



Green Lake Community Council

Green Lake Community Council Meeting 1-9-2008

Location: The Hearthstone, 6720 East Green Lake Way N.

Tom Bartholemew, Lorig Development, gave an update on Vitamilk property development:

Construction has halted as they are seeking a new anchor tenant in the main retail space.

The design was intended for grocery store to occupy ground floor of East building on mid-block project. So far, 2 grocery stores have pulled out of the deal as their industry is period of flux. The developer wanted Metropolitan Market but the grocery retailer just could not come through. We were close to having a Portland based upscale grocery store, but labor costs are much higher here than in Portland, while our food costs are lower, so that chain chose not to open Seattle-area stores. Countless hours have been spent talking with grocery stores but Lorig expects it's going to be tough to find one. If not in the mid-block, possibly they will open one in the south block project. Another possibility is to have a fitness center occupy the space planned for a grocery store.

They are hoping to start construction again by April as the delay costs a lot of time and money. They say they are "taking this opportunity to stop and reflect on the project and in the end our drawings will be much better than before."

They cite other benefits from the stoppage:

Prior to the VitaMilk Dairy, the site had historical uses that lead to hazardous materials in the soil which needed to be disposed of, such as diesel and home heating fuel as well as chemicals from a previous dry cleaning business. They disposed of the soil prior to the rains coming. Also, they were able halt excavation before hitting ground water which will keep the site dry.

The development will include 2 ½ levels of parking, including public and private parking spaces. The private spaces will not be assigned to residences but will be rented by tenants. Ground floor of development will have retail space for which there is lots of interest from restaurants, clothing stores and a drug store. They say they do need to find the anchor tenant first, though.

There will be 5 floors of residences which will have approximately 280 single family apartments in the first phase. There will be mostly 1 bedroom units and some 2- bedroom and some studio apartments. The VitaMilk family which owns the property will own and manage the building.

The design of the first phase of this project includes two buildings divided by a pedestrian plaza. The West building will actually be two towers and will appear as two buildings on their own.

Mark Garrell, TCR Development, gave an update on Albertson's:

There is no potential for a grocery store at that site. They will have 205 single family apartments and 16,000 sq. ft. of ground floor neighborhood-serving retail space. There will be 15 ground-level live/work units facing 4th Avenue and Woodlawn to keep street activity lively. There will also be 20 studio units, 136- 1 bedroom units and 30- 2 bedroom units.

Ground floor will have retail space and some residences. There will be 3 upper floors of residences and 2 floors of parking below. They will have 350 total parking spaces, which far exceeds code requirement and could possibly lead to spots available to lease to non-residing community members. They plan to partner with a parking operator for management of parking garage.

In early 2007, they made a decision based upon the market to change from condos available for purchase to apartments for rent. They have the right, but no intention to convert back to condos in the future.

Many Green Lake residents are disturbed at the switch to rental apartments. Michael Cornell advised TCR that the switch from condos to rental was a poor decision because Green Lake is not flooded with condominiums like some other Seattle neighborhoods.

They also have an application in with the Build Smart Program but are currently not involved with the "Lead" program. Their financing also dictates performance requirements that don't allow inclusion with the Affordable Housing Initiative.

Construction is currently on schedule or slightly ahead of schedule, and they expect to complete the project during the summer of 2009. They hope to have completed the project by early summer and ideally will have the retail space filled and active by the date all residences are opened.

Ref Lindmark, GLCC Treasurer, reported on Aurora Avenue Action Agenda meetings:

Much support and hard work has been given by a very diverse group of Aurora businesses and community groups. They all have come together, along with a consultant from City of Seattle Mayor Greg Nickels' office and a member of the Office of Planning to hold meetings and exercises to create solutions to the needs of the Aurora Avenue corridor.

The Action Agenda has been sub-divided into work groups designed to generate recommendations that, with community approval, will be sent to Mayor Greg Nickel's office for review and implementation. These work groups have been assigned specific needs and goals such as, the Phoenix Group who are concerned with land use issues and design guidelines. The Leopard work group is focusing on Aurora Avenue transportation issues and the Orca group is exploring Aurora's identity and beautification needs.

One major issue seeing great results is the concentration on reducing and preventing crime on Aurora Avenue. The Seattle Police force has seen a huge impact with the help of community groups like GAIN and others.

One area of major importance and public interest is the Shell Station located on Green Lake Way and Aurora Avenue. Talks have continued of developing the property into a combination of retail space and housing, which has many residents excited for a new change along Aurora. Ideally, a developer will be found who is going to set a positive tone that will continue North up Aurora Avenue.

A University of Washington study has come up with some exciting information detailing the demographics of the Aurora Avenue corridor between 70th and 90th avenues within in a 1 mile radius. There are 25,000 people living within the corridor in 11,000 households. Of those homes, 55% are owner occupied, 45% are rentals and 10% are group homes or vacant. Average home value is \$512,000.00 with the average income ranging from \$72,000.00 – 78,000.00 per year.

Gayle Garman, Friends of Green Lake Chair, gave an Update on FOGL activities and issues.

The rainstorm of Dec. 2 and 3, 2007 caused major silting from Woodlawn Park and the Densmore drain, and 95,000 gallons of sewer water was also released into Green Lake. This was not an accident. Instead it is the way the system is designed to operate when heavy rains fall.

In 2004, Green Lake was treated with alum to prevent blooms of toxic, blue - green algae. The treatment was not a permanent fix and the algae has started to return. So far, we don't know if any people or animals have become sickened from the algae bloom.

Another issue is that previously, the Seattle City Parks Department has only done bacterial monitoring at 1 Green Lake swimming beach each summer and as Chairman of Friends of Green Lake, Gayle feels it is important for both beaches to be monitored. The Parks Department says that "due to budget constraints," the East swimming beach of Green Lake will not be monitored. That will make it the only unmonitored swimming beach in the State of Washington, including a dog beach on Lake Washington that is monitored. The cost to monitor bacterial levels and growth is \$2,500.00 per summer.

At the next meeting of Friends of Green Lake on Tuesday, January 15, 2008, Sally Ibella of the Small Lakes Program of King County will be reviewing 3 years of monitoring data provided by the Friends of Green Lake. She is looking to detail possible time lines of the blue-green algae blooms. Also, there will be a representative from the Department of Public Utilities speaking at the next meeting. The meeting will start promptly at 7pm to accommodate the speakers.

Election of New Board Members was held.

New candidate for GLCC Secretary was Jeremy Jones, for Chairman was Michael Cornell, and GLCC Treasurer Ref Lindmark ran for re-election. Bernie Kay declined nomination by the floor for Vice Chairman; write-in candidates were encouraged!

It was explained that the majority vote by all GLCC meeting attendees on Jan. 9, 2008 determines new Board Members for 2008 and 2009.

The results of the secret ballot vote were: unanimous decision to elect Michael Cornell as GLCC Chairman, Ref Lindmark as Treasurer and Jeremy Jones as Secretary. Voting included 2 write-in votes for Bernie Kay as Vice Chairman and 1 write-in vote for Nora as Vice Chairman. Bernie Kay declined the Vice Chairmanship. We are still looking for Nora.

*During next GLCC board meeting, board members will discuss bringing back Reminder Postcards versus using email and present their decision to GLCC meeting March 2008.

Laurie Anderson, Green Lake resident, spoke about the noise from new Parks Dept. machines:

Laurie Anderson asked for GLCC support for a letter to be signed and delivered to the Seattle City Parks Department to reduce the noise created by their new leaf blowing machines. The machines are frequently operated as early as 4 AM during the week days and have caused a repeated disturbance for her and her family. Others at the meeting had also heard the machines.

Currently, there is a noise abatement decree in the City's Office of Planning making operation of the leaf blowing machines illegal before 7 am. The Parks Department maintains that the work must be completed before the early morning joggers come. A petition was passed around asking the Parks Department to be more respectful of Green Lake residents and use these extremely loud machines only during the day, or not use them at all in favor a more green solution such as simply raking the leaves.

Bernie Kay, Update from the North Precinct of Seattle PD:

Block Watch programs are helping reduce the amount of crime in the Green Lake neighborhoods. Most crimes are break-ins of houses and cars during daylight hours.

The GAIN program has made a big difference along Aurora and in the sister community of Greenwood.

Bernie also made available some information from an Identity Theft Seminar he attended. He recommended paying close attention to credit card statements for possible fraud. There is an offshore activity going on now where small charges are fraudulently applied to a massive number of credit card accounts. Each charge is so small that the banks consider them insignificant and don't follow up on it. Adding up the fraudulent amounts, though, gives the criminals millions of dollars. You can get identity theft information from the Washington State Attorney General's website:

<http://www.atg.wa.gov/ConsumerIssues/ID-Privacy.aspx>

Bob and Lynette , long-time owners of a home at the corner of 64th And East Green Lake Drive North, spoke about the impending installation of a stoplight in front of their home.

The installation was ordered by the city without consulting the homeowners who will be most affected. Bob and Lynette are very upset about how this will change their views and their overall ability to enjoy

the home they have loved for 20 years. Ref Lindmark offered some suggestions for people they can contact. He is also checking on some things himself.

The next GLCC meeting is Weds March 12 at The Hearthstone.

If you have an item you would like on the agenda, please submit it to Chairman Michael Cornell by February 10th.

The meeting concluded at 9 PM.

Jeremy Jones, Secretary
Green Lake Community Council