

Magnolia Community Council
Board of Trustee Meeting during the Covid Pandemic.
Open meeting on Zoom

May 19, 2020 | minutes

Present: Trustees David Kaplan, Carol Burton, Stephanie Ballard, Lynn Hogan, Alison Grevstad, Steve DeForest, Janis Traven, Pat Craft, David Moehring, Stephen Faciszewski, Mary Hoverson, Leslie Helm, Bruce Carter, Don Schlosser, Valerie Cooper, Cheryl Jacobs, Ben Broesamle. Guests: Parker Dawson, Monica Wooton, Cynthia Johnson, Alexandria Hass, Matthew Simari, Jessica Keller (QA News), Erika Schmidt.

Meeting called to order at 7:00 p.m. by Stephanie Ballard, President

Presentation: Monica Wooton introduced herself and announced the 3rd book on Magnolia by the Magnolia Historical Society will soon be out in print; she also introduced the neighborhood group active in response to the development of the Albertsons/Safeway. Requests from the group are:

- a. creative adjunct review
- b. full design review board and invite the Magnolia community
- c. they only support the 55 foot height

Concern with the ADR process. Without the Design Review Board there is only oversight by one SCDI planner. They believe this is not the best process for this building. They also mention there are no plans to include affordable housing.

Erika Schmidt, neighbor: spoke about height and asking for 55 foot height. Circulating a petition to this effect and has gathered 200+ signatures. Cynthia Johnson and Alexandria Hass, impacted neighbors: echo previous points about design and height, reiterate importance of a robust design process. Matthew Simari, neighbor: asks for a process by which community voices can be heard. He also presented a dozen slides identifying where the recent design did not address six of the key points raised by the Seattle Design Review Board (from their original review in January 2020.)

Parker Dawson: suggests sending a letter asking for a two week extension for comments.

David Moehring: presents cost/benefit analysis of the additional floors gained by designation of a living building for the developers. Diagram illustration of where the height actually measures out by floors, and what the developer would lose by keeping the building at 55 feet. Questions whether trees/plantings are realistic depicted on the current renderings of the east side of the building due to hardscape underneath. Suggests a more biophilic green experience for the east side. Questions the feeling of safety of living under an 'eroding bluff' for nearby residents. Suggests a more vegetated bluff would feel safer. Suggests rain protection on the plaza, open breezeways.

Discussion of timing on applying for the living building certification two years after the building is already complete. Discussion of penalties, fees levied on the developer if it does not pass certification.

Cheryl Jacobs: neighborhood would lose vibrancy if there is no development. Condos require higher quality building materials. We have an active and conflicted neighborhood. Carol Burton: Safeway owns the land and the store. Recommends cooperation with Security Properties. Advocate for a replacement grocery store during the two year construction phase. Mary Hoverson: why the rush, why this building?

Council and attendees draft a letter to David Landry and SDCI director Nathan Torgleson covering the points raised and the board unanimously approved to send:



Magnolia Community Council

MAGNOLIA'S COMMUNITY COUNCIL

May 20, 2020

David Landry and Director Nathan Torgelson
Seattle Department of Construction and Inspections
P.O. Box 34019
Seattle, WA 98124-4019
Department of Construction and Inspections

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Lynn Hogan
Cheryl Jacobs
Matthew Koenig
David Moehring
Jayson Morris
Don Schlosser
Bill Stafford
Janis Traven

RE: Magnolia Safeway/Albertsons Redevelopment
Address: 2550 32nd Avenue West
Project No.: 3034348-EG

Dear David Landry and SDCI Director Nathan Torgelson,

The Board of Trustees of the Magnolia Community Council seeks an opportunity to participate in the **design review process** for the Magnolia Safeway/Albertsons condominium living building project within our neighborhood at 2550 32nd Avenue West.

Accordingly, we request from the City of Seattle the following:

- 1) **Extend the comment period** for an additional two weeks, from May 20th to June 3rd, in light of the Covid-19 hardship impacting the community.
- 2) Maintain the community's involvement with the City-appointed **Design Review Board**.
- 3) **Keep the immediate neighbors and community informed** and engaged with the developer and City staff on this project.
- 4) Immediately implement a **robust outreach and effective online or telephonic design review process** that allows neighbors, community and the developer to successfully communicate with one another.
- 5) **Clarify what the new design process will look like** and provide a full schedule of the Administrative Design Review **with periods of public comment defined and scheduled throughout the entire process**.

The Magnolia Community Council looks forward to an equitable opportunity to participate in the public comment process and be involved with the Design Review Board on this significant community development.

Thank you,

President, on behalf of
Magnolia Community Council

cc: Mayor Jenny Durkan, City Councilmembers, and Security Properties

Magnolia Community Council
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Seattle, WA 98199
www.magnoliacommunitycouncil.org

Pat Craft: Magnolia Chamber of Commerce report. Covid resources for the community are posted on their website. The County council advocated for grant funds to be made available to members of the chamber of commerce. Flower baskets, table & chairs are in place. Hoping for the farmer's market to begin around June 6th. Janis Traven suggests adding another street for more spacing.

Janis Traven: Andrew Lewis' office has no knowledge of the closing of the Magnolia Blvd. It's an arterial, the request is not city generated. Greenways pushed the idea. Ben Broesamle: there could be an opportunity for the community to take a look at a street for closure during the stay at home.

Carol Burton: Greenway tried to start a branch of the organization in Magnolia and didn't succeed in the past.

Meeting adjourned at 9:30pm

Respectfully submitted,

Alison Grevstad, Recording Secretary