

BOARD OF PARK COMMISSIONERS
MEETING MINUTES

August 8, 2002

Present:

Bruce Bentley
James Fearn, Jr.
Susan Golub
Kate Pflaumer
Kathleen Warren

Excused:

O. Yale Lewis, Jr.
Sarah Neilson

Staff:

Ken Bounds, Parks Superintendent
Sandy Brooks, Park Board Coordinator

Chair Bruce Bentley called the meeting to order at 7:03 p.m. Bruce thanked Susan for chairing the July 25 Park Board meeting in his absence.

Susan moved that the agenda consent items, minutes of the July 25 meeting, and the acknowledgment of correspondence be approved. Kate seconded, and the motion was approved unanimously.

Superintendent's Report:

Parks Superintendent Ken Bounds gave the following report:

City Council Hearing on Joint Athletic Field Development Plan (JAFDP):

Approximately 81 individuals (39 for, 36 against, and 6 other) testified on Wednesday evening, August 7, at the City Council hearing on the proposed JAFDP. The majority of those testifying against were from the Sand Point Magnuson Park neighborhood and to a lesser extent the Nathan Hale neighborhood. Ken was in attendance at the meeting for a short while.

Reservoir Lidding Ordinance: A copy of the proposed City Council Bill 114266, with recommended actions to communicate to Council and the Mayor's office, was distributed to the Board. This bill was passed out of City Council Committee last week and goes before the full City Council for a vote on Monday, August 12. The bill would have significant implications relating to parks by exempting the replacement of open space in parks (now required by Ordinance 42) when reservoirs on park land are lidded over. It would also exempt reservoirs on park land from any Historic Landmark designation. The Mayor's office and the community are trying to change the Bill's language before Monday's vote. Several community members were in the audience to testify on this issue.

Sand Point Magnuson Park FEIS: Three parties filed appeals with the Hearing Examiner of the adequacy of the final Environmental Impact Statement on the Wetland/Habitat, Sportsfields and Courts and Drainage Project: Citizens for Wildlife, Neighbors and the Seattle Audubon Society, and the Low-Income Housing Institute. The Hearing Examiner will hear the appeal in late September.

High Point Community Center Expansion: The Design Commission considered the Streeter and Associates schematic design for the second time, and for the second time did not approve it. Parks and the architect had made changes based on the first review and this time the Commission requested addition of a second story or changes in design to accommodate commissioners' concerns. The proposed changes are too costly to add to the project and Parks staff plan to proceed to the next phase of design development.

Green Lake Closure: Green Lake was closed to swimming and boating due to higher levels of liver toxin, due to the algae, than is acceptable to the World Health Organization. The water was tested again on August 8 and the levels were higher than on August 7.

Youth at Omaha: More than 150 Park and Recreation youth athletes competed at the U.S.A. Track and Field National Junior Olympics Championship in Omaha, Nebraska, last week. They brought home a number of medals.

Community Festivals: A number of community festivals were held this past weekend. SeaFair events went smoothly, however, attendance was lower than event planners had hoped for.

Oral Requests and Communications from the Audience:

Bruce explained that the general public comment portion of the agenda is reserved for topics that have not had or are not scheduled for a public hearing. Three people signed up to give general public comment and a fourth person from the audience testified.

Joyce Moty: stated that City Council members $\frac{3}{4}$ including Councilmember Pageler $\frac{3}{4}$ -voted unanimously for Initiative 42, which reads in part that "Park property cannot be disposed of unless it is replaced in kind." Joyce was surprised that Councilmember Pageler is now supporting Council Bill 114266, which supports lidding some reservoirs on Park land and giving ownership of these reservoirs to Seattle Public Utilities. Joyce is concerned that park land could now be lost at the Volunteer Park reservoir.

Jerry Arbes: distributed a copy of a letter written by the Washington chapter of the American Society of Landscape Architects to Seattle City Council. The letter urged City Council to use the utmost care to preserve the reservoir in Volunteer Park and also urged that Volunteer Park not be exempted from standard landmarks board review. Jerry discussed Sections 5 and 6 of Bill 114266 and the suggested changes in its wording. He urged the Board to vote to oppose the Bill as currently written.

Anne Knight: spoke on two issues, Council Bill 114266 and Cheasty Boulevard. She met with Mayor's Office staff today to modify the language of the Bill in Sections 4, 5, and 6.

She also asked the Board to protect Cheasty Boulevard and its resources and don't create a new road.

Patton Morton: Friend of Cheasty Blvd, wants adequate time to take information from tonight's meeting back to the community.

After the oral communications concluded, the Board discussed proposed Bill 114266. **Susan moved that the Board send a letter to City Council stating its opposition to changing Initiative 42 and its opposition to exempting the reservoir projects from the Landmark Ordinance. Kate seconded. More discussion followed. Kate made a friendly amendment that if City Council does pass the Bill, that it revise it to adopt the alternative language presented. The vote was taken and the motion, as amended, passed unanimously.** Parks' staff will draft the letter for Bruce's signature. The suggested alternative language to be attached to the letter reads as follows:

Section 5 - Amending I-42

· Suggested Action:

Alternative 1: Amend proposed language to state "provided, however, that any open space or park lands or facilities located in the space created by the replacement of above-ground city reservoirs with underground reservoirs on property owned by Seattle Public Utilities shall be exempt from the foregoing restrictions, limitations and requirements."

***Preferred alternative: Do not amend I-42, but rather substitute a section stating: "Property owned by Seattle Public Utilities that is made publicly accessible through the reservoir covering project may be leased to Department of Parks and Recreation, but such lease shall not constitute a holding of property for park purposes as defined by Section 1 of Ordinance 118477 (Initiative 42).*

Section 6 - Exempting the reservoir projects from the Landmark Ordinance

· Suggested Action:

Alternative 1: Exempt Volunteer Park reservoir from this section and plan to identify appropriate funding sources for any requirements.

***Preferred Alternative: Delete this Section and substitute "If the Landmarks Preservation Board, as part of its Certificate of Approval, makes certain requirements that in the view of City Council are outside the financial responsibility of the Water Fund, then City Council shall identify other funding sources to meet these needs."*

Cheasty Boulevard/University of Washington Revocable Use Permits Briefing:

David Goldberg, Parks project manager, came before the Board to give a briefing on two Cheasty Boulevard\University of Washington Revocable Use Permits. He also submitted a written briefing, which is included in these minutes. The Board was first briefed approximately one year ago on these permits; however, a request for a decision from the

Board was postponed until Sound Transit finalized its plans for the nearby McClellan Station. At its August 22 meeting, the Board is scheduled to vote on a recommendation for these permit requests.

David displayed large maps of Park-owned Cheasty Boulevard, the University of Washington's laundry facilities and property, and Sound Transit's proposed McClellan Station.

OVERVIEW

The University of Washington (UW) is seeking Revocable Use Permits (RUP) for two existing driveways to continue access to two parcels on S. Winthrop Street. Access to S. Winthrop has become of increased importance to the UW due to the planned restriction of its other access by Sound Transit's McClellan Station improvements. S. Winthrop St. is part of Cheasty Boulevard and therefore subject to The Policy on Non-Parks Use of Park Lands (City Council Resolution # 29475, Oct. 1996). This resolution directs that City-owned park land be available for public use and enjoyment. It also defines the conditions under which non-park uses such as driveways are permitted. This briefing provides the Parks Board with the background and context to the RUP applications.

UW PROPERTIES

The UW owns two parcels of land that abut S. Winthrop St. which were both purchased using University of Washington Medical Center (UWMC) funds for laundry purposes. The first houses the UWMC Laundry facility located at 2901 27th Ave. S. This facility was constructed in the early 1980s to serve the laundry needs of the areas hospitals and employs approximately 100 people. The City supported the construction of the facility because it provided job opportunities in southeast Seattle. It is also an important support service to the area's hospitals. Currently the facility has adequate access to Cheasty Blvd. These access sites have been developed over time, but have not been permitted by Parks, according to the Boulevard Policy.

UWMC Laundry receives deliveries from 27th Ave S. near the intersection with S. Stevens St. and also from S. Forest St., on vehicles ranging from panel trucks to tractor-trailers. The site has also historically received deliveries from a driveway at the corner of Cheasty Blvd. and S. Winthrop St. At the urging of City planners, the UW recently redeveloped its loading zone connected to the driveway at the corner of Cheasty Blvd. and S. Winthrop St. to enable that area to receive larger truck deliveries that are currently being off-loaded in the 27th Ave. and S. Stevens area. The intent was to relocate large deliveries away from 27th Ave. in order to help create a more pedestrian environment suitable to the McClellan St. station and the City's desired town center development.

The second site is located at 2929 27th Ave. S. It is commonly referred to as the "Value Village" site since this was the last tenant that occupied the building. This site also contains the UWMC Laundry's parking lot. UW purchased this site for the UWMC Laundry parking and to provide opportunity for expanding the Laundry when the need arose. This parcel has driveways at 27th Ave S. and S. Winthrop Street. The building has

been vacant due to uncertainties about the schedule and impacts from Sound Transit construction, but has recently been leased to a grocery store, Canned Foods.

CONTEXT

The UW's request for the RUPs is precipitated by three important factors: the development of light rail, neighborhood planning, and the ongoing planning for Cheasty Blvd.

SOUND TRANSIT LIGHT RAIL STATION AT MCCLELLAN

Impacts to UW Properties

The most significant element affecting the UW properties is the Sound Transit aerial light rail station that will be constructed between S. McClellan St. and S. Winthrop St. The station and plaza design requires Sound Transit to purchase several properties or portions of properties, and to reconfigure roads. Sound Transit is negotiating to purchase the eastern portion of the vacant "Value Village" site. Sound Transit's street work is resulting in the need to limit access to the two UW sites from 27th Ave S. and S. Stevens Street. S. Stevens St. will be closed and a turn-around and para-transit drop-off zone will be provided on 27th Ave S. The UWMC Laundry receives deliveries from this street on vehicles ranging from panel trucks to tractor-trailers. The street revisions and station will create an area congested with transit, auto, and pedestrian traffic. These access points to the two properties will therefore be very limited.

Impacts and Mitigation to S. Winthrop Street

S. Winthrop Street is a portion of Cheasty Blvd. Sound Transit construction will substantially impact this park land. Appendix "O" of the Final EIS provides for the following measure to mitigate these impacts. Improvements to Cheasty Boulevard will be prepared in consultation with the Seattle Parks Department. Improvements will include a median, new sidewalks, landscaping, lighting, and trees along Cheasty Boulevard. The design will reflect the design of Mount Baker Boulevard in order to be compatible with the area's urban character and to provide a connection to that segment of the Olmsted system. These improvements are being designed and constructed as part of the station. Sound transit is at 60% design. Parks is interested in resolving UW's request for access on Winthrop in order to incorporate it into Sound Transit's design and construction.

NEIGHBORHOOD PLANNING AND STATION AREA PLANNING

Neighborhood planning and community planning identified the area around the planned light rail station as the desired location for a "town center" and the City Council adopted this recommendation in its resolution for the McClellan Station area. This would provide a more dense mixture of commercial and residential uses, good transit connections, and a better pedestrian environment. After Station Area Planning, the City changed zoning in the area from commercial to mixed use and established Pedestrian Overlay designations on several streets adjacent to the UW facilities. A bus transfer facility will also be built to link with the light rail station. Over time, there will be a dramatic increase in activity around the station. While it is expected that many parcels in the area will redevelop, the investment in the UWMC Laundry is sufficiently large to discourage redevelopment in the foreseeable future.

DRAFT CHEASTY BOULEVARD CONCEPT PLAN

The Draft Cheasty Concept Plan addresses a wide range of issues from drainage and slope stabilization to amenities, security, and aesthetics. The final Boulevard Plan will be completed fall of 2002. High priority improvements will be implemented as the budget allows. Boulevard restoration will be guided by the Boulevard Plan. The plan contains goals and recommendations to reduce the impact of through traffic that could result from the light rail station and/or UW sites. The Project Advisory Team (PAT) has endorsed the general design direction for S. Winthrop St. to reflect Mt. Baker Blvd. PAT members have advocated for narrower lanes than are currently being considered for Winthrop. They are also concerned that the access to the "Value Village" site would allow cut-through traffic and increase cars on Cheasty Blvd. The UW has agreed to take measures to reduce this possibility, for example in the design of their parking lot.

UW REQUEST FOR REVOCABLE USE PERMITS

Because of the conditions described above, the UW is requesting two revocable use permits to retain its two driveways on Winthrop, with some modifications. The first RUP is for the driveway at the corner of S. Winthrop St. and Cheasty Blvd., referred to as the "western driveway." The second RUP is for continued access to the "Value Village" site from S. Winthrop St., but with the access point re-aligned to match up with 27th Ave. S. This is referred to as the "eastern driveway." The UW met with the community last year to address concerns of (1) cut-through traffic across the UW's property, and (2) commercial vehicles on Cheasty Blvd. The UW has acknowledged these concerns and instructed their drivers not to use Cheasty Blvd. Their access routes will be designed to discourage cut-through traffic.

The "western driveway" is an existing drive serving a loading dock for the UWMC Laundry. The "eastern driveway" is a relocation of the existing driveway that serves the "Value Village" site and would be moved to align with 27th Ave S. UW intends to acquire a permanent easement for the "eastern driveway." The UW will not seek a permanent easement for the "western driveway." Parks staff has worked with UW representatives to develop an understanding that it would be preferable to have one access point from S. Winthrop St. UW and Parks staffs have developed an understanding that the terms of the RUP will indicate that the parties will seek alternative vehicle access that would enable the "western driveway" to be closed in the future. This could occur when the "Value Village" site redevelops or possibly through Sound Transit acquisitions or street work. UW has agreed to move some of its activities to the back of their building, per a neighborhood request.

In general, the accesses permitted by the RUP would be designed to accommodate the range of delivery vehicles that frequent the two sites. The largest is a WB 62' (a semi with a trailer that has a total wheelbase of 62'). The drives would be 25' wide and flare out at the intersection with S. Winthrop St. Vehicles this size also require that other elements of the Sound Transit-funded improvements to Winthrop be designed to accommodate the large turning radius. This could impact the size of the median, reduce opportunities for curb bulbs, and affect the intersection of Winthrop and MLK Jr. Way S. In terms of positive impacts, UWMC Laundry use of the western driveway will help

eliminate the constant dumping and illegal nighttime activity that has occurred in the vicinity of the western driveway. The UW resumption of use here will improve this situation and bring security to the area on Cheasty surrounding the western driveway. Parks staff is working with SDOT to consider having large trucks continue down 27th Ave. S after leaving the Laundry or "Value Village" site.

DISCUSSION

The Board asked several questions regarding zoning, Sound Transit mitigation for UW's property, and location of the long-term access points, which David answered.

David then introduced Helen Shawcroft, Associate Administrator from the University of Washington, who came before the Board a year ago during the original request for these permits. Helen listed the many hospitals and medical facilities served by the laundry facility. The UW decided to wait until Sound Transit completed its design for the McClellan Station before it asked the Park Board for final approval on the two Revocable Use Permits. The Station will take more of UW's property than was known a year ago. Helen used the large drawings to point out UW's current property and what Sound Transit will take and also pointed out the current access and what will be lost.

She commented that David did an excellent job of explaining the complexities of this small area. The UW has tried hard to listen to the various needs and respond to those needs. This is a good site for the laundry and the UW would like to keep the facility there. The neighborhood plan for this area recognizes the importance of the laundry facility to the neighborhood, however, they have asked that the laundry building not be expanded. Helen said the UW would do everything possible (working more shifts, etc.) before expanding the building. The laundry currently runs one shift, Monday-Friday.

The UW is doing the following mitigation as a condition for access across Park-owned land: minimizing the impact of their trucks on Cheasty/McClellan; prohibiting potential cut-through; and is working with Parks and Seattle Transportation to minimize the impact of the permanent east access. As part of their proposal to acquire permanent easement at 27th Ave S., the UW could trade nearby property to the Parks Department to satisfy the requirements of Initiative 42.

Helen then introduced Emmanuel Okoye, who supervises shipping/receiving at the laundry facility. Emmanuel used the map to show exactly how the smaller trucks easily come in and out of the facility to bring dirty laundry in and take clean laundry out. The difficulty is with the 62' trucks delivering brand new linens to the laundry five times daily. These large trucks cannot get to the loading dock, due to its shape. One full-time employee is required to unload the large trucks by forklift, move the deliveries to the loading dock, and unload into the building. The western RUP would allow alternative access.

James asked if the Value Village site (Eastern RUP) would ever be re-developed. Ken answered that the site currently occupied by Canned Goods should be re-developed in the

future. If UW sells the property to someone else, the RUP does not go with the conveyance.

Susan asked what the UW will do if the Park Board denies the RUP request. Helen said that if Sound Transit took all access, they would need to acquire the property. It would cost UW \$25-30 million to move the laundry facility. Ken said that if there is no other access, then the Boulevard is allowed to provide access to the facility. Kate asked what Sound Transit is paying UW to compensate for the loss of the property. Helen said that UW hasn't negotiated that yet with Sound Transit, as it doesn't want to get to the point of closing the facility and moving the business.

Helen said the UW is caught in the middle - they wish Sound Transit weren't there and that Cheasty Blvd. wasn't there; however, they are. David stressed that Parks staff are trying to find solutions where a number of agencies are involved. Kate said she appreciated the imaginative problem solving.

Bruce asked about traffic congestion at Cheasty Blvd. Terry Dunning, Parks Real Estate Manager, said this is a complex issue. More issues regarding Cheasty will come before the Park Board over the next six months. Parks staff are still working on a street design for the Blvd. that would accommodate the UW's vehicles, which is not an easy process. Specifics will be brought to the Board later.

Kate asked what the neighbors want. David said that some are very interested in the current state of the Blvd., want to protect its beauty, and are concerned that both Sound Transit and UW will impact the Blvd. Friends of Olmsted Park helped to get mitigation from Sound Transit to address impacts to the Boulevard. Kathleen asked that the UW meet with neighbors of Cheasty Blvd. to hear all this information. Helen said UW did this last year. The UW also arranged to meet with neighbors the following Tuesday evening.

Kathleen asked about the time constraints. Helen answered that Sound Transit needs a decision so they can continue their design process. Assuming the request for these two RUPs is approved by the Park Board at its next meeting, then the easement will go before City Council. A Sound Transit representative, Cliff Kurtzweg, answered that Sound Transit will have to stop its design of the McClellan Station if these questions aren't answered in the next 30 days.

The Park Board will have a discussion/recommendation at its August 22 meeting.

Park Board Business:

City Council held a public hearing on the Joint Athletic Field Development Plan on August 7. Another meeting will be held on September 20, with City Council voting on its decision. Kathleen noted that the Park Board voted in support of the plan and suggested that it write a letter to the City Council in support of the plan. Ken will ask Alix Ogden to draft a letter (stressing the number and location of meetings that have been held on this issue) for the Board's review between now and the August 22 meeting.

Other Business:

The Opportunity Fund recommendations recently went before City Council and were approved.

There being no other business, the meeting was adjourned at 8:50 p.m.

APPROVED: _____ DATE _____

Bruce Bentley, Chair