizabeth Gregory House, a U District women's shelter: Huda Giddens at 4338 NE 44th St.

The Laurelhurst Letter is published ten times a year. DISPLAY ADS cost \$75 per space per issue, with a five-issue commitment paid in advance. UNCLASSIFIED ADS are free for PAID members of the Laurelhurst Community Club, except that repeat ads or ads deemed commercial cost \$20; 25-word maximum. Email copy to laurelhurstnews@comcast.net.

www.laurelhurstcc.com

Share Crime Details

If you are the victim of a crime, such as a car prowl or burglary, or see a suspicious person, please email the crime prevention@laurelhurstcc.com with any details you are able to provide. LCC Crime Prevention is starting a database of information to assist in catching perpetrators.

The crime prevention email is the central location used to collect and communicate information to LCC's off-duty security patrol officers in our neighborhood. While not instantaneous, the quicker you alert the email, the faster LCC can get the word out to the officers on duty.

In case of emergency, always call 911 first. ■

Laurelhurst Blog

http://thelaurelhurstblog.blogspot.com/ News, events, issues, restaurants, businesses and lots more. Email a tip or story idea or subscribe at laurelhurstblogger@gmail.com. The blog and LCC are separate entities. ■

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Aircraft Noise Hotline 433-5393

Animal Control 386-7387

Community Center 684-7529

Laurelhurst Beach Club (business) 729-3724

Police Emergency or Reporting 911

Police, Non-emergency 625-5011

24-Hour Crisis Line 461-3222

Security: crimeprevention@laurelhurstcc.com

Visit our website @ www.laurelhurstcc.com

Is Your Sidewalk Clear and Safe for Neighbors?

The dark and rainy season will soon be here. Walkers, joggers, dogs, and children on bikes and scooters frequently need to dodge overgrowth that encroaches on sidewalks. Do your shrubs or hedges sprawl across the walk or overhang the sidewalk's edge? Do tree branches droop causing passersby to duck? Have plantings grown so tall that drivers can't see past them? If so – with autumn quickly approaching – it's time to get out the pruners.

City Code requires property owners keep adjacent sidewalks, roads, and alleys clear of all obstructions. This means shoveling snow in the winter, raking leaves in the fall, and repairing damaged sidewalks. Encroaching shrubs and hedges must be cut back, and a minimum eight-foot clearance must be maintained above sidewalks (14 feet above roads and alleys). Vegetation that obscures an intersection at a distance of 30 feet should be trimmed. ■

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