

## Minutes SPCC Board Meeting August 9, 2005

The SPCC board convened at 7:00 P.M. at Langston Hughes Performing Arts Center on July 5 at 7:00 P.M. Present were board members Lottie Cross, John Jeannot, Gail Williams, Willie Woods, and Bill Zosel. Also present were S.P. residents Kris Fulsaa, Tom Teicher, Matt Warning, Frank Kyuchi, and Michel George, Maria Barrientos, and Chris Augustine.

**SPCC Newsletter:** Bill stated that Bob Spencer of the Seattle University Bookstore has generously offered to print and copy the newsletter. There was a brief discussion. It was pointed out that it would be important that the newsletter continue to be fair and balanced regarding issues that may involve Seattle University, but the consensus was that this would be possible. The offer amounts to a significant savings of money and time to SPCC and is much appreciated.

Kris stated that she will be gone from August 29 to September 11 and then from September 14 to 17, so her participation needs to be limited to the limited times she is available. It's expected that S.U. will not need as much time to copy the newsletter as we have been allowing the Aloha Inn (one week) and therefore it might be possible to have slightly later deadlines in September.

**Seattle University bookstore/residence project at 12<sup>th</sup> and Cherry- James Ct.:** Michel George and Maria Barrientos (a developer and consultant hired by S.U., also the current chair of the Citizens Advisory Committee for the University) provided an update on the recent thinking about the possible S.U. development. They stated that the project, if it receives approval to go ahead from the University board, would be different in several important respects from the project discussed two years ago for the site. S.U. would like to let the community know and get feedback at an early date in order to take into account community members' opinions.

Proposed changes to the ground floor commercial development include moving the main bookstore entrance to the corner of Cherry and 12<sup>th</sup> from the entrance point farther south on 12<sup>th</sup> which is one of the conditions required by the City as part of the alley vacation authorization. S.U. is eager to build a project that activates 12<sup>th</sup> Avenue, but believes it can do that with a bookstore entrance at 12<sup>th</sup> and Cherry --- much desired by bookstore management --- and by also providing a separate retail space at the southwest corner of the building with its own entrance, and with other strategies. Also, more glazing would be created on 12<sup>th</sup>. The infamous loading dock would remain on James Ct., other possible locations remain extremely expensive or impractical and/or would require relief from the development standards of the site's zoning. However, the apparent prominence of the loading dock could be reduced by the addition of an administrative office, with glazing, on James Ct. just west of the loading dock.

The housing would be targeted at undergraduates, a change from the previous plan. This means the residential portion of the development will be more "dorm-like". The ground floor apartments on James Ct. would still have stoops and stairs connecting them to the street. In addition there would be some units with exterior entries on the 13<sup>th</sup> Avenue side of the building. These units would be relatively narrow and deep and have a lot of glazing. They might be used as guest suites for those temporarily at the University. Finally, there could be additional - not bookstore - retail space on the Cherry Street side of the building.

Michel emphasized that all of these ideas are preliminary and there are no detailed drawings, nor are any of the proposed aspects of the project set in stone. Rather, S.U. wants to involve the community at an early stage in the planning.

Board members and others attending the meeting expressed general approval of the ideas. It was stressed that the details would be important. A separate, non-bookstore, retail space at the corner of 12<sup>th</sup> and James Ct. could be a good strategy to activate the street if the bookstore entry were moved to the corner of Cherry. In answer to a question Maria stated that it's unclear what process is required to change the conditions of the alley vacation authorization, but S.U. would like to have them changed without going through City Council if possible.

It was stressed that realizing the unique opportunities presented by James Ct., as would be the case with Remington Ct., is something that S.U. should keep in mind.

### **Sabey Providence/Swedish developments**

Chris Augustine stated that Steve Sheppard of the Department of Neighborhoods (DON) is organizing the formation of a Citizens Advisory Committee (CAC) for the Sabey/Swedish Providence campus. If any person who has not already contacted Steve has an interest in participating in a CAC there is one more week to do so. Sabey has been contacting a number of people whom it thinks could be good members of a CAC. SPCC has suggested a number of names to DON. Also, DON has solicited interest from all persons residing in the immediate neighborhood (within 300 feet). All those who have expressed interest to Steve will be interviewed by a panel that includes representatives of DON, Sabey, and Swedish.

Tom asked Chris about the criteria for selection. Chris stated that, to his knowledge, there are no definite criteria in writing. He did not that Sabey has contacted CADA and business people to encourage their participation. Tom asked if there are safeguards to ensure that possible critics are included. Chris answered that the City will ensure this.

The goal is for a CAC of 8 to 12 members. At this time it's not clear that there has been a large enough number of people expressing interest to allow for the selection of 8 – 12 members.

in reference to a question raised at the May SPCC board meeting, that Darren Reddick of Swedish Medical Center has indicated to him that Swedish employees are meeting or exceeding the Transportation Management Plan goals of the Providence Major Institution Master Plan (MIMP). That is, no more than half of the Swedish employees, excluding those who need their cars during the work day, commute to the Providence campus in a single-occupancy vehicle.

In their meeting with the Department of Planning and Development (DPD) Land Use Planner Bruce Rips, Sabey has not been able to get an answer to the question of whether or not changing the location of traffic circles contemplated in the 1994 MIMP would require an amendment to the MIMP. (At the May meeting there was a discussion of whether or not the locations for traffic circles identified in 1994 were still the best locations, or even if some other device, curb bulbs for example, would be preferable.)

Eric and Chris stated that Steve Sheppard of DON would be mailing out letters soliciting members for a Citizens Advisory Committee for the MIMP. All residents within 600 feet of the Providence campus boundaries are to be notified as well as community councils and other community groups. More than 700 letters will be sent. There will be a two week period for responses, and then the interviews of potential members will begin. The goal is for eight to ten members broadly representative of the community. The members will be chosen by a group consisting of a representative of the institution, Steve Sheppard, and a third person.

Several board members commented with surprise and shock that City policy is for a representative of the affected institution to have so much influence in the choosing of CAC members.

Erik and Chris presented to the community council an aerial photo of the Squire Park neighborhood which will be particularly useful in planning related to transportation issues.

The proposals for temporary parking lots at 15<sup>th</sup> and Cherry and at 18<sup>th</sup> and Cherry, both the subject of current Master Use Permit applications, were discussed. Barb asked how long the temporary lots would be used and Chris stated that it's not presently known. Chris stated that Sabey did not "have a plan in motion" for the east side of 18<sup>th</sup> Avenue. Gail asked whether or not any consideration had been given to moving the 18<sup>th</sup> Ave. houses rather than razing them. Chris answered that both houses have asbestos and lead. There is a plan to salvage some usable items from the houses, but not to try to save the entire houses. John stated that replacing houses with a surface parking lot would be a significant blow to the residential character of the neighborhood.

Susan noted that in previous meetings attended by Sabey representatives there had been no mention of either of these two parking lot projects. Chris answered that the removal of these houses was contemplated in the 1994 MIMP. Barb replied that, even so, it would have been good for Sabey to discuss this at the board meetings. Susan stated that Sabey's attendance at meetings is appreciated, but we expect to be told what is coming up. Chris stated that he was sorry that the parking lot proposals were not raised.

An extended discussion followed in which board members pointed out that the neighborhood has a long history of negative impact from surface parking lots, some of which were described as "temporary" but which continued for a long period of time. (The aerial photograph of the neighborhood, on view at the meeting, demonstrates vast stretches of asphalt in places that used to have houses, streets, trees, and businesses.) It was pointed out that Cherry Street is a very visible street in the neighborhood and further removal of houses to be replaced by parking lots would be particularly significant.

Barb noted that, in addition to the detrimental effect of parking lots on the neighborhood, parking lots will be filled by cars and that there's a committee of SPCC to deal with traffic and parking issues. SPCC looks forward to working more closely with Sabey on traffic and parking issues rather than being informed, after the fact, that new parking lots will be built.

Chris noted that Sabey is planning development not at a new institution, but on one that has been in the neighborhood since 1905; that the MIMP boundaries were approved by a Citizens Advisory Committee over ten years ago; that Sabey is

not proposing anything development outside of those boundaries already reviewed by citizens and approved by the City. He stated that it's necessary to tear down the houses to provide parking spaces that the City requires --- or at least parking spaces are required, although it's theoretically possible to provide them in other locations. He stated that preliminary inquiries had been made of other property owners (Garfield and several churches were mentioned) and there had not been any readily identifiable alternative locations for parking. So far an exhaustive search has not been conducted.

Erik noted that Labcorp had estimated that its staff would require 175 parking spaces but that the existing 18<sup>th</sup> and Jefferson parking lot, which has only 118 spaces, has not been filled to capacity. This would seem to indicate that Labcorp staff are using far fewer than 175 parking spaces at any one time. This may be evidence the the Transportation Management Plan is working.

Ron noted that the SPCC is on record as asking DPD not to approve any requests for permits until after a review of all requests and proposal by a Citizens Advisory Committee.

**Planning for July general meeting** Councilmember Licata has called and stated that something unexpected causes him to be unable to attend as previously indicated. His staff has arranged for Councilmember Mclver to attend instead. The board discussed possible questions of Mr. Mclver, including the monorail and regional transportation issues.

There is a new East precinct police commander. Mike Sletten stated that the former precinct commander will be attending training out of state regarding "homeland security" issues. Barb noted the frequent turnover in east precinct commanders and its effect on precinct officers' morale. Ron will call the new commander to request his attendance at the July general meeting.

The issue of things that each of us could do to encourage other individuals to attend the July meeting was raised. However, the discussion soon turned to talking about general methods of getting people to attend meetings.

Tom suggested that, in the next newsletter, more thought could be given to stories and headlines that are intended to encourage attendance at the general meeting. Lottie also stated that, if she were not a board member, the newsletter would engage her to attend --- or not, and she agreed that the newsletter is important for that purpose.

**Committee for Traffic/Parking** Barb stated that the committee had been successful in getting a grant for \$10,000 from the Washington Insurance Council to hire a traffic consultant to look at neighborhood residential streets and ways to mitigate non-residents' traffic on them. The next step is to apply for a grant from DON to get the balance of the funds needed for the task. (The estimated need is \$20,000 to pay a consultant and \$5,000 for workshops.) Barb stated that the committee will work to bring the group City Repair to do a workshop on turning spaces into places. The hope is that such a workshop will inspire neighbors. Residents of Remington Ct. already has an idea for such a project and the committee will follow up with that if possible. Also, Barb talked of the possibility of having David Engwicht, a well known write on reclaiming streets, come to Seattle. In order to finance this we'd have to collaborate with other agencies.

**Land use committee** Will meet on the third Monday of the month at 6:30 P.M. at Gail's house. The committee is monitoring new developments in Squire Park.

**Black Dollar Days Walk/Bite/Jazz Festival** The event is August 20. SPCC members will participate. **M/S/C that Squire Park Community Council be a walking team.**

The meeting was adjourned at 9:15 P.M.

Minutes submitted by Bill Zosel