



Green Lake Community Council

Meeting Notes

Date: July 12, 2006, 7-9 pm

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

1. Meeting was opened by Vice Chair, Michael Cornell, Chair Monica Hinckley is on vacation.
2. **Parking – Business District Strategy.** Lish Whitson of Seattle's Department of Planning & Development (DPD) and MaryCatherine Snyder of Seattle's Department of Transportation (DOT) presented. The current Land Use Code is based on single-occupant vehicle commuting and suburban models. The proposed new strategy is part of a planned transition from auto to pedestrian and transit oriented communities, which is consistent with the City's Comprehensive Plan. They acknowledged that this is a hot button issue for many Seattle neighborhoods. The changes are being proposed based on neighborhood parking studies in 1999, 2000 and 2004. The major recommendations under this strategy are:
 - Lower parking requirements throughout commercial areas based on new demand data, transit accessibility and City transit and walking goals.
 - Eliminate minimum parking requirements in Urban Centers such as Queen Anne and Capitol Hill, and in light rail station areas to reflect transit accessibility and to encourage new development in Urban Centers.
 - Allow on-site parking to be shared with other uses as long as it is signed short term, 4 hours or less.
 - Establish a one-acre surface parking maximum to reduce new impervious surfaces (approx. 145 spaces).
 - Waive parking for the first 1,500 s.f. of businesses, instead of 2,500 s.f. per use.
 - Waive parking requirements up to 20 spaces for businesses that are locating in an existing building.
 - Revise requirements for bicycle parking so that the number of parking spaces doesn't decrease when the number of required car spaces is reduced or eliminated.

The City feels that passing this new parking strategy will:

- Build the urban neighborhoods that we want, not surface parking that we don't need.
- Reduce the cost of housing and commercial space.
- Support transit and other alternatives to the car in Seattle neighborhoods.
- Improve the environment; in the long run, reducing parking improves air and water quality, reducing reliance on fossil fuels, and creates more walkable communities.
- Be responsive to local conditions that better reflect higher transit use and parking demand data.
- Support development of smaller lots and reuse of existing buildings.

Comments against this strategy by community members were that the current neighborhood development and businesses are already impacting the neighborhoods and that implementing these changes will only add to that impact. There were also comments regarding businesses not providing parking for employees, which has had the negative effect of making neighborhood parking difficult to find, especially in areas near large businesses. Concern was expressed about the quantity of new development both residential and commercial in the Green Lake area and the lack of increased transit and light rail services.

Comments in favor of the strategy were that the city is changing and that we all need to change with it. That we must think about ways to decrease our dependence on fossil fuels for clean air and water. Also that many of the new developments are building parking to the requirements of the businesses or residents which are in excess of the minimum requirements.

This strategy is now under review by the City Council. Public comment will be taken in the Fall.

3. **Bridging the Gap.** Greg Hiramawa of the Mayor's office spoke to us on the Mayor's transportation funding package, "Bridging the Gap", which will be on the ballot this fall. Mr. Hiramawa explained that things came to a head on May 22, 2006, when weight restrictions were put on a south end bridge that is part of a major freight corridor. This bridge will cost \$30M to replace, repair is out of the question as it is now too far gone for additional repairs. There are 7 other bridges around the City with weight restrictions, the closest to our neighborhood is the 45th Street Viaduct near University Village. The City is home to 149 bridges and one-third (50) are in poor condition. The cost to bring the roads, bridges and retaining walls up to the Federal and Engineering safety standards is \$500M. The Mayor's plan will allow us to keep up with maintenance and complete the backlog of repair and replacement projects over a 20 year period. It was explained that the reason for the backlog is the decline in revenue from gas taxes and due to the car tab initiative. We're down \$25M/year in revenue from 10 years ago, adjusted for inflation. The plan is funded by property tax of approx. \$195 on the average home; parking fee tax; business transportation tax on employers which is targeted to single occupant vehicles of employees working in Seattle and living outside the city.
4. **Friends of Green Lake.** Michael Cornell gave the committee report.
Next meeting is scheduled for August 15. There will be no meeting in July.
A milfoil report is expected in late August or early September.
FOGL members volunteered at the Milk Carton Derby on July 1 and the Green Lake Open Swim on June 25.
More information on FOGL and upcoming events can be found at www.friendsofgreenlake.org.
5. **Albertson's Site.** Glen Scheiber of Trammel Crow Residential (TCR) gave us an update on this property. TCR has hired Hewitt Architects. The plan for this parcel is a condo project within the current zoning. The project is being planned under the old parking requirements which requires more parking. The first public design meeting will be held on August 1, at 6:30pm at the University Heights Community Center. Scott Kemp is the assigned planner. Mr. Scheiber is committed to keeping the site clear of graffiti and other nuisances during this interim period. He also asked for recommendations on use off the property prior to

development. One idea mentioned was a farmer's market which was enthusiastically received by those present.

6. **Green Lake Plaza and Shade Garden.** Scheduled speaker was not available. A flyer on the project was distributed to those present. This project is a part of the Pro-Parks Levy. The project budget is \$360,850 to create passive recreational areas, gathering areas a shade garden and seating around the Community Center. David Goldberg is the assigned park planner and is writing the overall design program.
7. **Hearthstone.** David Hamilton of Hearthstone gave an update on the redevelopment of the parcel known as the Yasuko/Plastic Sales Bldg. The site is bounded by Latona, Woodlawn and 4th. The Hearthstone is continuing to work on the preliminary design process. Their target is a zero impact to the neighborhood. They are re-looking at the design, the alley vacation and at parking solutions nearby. When asked about current businesses in the building and where and when they may be moving, Mr. Hamilton had no information.
8. **NW District Council Report.** Beth Pflug of the Department of Neighborhoods gave the report. Our representative, Blaine MacAfferty, was unavailable.

Last meeting was at the end of June, there will be no meeting in July. Next meeting is August 23.

Greg Hirakawa of the Mayor's office gave a presentation on the transportation funding package, Bridging the Gap.

A representative from the Mayor's office gave a presentation on the proposed annexation of the Highline area.

Discussion regarding parking and traffic management in Greenwood.

Beth Pflug is responsible for neighborhood matching funds, contact her for additional information at 206.684.4096.

August 11th is the deadline for applications for neighborhood street trees.
9. **Seattle Police Department North Precinct Council.** Our representative, Bernie Kay, gave his report.

Saturday, July 15, from 1-4pm is the North Precinct annual Police Foundation Picnic. Food, tours, entertainment, Police dogs, horses and the SWAT Team will be on hand, so long as they aren't needed on official business. The North Precinct is located near North Seattle Community College at 103rd and College Way.

August 1st is the date for the annual Neighborhood Block Watch Night Out. Night Out is an annual event where neighborhoods show their active involvement in Block Watch and Crime Prevention by turning on their porch lights early in the evening, getting together as a block or neighborhood, and possibly even have a party. Several blocks have had block-wide picnics, potlucks, barbecues and, quite literally, block parties. This is a fun way to keep the block going and meet your new neighbors at the same time.

Question was asked what are the major crimes are in the Green Lake area. Car theft and home break ins, generally through open doors and windows.
10. **Neighborhood Landuse.** Update given by Ref Lindmark.

Gregg's Green Lake Cycle. Property is zoned NC-65, which is one floor of commercial and 5 floors of residential. Stan Gregg has decided against full development of the property. The expansion plan will expand the store to two full floors, one for a full sales floor and the second floor for inventory, employee break room and conference room. The second floor will look loft-like with multiple windows to take advantage of the natural light. The total height is expected to be 38' plus mechanical.

Customer parking will remain the same. Gregg's is currently looking for employee off-site parking. Construction will only take place in fall/winter. If work doesn't begin this fall it will be held until the fall of 2007.

Vitamilk Site. Tom Bartholomew of Lorig has confirmed that they have signed a letter of intent with Metropolitan Market for the site. When the lease is signed, they will begin working on the final building design. The second design review meeting will be held Monday, July 17, 6:30pm at University Heights Community Center.

Arco Gas Station Site across from the 65th Street Park & Ride has a land use sign posted for a 3 building development on the site consisting of a 2 story retail building of 847 s.f. with 1 residential unit, a 2 story retail building of 4768 s.f., and a 1 story retail building of 2907 s.f. with surface parking of 19 spaces.

Skate Park. The project is moving forward back at the chips site. There is a continued appeal by the neighbors. A skate spot is also under consideration near the 65th Street Park & Ride.

Bed & Breakfast Ordinance. Councilman Richard Conlin wrote an ordinance allowing B&Bs in single family residential areas based on the public hearing on June 14. Two persons spoke against the ordinance and many spoke in favor. The ordinance states that B&Bs will receive a conditional use permit. This process allows the city to pull the permit if needed. The ordinance will go back to the City Council again in two weeks. It is thought that the ordinance will pass as the Council seems generally in favor of the ordinance.

Briggs Pharmacy Site. The Meridian Market is expected to open at this site this fall. The market is under the same ownership as the Phinney Market.

65th Street Art Corridor. Artists have installed their trial projects. Committee will meet with the artists to discuss the projects later in July. A finalist will be selected in the near future. When the selection process is complete, GLCC will invite the artist to a meeting to preview the art installation.

Seattle Department of Planning and Development (DPD) has added a new feature to their website to make it easier to find information on land use items. Check out this new program (still in Beta) at www.seattle.gov/dpd/Research/. Click on Seattle DPD Activity Locator.

11. **Neighborhood Announcements** by Michael Cornell.

Green Lake Chamber of Commerce. Scott Eskridge of KeyBank is spearheading a revival of the Green Lake Chamber. All interested business owners and entrepreneurs are encouraged to contact Scott at 206.802.6202, or Michael Cornell at 206.729.8684.

FlexCar. A flex car has been added to the Albertson's site.

End.

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