



Laurelhurst Community Club
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September 13, 2022

To: CUCAC Board via Nelson Pesigan

From: Laurelhurst Community Club

Re: Public comment given at 6:38pm on September 13th during the CUCAC meeting

The Laurelhurst Community Club subcommittee attended a virtual meeting with the UW project team for development of new student housing developments and replacement on August 25th. We appreciated that the UW reached out to LCC, but did not have any materials in advance, so we learned what was planned right at the meeting. That said, we were able to provide immediate feedback on some of the elements of the plans, and expressed that we needed more information as plans are formed.

The full LCC Board then met on September 12th, we would like CUCAC to consider these comments when evaluating the plans for the new housing and daycare expansion at Laurel Village:

What works now:

1. The numerous mature trees that surround the housing structures enhance the livability of the site. They provide a green buffer to the villages residents, and to the adjacent neighborhoods, providing shade and vegetation for the families to enjoy. Of note, Seattle has lost 3% of its canopy (as opposed to growing it by 5% in 2030), and large projects such as this one, should be able to be built in ways that preserve the trees that clean the air, provide urban habitat and shade on increasingly hot days.
2. The simple NW colors and materials palettes using natural wood, and uncluttered architecture help provide a more natural quality the student housing at Laurel Village, such as does the Center for Urban Horticulture. LCC notes that many new UW buildings use reflective facades, and this is **not acceptable**.
3. Taller heights sited next to the hilly topography on NE 45th Street helps to scale the transition to the adjacent low rise detached houses along Mary Gates Memorial Drive, and this concept should be retained.
4. Preservation of the open space for families and daycare use is important to retain to provide on-site recreational use and it also provides a green transition to the adjacent neighborhood.

New issues:

1. New transportation impacts are expected to be intense due to building 4 times the number of housing units (from 80 to 320), and tripling the day care "round trips" on this site from 77 to 200, which is primarily for staff, not residents. The increase in trip generation will create more congestion around the already busy 5 corner intersection. LCC suggested using NE 45th street as a possible way to enter or exit.

2. Pedestrian safety at the crosswalk between Laurel Village to Clark Road has been hazardous already, especially with oncoming drivers traveling NW from inside the residential area towards the 5 corners intersection . LCC met with the Chief Safety Engineer in March, 2022 to request safety improvements for student families and bicyclists who use that road to connect to the Stadium Light Rail Station. Before the housing is built, LCC requests that U W also connect with SDOT to support installation of a safer style crosswalk at Clark Rd, to protect the safety of 640 people using it with the new daycare and residents and more bikers. (320 unit X 2 people each=640 residents) as part of this project.
3. Using NE 45th St or even having an entrance/exit to the housing complex should be considered. Also in the new housing project, the "fronts" of the residential buildings should face Mary Gates Memorial Dr, and the back yards should face the interior of the site (unlike today).
4. LCC is ready and willing to work with UW and CUCAC to refine the housing buildings siting, tree retention and materials palette as the Laurel Village as the plans progress.

Public comments by Colleen McAleer, on behalf of Laurelhurst Community Council trustees