



## Land Use Review Committee (LURC) & Planning Committee

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### Meeting Minutes – January 23<sup>rd</sup>, 2006

**Location: Bethany Presbyterian Church**

**Present from LURC:** Craig Hanway (Chair, QACC), John Coney (QACC), Matt Roewe (Vice-Chair, QACC), Kirk Robbins (QACC), David Delfs (QACC), Matt Corsi (QACC), Martin Kaplan (QACC), Doug McNutt

**Absent:** Lane Williams

**Others Present:** approx. 350 people were in attendance

7:00 pm – Committee called to order. The agenda for the meeting, and the minutes of the previous meeting were approved.

The Comprehensive Plan Amendment application to annex the Denny/Broad/Aurora triangle into the QA planning area and the Uptown Urban Center has been submitted. We anticipate a response from the City of Seattle within a month or so.

The application for a Small and Simple Grant to fund the planning for a Zoning Overlay District is being pursued. Copies will be distributed to committee member for comment prior to the next meeting. Pledges are also needed for the matching fund portion of the application. We hope to complete the application by early March. The deadline is April 3<sup>rd</sup>.

The SDOT Open House for North Queen Anne traffic mitigation plans was announced. It will be held on January 26<sup>th</sup>, 5:30 – 7:30 p.m., at the Queen Anne Community Center. The public was urged to attend this meeting and comment on the proposed traffic measures, which are not supported by the Queen Anne Community Council.

Seattle City Council Members Tom Rasmussen and David Della made brief statements of introduction.

#### 7:20pm – **Eden Heights – Joe Geivett (PACLAND Development) and Steve Price (Weber Thompson Architects)**

This is the third time this project (on the site of the Union 76 gas station at QA Ave. N. & W. Crockett St.) has been presented to our committee, and they have made considerable progress. They have nearly completed their Design Review process, and will be applying for a building permit soon. Adjustments incorporated into the building include a corner retail space and a reduced Drug Store tenant space, which will be a Bartell's, extra wide greenbelt space along the Crockett Street right-of-way, public notice kiosk at the corner, an historical display/art element incorporated into the front of the building, other elements of the Picture Perfect QA streetscaping priorities along QA Ave., elimination of protruding balconies, and a setback at the fourth floor to reduce the building mass. The building mass is also broken up through the use of varying materials, primarily brick interrupted by metal panel siding at the corners and the building entry, and a precast concrete base.

Comments from the committee: Be sure the vertical material above the building entry is a contrasting color to separate the massing of the two sides of the building, and accentuate the entry with a canopy element. Treat the light from the tenant space so it doesn't bleed out onto the pedestrian sidewalk. Carefully study the trellis element so it doesn't look contrived – it should probably be metal rather than timbers.

Comments from the public: Concerned about traffic and parking impacts, will people use the underground parking for short stops at a drugstore, or will they tie up street parking. The adjacent street parking should be 15 minute spaces. Where is the flex car, currently parked on the site? (They will provide space for it.) Where will employees park (Traffic Management Plan addresses that – there is additional parking, and shared parking for employee use.) How are exhaust fume handled on the alley? (This was not well answered; we will follow up with developer.)

#### 8:00pm – **Queen Anne Place – Lee Beard & Galen Page (Page & Beard Architects)**

Early concept drawings were presented for this proposed development. Their goal is to provide a building with less bulk than the previous proposal for the site, a four story mixed use development. This proposal contain 110 parking stall underground, a 38,000 SF grocery store (QFC) on the ground floor, and 41 parking stall and 15,000 SF of retail on the upper level. Access to parking would be from Howe St., and truck loading would be on the Crockett St. side. Upper retail tenants would be 5,000 SF or less. Massing would be broken up by multiple facades, windows on the street from the upstairs retail. Upper level would be a quiet pedestrian gathering spot away from the sidewalk. Early design studies show attractive brick detailing, with stairs and escalators addressing the corners, a screened retaining wall along the alley facing parking, and several alternatives for breaking up the second story retail.

Committee comment included: Examples look suburban and strip-mallish – not appropriate for QA. Too much modulation on the façade, need to be simplified. The proposal removes 14 housing units without including any new. This building type does not support the planning goals of the QACC, which promotes housing within the urban village. Look for ways to incorporate housing into the design. We don't want an alternative pedestrian experience; we want active sidewalk pedestrian experience. This concept is the wrong idea for a residential urban village. We want smaller retail, more like 2,500 SF maximum for tenant spaces. We suggested that townhouses might be possible on the second floor instead of retail.

Comments from members of the public lasted for about an hour – approximately 25 people had comments.

- Tina Podlodowski representing QA Neighbors for Responsible Growth (QA NRG), which is meeting on Feb. 16<sup>th</sup>. They want to ban chains stores from in city neighborhoods. This development is not pedestrian friendly, where is diversity affordable component, is asking for transportation study in conjunction with Eden Heights.
- Allan Beasley – is worried about truck traffic and noise on the back alley – worried about children attending adjacent preschools playing nearby and needing to cross in the alley.
- Larry Kelly (QA NRG) – referred to similar development for Broadway QFC, worried that we will get similar retailers on the second floor (fast food, nail salons). Christina Cox (representative for owners) interjected that tenants have not been selected.
- Lee Beard – also doesn't want a Broadway type development or a strip mall. Wants smaller scale, local businesses.
- Jeffrey Ochsner (UW Urban Planning Prof.) – called the second floor retail a “strip mall with surface parking”. The development contravenes urban village goals and destroys affordable housing.
- Kathryn Carlstrom (Pan Pacific Properties) – manages Elfreda Apartments, which would be removed by this building. She said the existing housing was not low income, and that funding was available to include affordable or senior housing.
- Steve Wacker – Project is too large and inappropriate, it will generate traffic to upstairs retail, will create unsafe emerging vehicle traffic, has no real loading solution. 2<sup>nd</sup> floor is not pedestrian oriented. He said the owners should admit that Met. Market is being forced out with higher rents.
- Matt Sutton (developer, ex-QACC) – involved in lengthy appeal of Larry's Market development in lower QA based on traffic impacts and lost. He said they were wrong – Larry's has not impacted traffic in the way he thought.
- Steve Matasy – says QA Ave. is going to be just like Broadway on Capital Hill, there should be noise abatement and specific truck delivery schedules, but he says QFC doesn't follow schedule at Broadway store.
- Lee Wierdsma – he says the owners are being greedy, the development is designed to maximize profits. Rents are too high for locals, forcing national chains.
- Robert Shore – asks if alley will be one way. He wants to know if owners would be willing to negotiate a win/win answer.
- Michael Herschensohn – appalled by impacts of light and small. He said LURC should focus on loading dock issues.
- Stan Anderson – this is a strip mall, and it impacts all of our quality of life. It will severely effect residential streets (Howe and Crockett)
- Brian Nagele – Why isn't developer supporting the needs of the community and Seattle? The property is zoned for mixed-use with pedestrian retail. The Comp. Plan Urban Village is not supported. Would like to see a diagram of truck deliveries.
- Sean Matt – Community expects three things: Honesty – not helpful to represent as pedestrian friendly when it is not. Community – this project is a pace setter for Ave, and is setting the wrong direction. Money – make money while complying with QA planning goals.
- Bruno Riegl – development conflicts with Residential Village planning. Needs to be retail/housing mixed use with uniqueness of service and boutique retail.
- Mike Smith-Lonergan – called development “Vancouver-like”. Left turning traffic will slow traffic and cause cars to bypass QA Ave, and cut through adjacent streets. Concerned about safety of pedestrians and pets. Fears impact on small businesses.
- Sharon LeVine – pointed out that QA has predominantly residential uses. A Traffic Management Plan is needed, and improvements to infrastructure are needed to handle growth.
- Cerise Koch – kids cross alley to get from school to parks – traffic in alley causes a safety issue.
- Kathy Sarkowsky – neighborhood should not tolerate a QFC – the lease is not a done deal – we should fight it. Owners should make it work with Met. Market.
- Marguerite\_\_\_ - lives in Elfreda Apartments and is being forced out of her house – owners should preserve nice old building.
- St. Elmo? – liked old proposal, people liked the old housing plan of previous proposal.

The chair thanked the project teams for presenting, and thanked the public for their participation. He indicated that the next step for QA Place would be to submit for Early Design Guidance, which couldn't happen before March or April.

9:30 pm – Meeting Adjourned