Modera Shoreline 5/10/2022 Meeting Notes

Attendance:
- 39 participants
- 33 residents/neighbors
- 1 city staff (Cate Lee, Senior Planner)
- 5 from applicant team
  - Matt Quigley, Mill Creek
  - Steve Yoon, Mill Creek
  - Matthew Poncelow, Ankrom Moisan
  - Stef Herzstein, Transpo Group
  - Jessica Roe, McCullough Hill Leary

Meeting duration was 8:00pm-9:53pm

Meeting was recorded. I saved it to my laptop and am working on how to get it online.

Applicant Presentation/Project Summary:
Dimension and Density:
TC-2 zoning
400 multifamily apartments approximately 500,000 sf of building, 450 parking spaces
No commercial space
Building is 5-7 stories, except where it is stepped back in transition zone facing R-6 zoning, then two stories (the northern 115 feet of the site)

Agenda:
- Zoom/Meeting Technical details
  - Scheduled 8-9pm
  - Presentation recorded
  - All participants will be muted until feedback portion
  - Use raise hand function if you want to speak, phone callers use *9 to raise hand, *6 to mute
  - Sign in at www.moderashoreline.com/contact-1 or by entering name/email in the chat box
- Project overview
  - 399 units, 450 parking stalls, 5-7 stories tall
  - Project schedule
    - June permit submittal
    - Construction start – Q1 2023
    - Construction end – Q3 2025
- Provided response to prior meeting concerns
  - Neighborhood meeting and outreach
  - Existing use/current tenants
  - Affordability – MFTE participation
  - Size and scale (setbacks, stepbacks, material changes, reduced heights)
  - Traffic impacts
  - Pedestrian safety (lighting, access points)

- o   Parking impacts (overflow parking, visitor parking, deliveries, move in/outs)
- o   Trees
- o   Crime and public safety
- o   Public Comment

Comments Received at Meeting (12 people comments verbally, there were also questions in the chat):

- **Trees:** Keep the trees. Save Shoreline Trees understands is not required because its zoned TC-2, but would ask the developer to consider keeping trees.
- **Parking/Traffic:** Concern that street parking is limited on Linden, there will be spillover from residents who don't want to pay to park in the garage and their guests. Concern about a lot more traffic on Linden. Such a large building should have multiple vehicle entrances/exits on other streets, not just one driveway on Linden. Where will construction workers park during construction? Headlights of people exiting the driveway flashing into the windows of SFR units across the street. Concern about delivery trucks and where they will park, even though there is a planned delivery area on the south part of the site, concerns that drivers won't use it. Concerns about everyone leaving/entering the parking garage at same time in morning and evening to work. Concerns about traffic plan during construction. Concerns about peak traffic when school starts/ends. Linden should not be an arterial, it should be a local street so traffic calming is allowed.
- **Stormwater Concerns:** A community member a few blocks to the west says his street floods when they get rain and concerned it will get worse.
- **Size:** Building is too big for the little street. Appreciate the changes made so far to the design, but it isn't enough. There should be fewer units, shorter building. These large apartment complexes don't build community, people don't know each other, person who lives in the current apartment development knows their neighbors in comparison to when they lived in large complexes in South Lake Union, etc. Concerns that these large developments are not liveable and this one spans nearly 500 feet, it dwarfs anything nearby.
- **Construction Timeframe:** Concerns about impacts during construction for the 2+ years it is being built—noise, street closures, pedestrian impacts, etc.
- **Cumulative Impacts:** Concern about both Ice Arena redevelopment traffic and this redevelopment traffic all coming on to Linden
- **Zoning Concerns:** There should be more of a transition zoning from Aurora to Linden since R zones are on the west side. Wish they would've participated more 20 years ago when it was zoned to TC.