



**Green Lake Community Council  
Wednesday, July 8, 2015  
Meeting Notes**

Call to order 7:01pm – Paul Kostek

**2015 Property Valuations – Philip Sit – King Co. Assessor’s Office**

Inspects 1/6<sup>th</sup> of properties per year for cities to be able to apply taxes.  
[Kingcounty.gov/assessor](http://Kingcounty.gov/assessor)

You have 60 days from when you receive your postcard to file an appeal. You can’t appeal the taxes, but you can appeal the valuation. These will be sent out soon (July, August & September.) Real estate market is coming back quite quickly. Last year King Co was the 2<sup>nd</sup> fastest growing urban county. 85 of 86 valuation areas increased in 2014. Values are set as of Jan 1, 2015. This year they probably won’t increase to the same degree as last year.

**Green Lake Area**

2014 Average Value: \$519K

2013 Average Value: \$455K

2008 Average Value: \$527K

1% annual increase limit in property taxes. Unlike other areas in the country, if your value goes up 15%, that doesn’t mean your property taxes go up 15%. Property Tax Exemptions and Limited Income Deferral – 206-296-3920. Seniors, disabled, veterans who meet certain requirements are available for exemptions or deferrals. The program is also retroactive by three years.

**RPZ Study Results & Next Steps – Ruth Harper & Jonathan Williams SDOT**

RPZ is a Restricted Parking Zone. Residents can park up to 72hrs, others can only park up to two hours. Studied on a Tuesday and a Saturday – December 6<sup>th</sup> & 9<sup>th</sup>, 2014. SMC states there needs to be 20 block faces that have over 75% occupancy of parking spots. Green Lake has that, hands down. You have to have over 35% non-resident vehicles. Green Lake has that as well.

Next steps are to get feedback. Will send a mailer out in August. November 2015, proposal pending outreach results. Early 2016, potential public hearing.

RPZ is for residential blocks. Commercial parking is changing. During the evening it is difficult to find parking in commercial areas. More details at [www.seattle.gov/transportation/parking/cp\\_greenlake.htm](http://www.seattle.gov/transportation/parking/cp_greenlake.htm)

### **Vitamilk South Project – Kevin Wallace – Wallace Properties**

Recently finished a project up on 5<sup>th</sup> Avenue and Northgate Way. Building across the street from the Green Lake Village project – to the south. Ready to begin construction in September. Five stories of apartments, 130 units. Bottom will have a Bartell Drug store – occupy 100%. Parking enters from 71<sup>st</sup>. Digging down as deep as they can for parking – hitting the water table. Is providing every possible spot as possible. Two levels. First level for Bartell's. Second level for resident parking. Plans that we won't have as much parking demand in 10-15 years. There's about .6 stalls per unit. Green Lake Village has about 35 stalls that are not rented. "So it's a little over parked." Wants to make sure there's a stall available for every resident that wants a stall.

Family got a zoning height agreement. There is a 20' wide through block pedestrian crossing.

Some units are studios, some smaller 1 bedroom and some larger 1 bedrooms. All apartments. About 35% of renters want to have a cat or dog, will provide a space for pets "so you don't have to worry about dogs pooping on your yard." Sidewalks will be widened. Same type of landscaping as around Northgate development.

About half the rooftop is allocated for residents to use. Is currently looking into solar.

### **Development at Aurora North 83<sup>rd</sup> & Green Lake Drive N – Richard Page**

Proposed project 40', 4 stories. Nothing in the area is that high. It is zoned for 40'. The commercial zone extends into the neighborhood. Will have 70 550sqft units. 70 bike stalls. This is also an "entry location" into the Green Lake and requires "unique design elements." There is currently a used car lot on the corner.

Requested height reduction and setback. They have lowered the height by 2'. Some parts of the building are set back. There is still considerable blockage of the sun. Will take out about 2/3rds of the view from his house. Some houses are completely shaded in the years.

Green Lake design & development guidelines require that buildings respect the design and character of the local environment. Does not believe this does it.

One of the main appeals they can make is with the Green Lake guidelines. Is requesting that the council send a letter saying that the proposed design is inadequate. Next meeting of the Design Review Board is July 27<sup>th</sup> at the Ballard Community Center.

### **Friends of Green Lake – Richard Fleming**

Lake clarity today was about 5.6' which is about average for this time of the year. The water temp is somewhat high. There are record temps in lakes in the area. It's occurring about six weeks earlier than expected.

Has received feedback that the signs around Green Lake are confusing. The signs are not the product of the Parks Department. They are including placards from other agencies. Is planning on drafting a letter to send to the Mayor.

The level of the lake is dropping. Right now it's going down by about 1/10<sup>th</sup> of a foot every 7-10 days. New development projects in this area are now going deeper than before. These often result in pumping of groundwater into the sewer system. Has not been able to get the data on how much water is being pumped.

Question and suggestion about writing letters to SPU and the Mayor about the lake water dropping. "Absolutely." There is a ground water protection plan in place in Greenwood.

### **NW District Council Report – Ellen Hewitt**

Two street improvement were approved which helped with kids crossing streets. Next meeting is in September. Do not have a chairperson right now. Looking for a chair of the NW Council.

### **Seattle Public Theater - Christopher James**

The neighborhood is "kind of the bread and butter of Seattle Public theater" and wants to say thanks to the neighborhood. Does about 100 productions over the year. Shows are on weekends, Thursdays and Fridays. *Macbeth*, *Treasure Island*, *The Monkey King...* and others running this summer.

### **Reminder: Night Out on August 4<sup>th</sup>**

The Hearthstone is putting on an event with a jazz band. Please register your events on the city website.

Next meeting is September 9<sup>th</sup>.

Meeting adjourned 8:30pm.