

Wed. Nov. 20th 2002 Meeting between Walgreens, JSH Properties, and Twin Gables Homeowners

re: 500 15th Ave. East Walgreens in Seattle, WA

Present on behalf of Walgreens:

Bruce Phillip, Dist Mgr for store operations in NW, 425-885-6685,
bruce.phillip@walgreens.com

Kathy Tavitian, Real Estate Manager, Walgreens, 847-914-2503,
Kathy.tavitian@walgreens.com

Rune Harkestad, Broker, JSH Properties, 425-455-0500, rune@jshproperties.com

Present on behalf of Twin Gables:

Bryan Bucklin, Board Member
Trey Powell
Brian Custer
Rob Osler, Board Member
Bill McNeill
Ellen Siebert
Molly Siebert
Heather Mathews, Board Member
Hartmut Stecher
Jon Schneider
George Grubb, Board Member
Lisa Amore
Sam Jacobs (Twin Gables Lawyer)

Landscaped Fence

Thank you to Walgreens from Rob Osler for attending the meeting.
He asked that we not get in the log Jam of parking spaces and mired down in logitics, but wanted to talk big picture... how can we both come to an agreement amenable to both parties?

Meeting began with Bryan Bucklin asking:

What is status regarding the letter that was written to Walgreens in early August?
(regarding the building of a landscaped fence between Walgreens and Twin Gables.)

Kathy Tavitian: "We don't have a big problem with that, but I don't think it's up to us."
Didn't know if the city would prohibit a fence.

The city code states that there should be a maximum of 15 ft opening in the screening.
Jerry Suder would not be there from DCLU, but Rune felt that someone would come to the later public meeting.

** Walgreens agreed that they would permit a fence that would come a significant portion of the distance between the building and E. Republican... going all the way to the street if feasible.

Kathy: "If they (DCLU) would allow it, we shouldn't have a problem with it. If they can get the city to say that it's OK, then there isn't a reason why we wouldn't do it." They will build the wall as far as the city will let them.

Sam Jacobs (Twin Gables Lawyer) is in discussion with the city (Cliff Portman) to discuss what exactly they would allow... If it's initially 6 foot... and then becomes 3 foot as it comes closer to the street. Sam will speak with the city. Rune will also talk with Suder. And have the architect (Jeff Acuff) call as well.

Would it be a masonry wall or wood fence? Site obstruction is key. TG is willing to discuss whether or not it would be wood or brick. The key is that it is attractive.... With a planting box... that would make it more attractive to the whole neighborhood.

TG Landscaping Committee would be willing to take over the landscape possibilities. Walgreens has agreed that they would talk with us about the plants... and we will help out in determining what we would like.

If the city is OK... They will take out a parking space to allow further egress. If the city believes that with the planter box and a fence, but won't allow the exclusion of another spot, then TG will consider the possibility of simply a fence.

Bryan had discussed 3 feet for planter box. They will have their architects lay it out.

Architect would work through Bryan to approve.

Rune will talk with Jeff Acuff (architect) to start the project...

Sam suggests a small fence between the parking lot and the sidewalk (So. Side facing Republican.) Walgreens has had many focus groups about this – and have typically determined that it is a safety issue and that people don't want them.

Loading Area:

Implemented in a new location. Literally 16 ft. from bedroom windows.

Is there any way that Walgreens would be willing to load in the front door?

No.

However, Walgreens has promised that there is only one Walgreens truck a week (it would take 2 hours.). Or possibility of 2 smaller trucks (28 foot length, 1 hour each)

Smaller trucks (i.e. Coca Cola) would come into the parking lot and load through the front door.

They will be flexible on timing of delivery schedule. They are willing to discuss with us as to the day/time. We can talk with neighbors.... To determine.

Do we have to give them a window? (they can do better than the cable guy)... so we could give a window of say 4 hours (10am-2pm)

Sometimes have deliveries on Saturdays, but not all day.

Truck comes from Woodland CA... so there is sometimes an issue of snow... etc.

Refuse:

Contract with waste hauler- we would like to have them talk with us to determine when the trash truck comes. Bruce said, "well we pay them... so we can tell them when to come."

They have a compactor that will be inside. They will have to find room inside the store for recycling bales. Rune believes it's inside- will check into that.

**No one seems to know where the dumpster will go. All promise to look into it. TG is adamant that it cannot go in the alley.

Kathy "I hope it didn't fall through the cracks, and we didn't forget about it."

Store Hours:

M-Sat: 8am –10pm

Sun: 9am-9pm

Never intended to have a drive-thru and never intended to be a 24-hour store.

Very unlikely that it would ever turn 24 hours. Those 24 hours stores are typically on a major highway, much more developed, higher traffic type of operation.

We would have these sorts of discussions with the Store Manager.

In the last 10 years, they've only closed 2 stores... and they typically open 400 stores a year.

Target open date: mid-January.

Blank Façade

Stretch on So. Side of building.... That now seems to be empty...

What is going to happen there?

They are against shallow display windows.... Claim that it's too late in the game to change anything.

Northgate store did mitigation...with architectural detail work.

Some stores have artwork...

Façade issue...

City said it was going to be re-evaluated.

Planting Ivy.

Art Mural approved by city arts commission.

Architectural features.

**** Kathy asked if there was a local Muralist who could paint something...**

She gave the example of something that occurred in San Fran.

Lighting

Ellen is concerned that if it's a dark parking lot, there might be an issue of more lights that need to be implemented...

Does not want a motion detector...

Bruce is saying that all lights would be louvered... or shielding down.

Because they are interested in saving money and expenses, all lights are shut down when the store is empty. All parking lot lights are on until determined to be shut off.

If a store closes at 10pm... parking lights go off at 10:30.

Believe it or not, this is determined in Deerfield, IL.

The alley light should therefore be shut off with the parking lot light.

The need for that light should not be significant.

Bruce will look into whether or not it should be on. Or used... since there will not be deliveries that occur at night... nor any employees that should be going outside at the dark.

Who has the authority to do what?

Bruce:

Warehouse delivery timeframe

Garbage pick-up.

Timing of Lighting

Art Façade

Kathy:

Physical plant.

Signage:

The tower will feature a Mortar and pestle.

Timing is tied to the lighting in the interior of the store/ and timing of logo signage.

****Community feels that the signage is excessive.**

Signage on the street? Is it really necessary to have another sign on the street?

Pole mounted sign- pylon and back-lit readerboard. (changed everyday)

Height of pole: 25'

Walgreens: 10' wide and 3' high.

3-line readerboard to feature an item. (smaller than the Walgreens one)

Walgreens claims that the readerboard sign is the most important sign that increases sales. It would be very difficult for them to convince HQ that it would go away.

**Sam is suggesting a projecting sign (a blade).

The city neighborhood planning committee has suggested that there should be blade signs... instead of on poles.

**OR: would you consider a lower implementation, or a monument sign? Need to make sure that we can see the front door of the store.

Rune and Kathy can take a look at it... and can make no promises.

Sam: Did you do market studies? What is your draw? What percentage is walking? What percentage is driving?

Trade area depends on the make-up of the area. They did reiterate that they expect that the majority of customers will come from the immediate pedestrian area, and possibly extend up into the Volunteer Park / 23rd St. corridor.

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Rune Harkestad, Broker, JSH Properties, 425-455-0500, rune@jshproperties.com

Present from 15th Ave. Community: approx. 60 neighbors.

Present from the City:

Council Member Judy Nicastro's legislative aide: Jill Berkey, Jill.Berkey@Seattle.gov
Diane Sugimura, Acting Director of DCLU, 206-233-3882,
diane.sugimura@ci.seattle.wa.us

Community Meeting.

Opening comment from Kathy.

Kathy started out by saying that she has the feeling that the world seems to be asleep. Wonder why people don't wake up... and you all are indeed awake. There is room for different opinions as to how the store would turn out... but it's important to hear what you have to say.

Rune:

I work for JSH Properties... One of the owners is a principal at JSH. Rune facilitated the sale from City Peoples. Rune has no ownership in this. Where are they tonight? One is in Maine, the other is in CA.

How does the ownership work?

Steven Hanson- in partnership with a CA developer who has built a number of Walgreens.

Questions:

Joyce Glasgow (former 15th Ave business owner, current resident):

Happy to hear that you are willing to work with the neighbors.

Needs to be input to type of signage and scale. Commentary on out of scale nature of the building...

****Opinion that the tower has to go. You can't shorten the building, but the front façade should be made into something tasteful, so that the blockiness of the building can be made it to something more pleasing.**

NO pole lights are necessary. This is a pedestrian neighborhood. Big signs are not necessary. People respected City Peoples for keeping it low key.

The neighborhood should agree with you on signage. We need to talk to it all together. Pole sign is unacceptable. NO need to have more fluorescent lights all night long. 15th Ave East side, if awning on lighting... it should be agreed upon by the neighbors. Harmonious with the character of the neighborhood and aesthetically pleasing.

Any other plantings by the door... would be appreciated.
Make a beautiful planting that shields the building from where people are living and sleeping.

Art façade is a great idea. Thank you. Great encouragement to bring the community into the mix. Perhaps a reward to encourage artist.

Andy Sack (lives on 14th):

Process feedback.

There should have been a meeting like this from the very beginning.

You acquired it and proceeded with it surreptitiously.

Very adversarial relationship with the neighborhood that could have been changed.

Aesthetics- guide for the business community

The signage- it comes down to the tower and the signage that is put on the corner.

If the sign shows up on the corner... I will put money, time and manpower behind convincing people not to shop there. I will only feel good if the signage is reflected in what is in the guidelines- and is part of the feedback from what you hear from the people that are here tonight. It's all about how big it is, how bright it is.

We'd come together in a process-oriented way to work with you... we understand that you want to market to your customers, but that can be done in a more reasonable way.

Opportunity and challenge of relationship between the store and the community

Developers built this and they aren't even here.

A lot of us have stopped going to Broadway... we like 15th.

We pay a lot of money to live here, because we appreciate it.

If you want the street to thrive, you want other businesses to feel like it works with the community.

Andy- I have a choice to make tonight. I will either be agitated... or there will be a very clear signal from Kathy and Bruce that things are going to change. Wants clear, concrete evidence that it will change.

Diane – lives across from Twin Gables, and is next to the alley at QFC.

I see everything and the Signage would be devastating.

I'm sure that you can go back and tell them that they must work with the neighborhood to redesign the signage.

Concern over trucks keeping their engines on.

Concern over truck fights between QFC and Walgreens trucks.

Has anyone talked with QFC?

How many people's #1 concern is signage and aesthetics and tower?

The large majority of the group.

The plans that the community worked on for so many years have been steamrolled.

Lilly- a neighbor

Suggestion that the Cow mural at 19th and Madison could be adopted and placed on the building...

Isn't it illegal to block an alley for more than 2 hours?

Have you ever had any problems, stores failing in neighborhoods that didn't have neighborhood support? The 2 closures in 10 years were not closed due to opposition.

Bruce said that he had witnessed opposition in Tempe AZ but it was overcome.

3-4 calls of concern. Said he had 1 call from someone who wanted a Walgreens on 15th.

Roxann Trotcorf - neighbor, architect

Process issues – Drafted a letter that she handed over to Walgreens.

I will spend my time and trouble working on this problem.

Deplore the development of this eyesore in our community.

Do not accept the current look of the building.

Deplore that the alley way has been disrupted for loading/ lights.

Do not want infringement of the community sites (sidewalks)

Plan was never displayed for community review.

Not in the spirit of our community development plans of the last 5 years.

The plans were never disclosed publicly, and are therefore considered covert.

Move to stop the project. Until existing code requirements are determined, honed and met.

Dottie Decoster (neighbor at 15th)

Concerned about the 15th ave. sidewalk... making it considerably more narrow...

creating an addl. pedestrian issue. Don't put newspapers there. Don't put bikeracks there.

Take a look at the Taco Time at Madison and 15th. It doesn't look like any you'd ever seen, so take that into consideration... it was kind enough to work with the neighborhood.

Mike Carlson (12th and Republican)

Has lived there 5 years.

15th has the right balance, small-scale businesses. Community recognition of common faces, almost like a small town. No one should have to deal with bright lights, compactors, garbage trucks... Then tenor of the community on 15th is composed of the people there. If you piss off the neighbors, it will affect the spirit of the whole

community. Victrola, Rainbow Remedies, Rainbow Groceries, Video on 15th are great examples of good neighbors.

Jodi (renter, not homeowner at Twin Gables)

Seattle: traditionally progressive, and community minded. We like our comforts. We'll write one letter... or tell our friends not to shop somewhere... or there's people like me who will wear a signboard and tell everyone on the street corner to shop elsewhere. If your intention is to tell everyone this is a Walgreens store, you can do it more effectively. They don't need the reader board to tell them what they can buy. They can easily walk to the Safeway and to the Fred Meyers.

Raymond Angel - oldest established business (shoe repair) on Capitol Hill

We look forward to Walgreens.

But we are a neighborhood... but you have to work with the neighbors.

Signage is #1.

The Mercantile hired people from the neighborhood. It would also help in terms of parking.

Traffic problems. When people start turning into the store... it will tie up traffic. Look into ways of mitigating that.

Michael Gabriel

Thank you.

Ivy is invasive, not native.

Appreciate covered bike racks. It would alleviate car traffic.

Jenny - renter in neighborhood

Everybody knows it's a Walgreens... it's obvious. We don't need garish, bright, and big signage to tell us it's a Walgreens.

Andrew Tayles - Miller Park resident and community council member

Goes to 23rd and Jackson Walgreens...

Doesn't see the readerboard there.

The people are nice... but there's a huge blank wall.

But the blank wall must be done right... the Safeway is abysmal.

Windows to sidewalk would make it an asset.

I'm sure you will be designing more stores in Seattle.

City has a design review board. It wasn't triggered in your case, cause it counted as a remodel and not a new construction. You can ask for design review. If you had done it, we'd not be at the situation we're in now.

Try a design review for your next project, and you'll have a room full of happy people.

Scott Granger- kids born here in this hospital.

Mugged on Capitol Hill.

Walgreens customer at 23rd and Jackson.

In the middle of the night, he likes to use a drive-thru.

Lighting is a public safety issue.
Needs to be addressed.
Glad Walgreens is coming to the neighborhood.
There are definitely issues that can be mitigated.

Joe- lives on Walden

If Ronald McDonald can give up its arches, can you give up your tower?
There are stores that don't have readerboards, but they are few.
There are stores with lower profile towers...

Joyce- for a second time

It's not a renovation.
Jill is here from Councilperson Judy Nicastro's office...
You moved ahead and did something easier and cheaper... with no review.
A Big corporation that dropped out of the sky into our neighborhood is snubbing your nose at the neighbors. Expecting us to shop there.
Jeff – architect for JSH.... Visited the site 3 times. Didn't know about the historic firehouse, the historic Anhalt building, or the park nearby.
Would love if you would tear down the building, and start over... set back from the neighborhood, set back from the sidewalk, and aesthetically more pleasing.
Doesn't want this to be the beginning of the end for the neighborhood. 7-11 and McDonalds ruined it for the U District on University Ave... and we are fearful that the same will happen on 15th.

Owner of City Peoples was approached by Walgreens 3 years ago... and the owner said no... but then the developer bought it... and gave it to Walgreens.

Rune's response:

City Peoples said the timing wasn't correct for them the first time... and they agreed the second time.

Will the managers of the store be involved in the community, and become involved with their neighbors?

Bruce- yes. They are all encouraged to do so.

WALGREENS RESPONSE

What are you going to do about signage and the tower?

Bruce- typically the guy you'd complain to re: customer service when the store is open.
Will talk with John Foley – VP of Store Operations for the Area.
Recognizes that 15th is very concerned about the tower, the signage, and the readerboard.
Will communicate our grave concerns about it. It doesn't do any good to so deeply offend the community.

He'll try to be honest.

If I can have a more profitable store with smaller logo signs and no readerboard, I will try my best.

What's the next step?

Construction and Project Planning- Kathy takes over.

Kathy-

We do care. We are concerned. We'd like to make it as inviting as a place as possible.

Very good communication to the CEO

There will be a meeting in Deerfield.

Real Estate Committee (CEO, VP- Real Estate)

Demonstrated an inability to make neighborhood decisions to date... for the best interest of Walgreens' profit, it is the right thing to work with us. Think locally as opposed to globally.

Real Estate committee meeting next Monday 11/25

What happens if they say no? Then the neighborhood takes action.

How can we be most effective? We're still their customers.... Or we won't be their customers.

McNair Smith- Neighbor and Physician- prescription writing kind

We pay shocking prices to live here. Because we love our neighborhood.

It would be a stupid decision to ignore us.

Ann Donovan- Past Pres. of Capitol Hill Community Council

Signage is huge. BUT..

Facade was built onto the sidewalk, and has taken over the public right of way.

What are you doing about taking away the public access????

Andy Sack

REQUEST TO TAKE THE TOWER DOWN.

AND DO NOT INVEST MORE MONEY ON A NEW SIGN.

DON'T BOTHER ERECTING THE POLE/READERBOARD SIGNAGE.

The only way the developers will do anything is if their key tenant tells them that they should do so... over the huge amount of neighborhood unrest.

Jon Schneider- Psychiatrist and Twin Gables owner resident.

The city also has to take some of the blame for allowing this to go forward.

Comments from DCLU

Diane Sugimura - Acting Director of DCLU.

Will be giving a response by tomorrow to the neighborhood's points.

She's talked with Judy Nicastro (council member) about it today.

City claims that they have not seen this in other circumstances before.

Jodi- resident at Twin Gables.

The building violates the contract by bumping out. Shouldn't there be some sort of penalty for violation?

It bumps out 2 inches on 15th... and 6 inches in the alley.

Jose Cervantes- Coordinator for Capitol Hill Neighborhood (rep. Of the City)

Randy Wiger new chair of the Capitol Hill Stewardship Council

206- 200-3020 – responsible for initiating all of the neighborhood's plans.

Andy Sack-

He volunteers to act as head of Aesthetics.

NO ADDL. SIGNAGE

REMOVAL OF TOWER.

asack@asack.com

He will be the first person in touch with VP John Foley.

Dave Bernauer, CEO and Pres.

Call him. Call Both. And tell 2 friends to call. And leave a message.

Main number of Walgreens: 847-914-2500

Call and demand that they listen to the neighbors of 15th Ave....

That the Tower is removed and that Signage is negotiated with neighbors.

DCLU- changing the law of renovating businesses may be in order.

CLOSING REMARKS from Walgreens

We appreciate the feedback.

We heard your opinions loud and clear.

We appreciate you taking time to express your opinions...

And we personally will take all the feedback back to HQ.