

**Laurelhurst Community Club**  
**Minutes for March 10, 2008**  
St. Stephen's Church, Seattle WA

Attending: Mark Trumbauer, Leslie Wright, Emily Dexter, Colleen McAleer, Marian Joh, Jeannie Hale, Don Torrie, heather Newman, Maggie Weissman, and Stan Sorscher.

Excused: Barb Bender (leave of absence), Mark Holden, Liz Ogden, Brian McMullen

Guests: Peter Steinbrueck, Maryann E. Spangler, Bill Counter, Karen Ko

Jeannie Hale called the meeting to order at 7:05 PM.

Children's Hospital: Jeannie Hale introduced Peter Steinbrueck. Peter is an architect, former City Council member (10 years), and community activist. He worked with Jeannie on various civic issues.

Peter accepted work with Children's because of its mission serving sick children. 55% of Children's patients are children who will never recover. Children's expansion should work for the community, as well as for Children's. Peter would like to effect positive results. He worked on affordable housing when he was on the City Council, and he looks for sustainable, environmentally suitable development. He understands concerns about height, density, traffic, and parking.

Q: Does Peter have any insight into the idea that Children's and other large hospitals may have a "Grow or die" imperative as part of their business model?

A: Peter is aware of a need for beds – many patients are in double rooms. The hospital enjoys efficiencies of services, when located in the same facility. Demand for health care is growing.

Q: Does research funding driving growth? Can hospitals prosper in a steady state environment?

A: Research should be located somewhere else – South Lake Union.

Q: What about competition in the hospital business? What if one hospital pre-empted consumers from other hospitals?

A: This does happen in the region. Consumers pay for everything, ultimately.

Q: Competition for research dollars drives growth to establish prestige?

A: Peter will look at every means to limit expansion to the absolute necessary. He would hope to move to another site those activities that are not essential on the site. Emerging best practices in green hospital design will help reduce negative consequences to neighbors. He should be able to curb the footprint of physical plant. Peter will examine the current design, and find operational efficiencies.

Q: What is Peter's Influence over Children's?

A: Peter is an exceptional resource for Children's, working cross-sectionally with all their teams, and architects, transportation consultants. Peter wants to see a better plan in many respects. He will serve a community liaison function as well as internal consultant.

Peter does not contest the "need" issues. That's not his area of expertise. He thinks Children's should respond to LCC's Need questions.

Q: Some capacity limits are from staffing, not from lack of beds.

A; Peter will try to help get us answers to question we raise.

Q: Height – carbon footprint?

A: Height is a consequence of building program. Look at the building program to see what might be a better solution. The 260-foot height is off the table for now.

Q: Carbon – height?

A: Greenhouse gases, demolition, building, lifecycle costs. This is a complicated question overall. You should get construction efficiencies from more height. Using less land is carbon positive. The building program can be improved to use less space – clinically, functionally, public spaces, etc.

In the NW, hydro-power makes buildings less carbon releasing. Our issue is transportation.

Q: Traffic – in terms of trips. Busses count same as cars?

A: You need to look at what is avoided by using buses, but a trip is a trip. We need an open-minded approach. The EIS process takes a narrow view of this question.

Q: Laurelon? Maryann Spangler moved to Laurelon 1975. Laurelon is family friendly. She is very concerned Laurelon will disappear as units are sold at above-market prices offered by Children's. Laurelon is Maryann's home and she doesn't see it as simply a property.

A: Peter likes the Laurelon model and the site as it is maintained. He is sympathetic to the residents. If we accept expansion, how does Children's expand appropriately? What other locations can be used? The residents' concerns must be heard and considered. For instance, the Hartman site (little brick building) is zoned for housing.

Q: Children's owns 8 units in Laurelon, plus about 8 houses along 45<sup>th</sup> plus the Hartman and Springbrook sites, and maybe some others. Cheryl Kitchin's house on 44<sup>th</sup> was bought by Children's, too. Purchases on streets butting into NE 45<sup>th</sup> St.

A: Housing for temporary staff?

Q: Reduce squawk factor?

A: Peter will check on that.

Q: Home buyers are avoiding the area near Children's.

A: Neighbors deserve an explanation. We might imagine a community agreement.

Q: Zoning for Springbrook?

A: C40? But that could change.

Peter said he will listen, be responsive and be a communicator back to the hospital.

Q: Move offsite altogether?

A; Studied, but cost was prohibitive. Where would they build equivalent resources? UW relationship anchors them in the area.

Q: Has Children's reacted to the smaller footprint thing?

A: Will meet with them and press that viewpoint. Smaller design should reduce cost, be environmentally conservative, efficient and positive clinically.

Calls and concerns  
Children's items.

Q: CHMC obligation to replace housing.

A: To get a demolition permit, Children's must have a permit to replace housing. It is not a one-for-one replacement policy. A small relocation allowance is also part of the ordinance.

Q: Children's intentions irrespective of the ordinance?

A: Not sure.

Q: intentions of Laurelon residents?

A: Reports that all but 3 or 4 were in favor of the offer, but actually that vote was to continue negotiations. Children's bought 25 units at market value – those are done deals.

#### Children's Update:

1. CAC meeting: The Children's Citizens Advisory Committee (CAC) met on February 12, 2008. Prior to the public comment period, CAC member Bob Lucas made a motion to the effect that any notes, comments or actions taken by the CAC's subcommittees be kept in the strictest of confidence until formally shared by the full CAC at a formal meeting. His motion went on to state that subcommittee members or anyone attending meetings would be prohibited for discussing the meetings with the public or the press. Amendments were made to the motion, but the Montlake representative raised concerns and another CAC member made a motion to table the motion. During the public comment period, concerns were raised about the motion and compliance with the Public Records Act, the Open Public Meetings Act and the ability for those attending CAC meetings to have the opportunity to study materials in advance in order to provide thoughtful comments. It was suggested that DON confer with the Law Department. The Department of Neighborhoods has since notified Laurelhurst of its commitment of open public meetings and a transparent process that would allow information to be distributed as soon as it becomes available. At its March 6<sup>th</sup> meeting, NEDC voted to write to the Department of Neighborhoods and the CAC urging an open and transparent process that allows public access to all CAC committee and subcommittee meetings, notes and records and consistency with state and local laws and rules governing major institution citizen advisory committees.

At the February meeting the CAC finalized its comments on the preliminary draft master plan and the preliminary draft environmental impact statement. Unfortunately, the lengthy draft comment CAC letter prepared by the committee chair, a Bryant resident, was distributed at the meeting and CAC members had about 10 or 15 minutes to review it prior to public comment and the CAC deliberations. The CAC's comment letter was submitted on February 14 and is included in the Children's packet along with a comment letter from NEDC.

2. Children's offer to Laurelon residents: On February 15, Children's provided a summary of an offer to purchase all Laurelon condominiums to Laurelon residents. Children's offered to purchase the units for almost three times the current value. The offer included many conditions, including passage of SHB 3071. Other contingencies included final passage of Children's master plan on terms agreeable to Children's and expansion of the major institution boundaries. Under the offer, Laurelon residents must publicly support Children's master plan and development of Laurelon as part of the expansion plan. Children's offer and LCC's analysis of the offer are included in the Children's packet. On February 26, there was a straw poll of Laurelon homeowners asking whether they wished to continue negotiations with Children's. The vote was overwhelming to continue negotiations. The newspaper incorrectly reported that the question before the body was on accepting the offer.
3. SHB 3071: On March 6, the state senate passed SHB 3071 paving the way for demolition of Laurelon Terrace. The bill had earlier passed in the house by the closest vote of any bill this session. Hale, Lois Jones from Laurelon and Rick Barrett from the Seattle Community Council Federation drove down to the hearing on the bill before the Senate Housing and Consumer Protection Committee. The group also met with staff from the committee chair's office. The Buck law firm arranged for a bus to be chartered to take Laurelon residents to Olympia. About 40 Laurelon residents took the trip and were provided with lunch. All of the 46<sup>th</sup> District legislators, Senator Ken Jacobsen and Representatives Jim McIntire and Phyllis Kenney voted in favor of the bill despite hearing from LCC, the NEDC and the Federation. Representative Jamie Pederson from the 43<sup>rd</sup> worked hard to defeat the bill.
4. Conflict of interest: With a direct financial conflict of interest for two members of the CAC and one alternate, they will be forced to resign under the City's ethics code. This has been confirmed by Steve Sheppard of the Department of Neighborhoods and Wayne Barnett, Executive Director of the Ethics and Elections Commission. Concerned about the loss of "near neighbor" representation of the CAC, LCC wrote to the head of the Department of Neighborhoods requesting a meeting to discuss filling the vacancies. In filling vacancies, the role of the director of the Department of Neighborhoods is to maintain the "balance of interests." This cannot be achieved because the remaining two alternates are not from Laurelhurst. One is the citywide alternative from the UW and the other is from Hawthorne Hills. The meeting with Stella Chao took place today. Chao seemed receptive to maintaining the current "balance of interest." LCC has supplied the names of possible candidates to fill the vacancies and choose alternates.
5. Next CAC Meeting: The next CAC meeting is scheduled for March 18 at 6:30 at the Talaris site in Laurelhurst. It is possible that the meeting may be cancelled as materials relating to the Emergency Department proposal agenda item are not available. Children's has not submitted a permit application for the project yet. This is the last project under the last master plan. No other items are scheduled to date and the draft EIS won't be out until the first of April.

Minutes: The board reviewed the minutes of the January and February 2008 LCC meetings.

**Motion** by Colleen McAleer, seconded by Stan Sorscher to accept the January minutes.

**Motion passed** without objection, with Marian Joh abstaining.

**Motion** by Marian Joh, seconded by Maggie Weissman to accept the February minutes.

**Motion passed** without objection, with Don Torrie abstaining.

Treasurer's Report: Marian reviewed the financial accounts. She said the status has not changed much from last month. We need to get dues going. Pilot project materials will go out. Once that is taken care of, we can collect dues through the web site.

Jeannie talked briefly about the Constant Comment service. It will cost about \$40 per month. It maintains the list of subscribers, mails the messages promptly and it has "subscribe" and "unsubscribe" features. We are currently at about 1500 addresses to maintain.

**CALLS AND CONCERNS:** and the South Laurelhurst Pilot Private Patrol project.

1. Children's: LCC continues to receive calls and emails from neighbors concerned about Children's proposed expansion. Two letters from Laurelon owner Maryann Spangler are included in the correspondence packet. On March 1, neighbor Corey Casper, a Children's supporter, wrote to Hale and Wright expressing dismay at LCC's positions relating to Children's and LCC's reporting on the issues in the newsletter. Hale responded that LCC does support Children's Hospital and its mission, contrary to his suggestion. She added that LCC supports reasonable expansion of the hospital and adherence to the Major Institutions Code, which calls for a balance between the public benefits of development and the need to maintain the livability and vitality of the adjacent communities. After Children's made its offer to purchase Laurelon at almost three times the value of each condo, Laurelon residents wanting to take advantage of the offer contacted LCC and the CAC (Samantha Everett, Cathy Higgins and Nathan and Christina Nelson). Another Laurelon neighbor, Nicole Rose, emailed to thank LCC for its analysis of Children's offer.
2. Arena Sports: Three neighbors (who may or may not be from Laurelhurst) posted messages on the NE Seattle Moms list regarding Arena Sports. They would like to continue to have some kind of space for Arena Sports to provide classes for their kids. Hale responded as she is a subscriber to the list stating that every community council, the NEDC and the Seattle Community Council Federation oppose Arena Sports lease of Hangar 27 at Magnuson Park. (They are currently using Building 11, but want a bigger space.) Hale explained that one of the problems is that Hangar 27 is the only building big enough at the park community events—the annual library book sale, the crafts festival, the Lakeside rummage sale, etc. One of the moms responded back agreeing that it is important to have a public place for these kinds of things and also commenting that some activities offered by Arena Sports are quite expensive. Barb Bender also emailed to ask LCC's position. The letter that LCC signed onto with Hawthorne Hills and other community groups was sent.

Colleen McAleer is concerned about commercial uses in Hangar 27, and nearby buildings. The buildings are in poor condition right now. Arena Sports wants to expand, with the City paying renovation costs. Arena's proposal to the City was turned down. A grassroots group is trying to raise funds to renovate Hanger 27.

3. Waterway No. 1: LCC has received several phone calls and emails from Judith Thornton and Kate Lloyd re Waterway No. 1. On February 13, Thornton emailed

about the state Department of Natural Resources (DNR) process regarding the waterway. Her message again reflected a misunderstanding of the private use of the public property at the waterway. She consistently refers to this as unauthorized encroachments, which is not correct. The uses are permitted by the city. While DNR is working out a process to deal with residential waterways, the uses are consistent with the state's administrative code. Trumbauer responded to Thornton's message. On March 8, Thornton emailed again asking when the pavers at the waterway will be removed. She asked when the city would repair the hole that she says their vehicle punched into the basketball court. She asked that LCC raise these issues with SDOT. Trumbauer again responded. Thornton emailed again on March 8, asking about the basketball court resurfacing and whether LCC would be taking over whacking down the weeds at the waterway. Thornton and Lloyd had previously provided a summary of maintenance activities they would be willing to undertake. This is something that was discussed at a meeting on March 7 with Trumbauer, Hale, Ogden and DNR. Thornton emailed again today regarding maintenance issues. LCC had already responded to her question, but responded again.

4. Transients: Heather Newman said Marian Goddard was walking on 44<sup>th</sup>, and was confronted by a drunken resident coming out the window of the boarded up house between 36<sup>th</sup> Ave NE and 37<sup>th</sup> Ave NE. She says someone is squatting in that house.
5. Pods: Colleen had a question about the new storage pods near University Housing. Heather will check with Theresa Doherty at UW.

#### ANNOUNCEMENTS:

1. Thank you: Thank you to Don Torrie for coordinating distribution of this month's agenda packets and to Heather Newman for assisting.
2. Children's master plan meeting: The next meeting will be Tuesday, March 18, 6:30 PM, at the Talaris Conference Center.
3. Shoreline meeting: Ogden is attending a public workshop tonight on LCC's behalf to help shape a vision for the future of Seattle's shorelines. The focus of tonight's meeting is on north Lake Washington.

#### REPORTS/ACTION:

Low Income Housing at Magnuson Park: Emily Dexter briefed the board on the actions of the Hawthorne Hills Community Council on low income as opposed to transitional housing at Magnuson Park. The Hawthorne Hills letter and the response from Councilmember Richard McIver, chair of the council's housing committee, are included in the correspondence packet.

Hawthorne Hills is opposed to permanent low income housing at the park. They see the housing as a breach of the 1993 Seattle Reuse Plan for the Sand Point Naval Base which allows transitional low income housing with a maximum two-year stay allowed for residents. Hawthorne Hills is concerned that permanent low income housing will lead to blight and social decay. They point to the low income housing developments in the city that are now mixed income level housing. Hawthorne Hills prefers transitional housing, which allows homeless people to get back on their feet with a two-year helping hand. Hawthorne Hills also raised other issues—the impact on property values, crime, poor access to living-wage jobs and limited shopping and transportation.

About ten years ago, LCC took a cautious approach, supporting transitional housing for families. Since then, housing for single men has worked out well, but families with older children have been more of a problem

Councilmember McIver responded negatively to the concerns of Hawthorne Hills. He saw no difference between transitional housing and permanent low income housing. He added that transitional housing is no longer considered the best practice for addressing homeless needs.

CUCAC Update: Newman updated the board on CUCAC issues. Heather said that Dan Evan's proposal was not well-received by the CUCAC committee members. A longhouse will be built near the Burke museum. Heather described a plan to renovate student housing on West Campus Parkway, and later dormitories nearer to Laurelhurst. The stadium proposal didn't pass in Olympia.

Waterway No. 1 Update: Trumbauer, Ogden and Hale met with Monica Shoemaker from the state's Department of Natural Resources on Friday, March 7<sup>th</sup> to finalize the right of entry, volunteer and other agreements to allow improvements of Waterway No. 1 to move forward. There are issues relating to ridding the property of several kinds of noxious weeds. Next steps in the process will be to move the pavers that were donated to the project by the Port of Seattle. LCC is exploring giving the 400-500 foot square pavers for a project at Magnuson Park. The Magnuson Environmental Stewardship Alliance (MESA) has expressed interest in the pavers. Trumbauer has arranged to get a truckload of dirt donated from Magnuson to level out the waterway, which is extremely bumpy, and to kill some of the weeds and wild grasses. Neighbors interested in the basketball repaving project will be encouraged to apply for a small and simple neighborhood matching fund grant. The next deadline to apply for funding through that source is April 7.

SR 520 Update: Colleen McAleer reported that the 8-lane alternative is off the table, now. Colleen met with legislators from the 46<sup>th</sup> and 43<sup>rd</sup>. The legislature requires (SB #6099) a design for 6-lanes; 4 general purpose + 2 HOV, western high-rise, with multiple lids, with ability to accommodate future rapid transit. Various alternatives and features have been considered, such as a long tunnel or berm under the arboretum.

Colleen outlined plans for the Montlake cut interchange. In one, a 4-lane tunnel runs between SR 520 and the Stadium area. It would have 2 lanes each way, past MOHI, under the Montlake Cut, then up about where existing ramp from arboretum is. The is Plan K (The Parkway Plan)

The transit hub at the stadium will be linked in either alternative.

A second drawbridge idea is another option in Plan A. The second drawbridge would be relatively cheap and may protect fish from the disturbances. The basic 6-lane solution (Plan A) widens Montlake Blvd from the Stadium to University Village. Colleen favors to improve Montlake traffic flow without widening it, Using the tunnel system in Plan K , or by having two drawbridges side by side at Montlake cut, rather than any drawbridge at McCurdy Park which is opposed by all Seattle communities.

Colleen passed around some graphics of the different designs.

Crime Report: February was a relatively quiet month in the patrol area and the neighborhood in general.

Biosafety Lab Oversight: Three years ago when the University of Washington had applied for a permit to site a regional biocontainment laboratory on its campus, many concerns were raised relating to public safety and oversight. At that time, the Northeast District Council (NEDC) recommended that regulations be developed to ensure appropriate siting, operation and oversight of biosafety labs. Publicly funded labs are subject to the National Institute of Health Guidelines, but this body has no enforcement power. Privately funded bio labs have no governmental oversight.

The proposed bio lab regulations are based on those adopted in Cambridge Massachusetts. The NEDC endorsed the proposed regulations developed by a citizen group. Its letter to City Council members is included in the correspondence packet.

**Motion** by Heather Newman, seconded by Mark Trumbauer to support the citizens' group proposal. NEDC has already signed on. The area is active in biotech. The proposal would cover private as well as public biotech laboratories. **Motion passed** unanimously.

Spring Clean: Maggie Weissman talked about possible a group projects, involving Boy Scouts or other groups.

Meeting was adjourned at 9:10 PM

Minutes by Stan Sorscher