



# HEALTHY FOOD RETAIL

## Full Service Grocery Store in Delridge

### Minutes

Monday February 13th, 2012, 3-4:30pm  
Impact Capital 401 2<sup>nd</sup> Ave, Seattle

#### Attendees:

1. Alice Park, WSU Extension
2. Bo Lee, WSU Extension
3. Martha Aitken, WSU Extension
4. Dennis Weaver, Change Your Food, Change Your Life & Good Food Truck
5. Joyce Tseng, Seattle Housing Authority
6. Carrie Ferrence, Stockbox Grocers
7. Theresa Barreras, Seattle Office of Economic Development
8. Karen Selander, Seattle Dept of Neighborhoods, Matching Fund
9. Erin MacDougall, Public Health-Seattle & King County
10. Sharon Lerman, Seattle Office of Sustainability & Environment/Food Policy Advisor
11. Parie Hines, North Delridge Neighborhood Council Co-Chair
12. Branden Born, Univ. of WA, UD&P
13. Beth Dufek, Impact Capital
14. Ed Pottharst, Seattle Dept of Neighborhoods
15. Ron Harris-White, KCFFI LC Co-chair
16. Amanda Leonard, North Delridge Neighborhood Council Co-Chair
17. Ranette Iding, Delridge Produce Coop **Phoned In**
18. Diane Lupke, Lupke & Associates (consultant) **Phoned In**
19. Quentin Davis, Lupke & Associates (consultant) **Phoned In**

#### Welcome & Introductions

Diane Lupke & Associates, Inc. (DLA) was engaged to review data collected by OED and provide a brief summary analysis of the potential for a full-service grocery in the Delridge neighborhood of Seattle. Following that review, DLA participated in a teleconference with neighborhood representatives and government officials to discuss the results of that analysis. This data is attached in a document called "Seattle Delridge Teleconference".

#### Review of Delridge Assessment Data

*Refer to provided handouts*

#### Group Discussion & Reaction to Data

- Erin MacDougall said they tried to get a grocery store at Highpoint when it was built in 2007. Even with incentives, all local grocers declined and said there were too many grocery stores in the area. They tried working on improving bus routes. They looked into using the old Boren School site as a grocery store location (this is no longer an option, as this facility will be used).

- Branden Born echoed the similarities he and his students found while compiling data about this in 2006.
  - The New Season's Market in Portland and Town & Country Markets may be useful models to look into.
- Stock Box Grocers
  - The Prototype period is over (Sept-Nov). They are deciding where the more permanent store will go. This decision should be made by the end of February.
    - Occupied 3 parking spaces (will occupy up to 5)
    - Carried 300+ items
    - Had average of 25-35 customers daily, average purchase \$9, high rate of repeat customers (around 75%)
  - Goal: Open one store in June and another in Fall.
  - Neighborhoods they are considering
    - Delridge, Skyway, SeaTac, & Rainer Valley
  - Will start using WIC soon, and EBT later on.
- Delridge Produce Co-op
  - Affordability is a high priority followed by local & healthy
  - In the process of getting information from others including Madison Market
  - Waiting for a location. Hoping to provide more information soon.
- DNDA is selling property (with option to rent)
  - Brandon Node Building near Delridge Library
  - Good location for a store
    - 30,000 cars come down Delridge Way everyday
    - 5,000 sq feet available on first floor
  - Check if incentives-eg offer low 5 year rent and pay more in later years
  - Stockbox could pursue Brandon Node, but would require rent support
- Other possibilities
  - Good Food Truck could be used to extend grocery store reach further out into neighborhoods
  - Could link Stockbox Grocers to produce from DPC
  - OED has new market tax credit loans (not gifts)
  - A store like Town & Country would not require any incentives
  - Could try for a Safeway satellite store
  - Have store that allows you to order and pick up groceries (could be called [www.shopdelridge.com](http://www.shopdelridge.com))
- Feedback from Diane & Quentin
  - Look in to Cress, Town & Country, Stockbox, & Co-op
  - Continue 'for-profit' model if possible
  - Gravity model could be interesting—something more than the standard model is needed (attach store to something unique-could pull people down the hill with a bakery)
  - Think about a unique feature that could pull shoppers in. Continue working 'outside the box'.

## Closing and Next Steps

- The Last Word: How are we feeling after this discussion?
  - Encouraged (3)
  - Intrigued
  - Valuable
  - Interested
  - Hopeful (3)
  - Informed (3)
  - Excited

## Action Items:

- Check with DNDA about property - Parie
- Check with Town & Country Markets regarding interest in opening a store in Delridge - Branden
- Ensure community buy-in

## Upcoming Events

- **South Park Forum**  
Tuesday, February 28<sup>th</sup> 5:30pm  
*Join Sea Mar Community Health Centers and ECOSS for a community forum. Learn how to work for food justice and improve access to healthy food in South Park. The event is free, open to the public, will include light refreshments and childcare.*  
Concord Elementary School  
723 Concord St., Seattle, WA
- **Brandon Node Visioning Open House**  
Wednesday February 29<sup>th</sup> 5:30-8pm  
*Want to engage in shaping the design of our community? Join local business owners, city officials and community members in order to brainstorm a vision for the future of the Brandon Node. Business Community Focus from 5:30pm - 6:30pm Immediately Followed By Community Members Open House from 6:30pm - 8:00pm*  
5458 Delridge Way SW, Seattle, WA 98106
- **Women's Health Forum**  
Wednesday, February 29th 5:00-7:30pm for  
*A Women's Health Forum: Women and Weight Please join us and our panel of women's health experts to learn about facts and myths associated with weight loss, and weight gain as well as what achieving a healthy weight means. \$10 registration fee, a portion of which helps support health & wellness services for women in our area. Event will be held at:*  
The Women's Wellness Center  
2817 Rockefeller Ave, Everett, WA 98201  
(425) 259-9899

## Resources

- **Visualize Delridge**

*This document is the final product of a graduate-level course in the Department of Urban Design and Planning (UDP) at the University of Washington. The Delridge neighborhood of Seattle, Washington was the study area.*

*We presented the findings at a community meeting held on June 1, 2006 at which time we solicited public comment. This document is the final record of these efforts.*

Found online at

[http://courses.washington.edu/wcstudio/Visualize\\_Delridge/Visualize\\_Delridge.htm](http://courses.washington.edu/wcstudio/Visualize_Delridge/Visualize_Delridge.htm)

- **Green for Greens: Finding Public Financing for Healthy Food Retail**

*This guide provides a general overview of economic development and ideas for how to approach economic development agencies with healthy food retail proposals. It also provides a comprehensive overview of local, state, and federal economic development programs that have been or could be used for healthy food retail projects.*

- Download this guide (PDF) online: [here](#) or go to <http://www.phlpnet.org>