

**PUBLIC SCHOOL DEVELOPMENT
STANDARD ADVISORY
COMMITTEE**

**NORTHGATE ELEMENTARY SCHOOL
DESIGN DEPARTURE
RECOMMENDATIONS**

Project #3035787-SD

August 25, 2020

This report is produced pursuant to the City of Seattle Municipal Code (SMC 23.44.006 F and 23.79) (the “Code”). The intent and purpose of this report is to document public comment and make recommendations to the City for modifications to development standards in order to facilitate construction of the new Northgate Elementary School located at 11725 1st Ave NE, Seattle, WA 98125.

Sheehan, Maureen

From: Amanda Tan <amandach@uw.edu>
Sent: Tuesday, July 14, 2020 9:17 PM
To: Sheehan, Maureen
Subject: Comments on proposed zoning departures for Northgate Elementary School Replacement Project

CAUTION: External Email

Dear Ms. Sheehan,

My concerns for the project are as follows:

1. Higher than allowed buildings
2. Less that required on-site parking leading to overflow parking to surrounding areas.
3. Allowing buses to load on the street and parents to load and park on surrounding areas (in front of N 120th St). This will significantly affect the quality of life for those living directly in this area.
4. Lack of tree planting on N 120th St
5. Electronic message board. There is no need for this especially in a residential neighborhood.
6. Lack of sidewalks in the surrounding neighborhood and inadequate bicycle parking, making commute to school unsafe and significantly impacting traffic. 1st Ave traffic will be adversely affected.

Please include me on the list of people to be notified and consulted regarding zoning departures, including required public meetings.

Yours sincerely,
Amanda Tan

June 26, 2020

Attn. Maureen Sheehan
P.O. Box 94649
Seattle, WA 98124-4649
Maureen.Sheehan@seattle.gov

Re: Bike Parking at Northgate Elementary School

Dear Ms. Sheehan,

We are providing comments on the requested departure from the bicycle parking requirements for the new Northgate Elementary School.

In the submitted presentation, the Seattle Public Schools has not provided any rational basis for its requested departure. The initially published presentation claimed that the departure was because the bicycle parking requirements of SMC 23.54.015.k were intended only for multi-family residential development. This is explicitly not the case. In its updated presentation, SPS provides no justification for the departure.

Table D of SMC 23.54.015 establishes specific bicycle parking quantity requirements for several land use types, including elementary schools. Prior to a 2018 update, the requirement was 1 long-term bike parking space for each classroom and no short-term bike parking. The initial SDCI draft proposed 2 long-term bike parking spaces and 2 short-term bike parking spaces for each classroom. Following input on national best practices, the final draft as adopted by council required 3 long-term bike parking spaces and 1 short-term bike parking spaces for each classroom.

The standards were based on the City of Seattle's goal to quadruple bicycle ridership from 2014 to 2030. This would result in a commuter bike ridership of approximately 12.5% in 2030. With an average class size of approximately 30 students, three long-term bike spaces per classroom enables 10% of students to ride their bikes to school

Increasing walking and biking to school is a priority of the City of Seattle and Seattle Public Schools. The City's Safe Routes to School Program dedicates millions of dollars to improving the safety of streets around elementary schools, the School Speed Zone program helps make our streets a little calmer and safer, and SPS's partnership with Cascade Bicycle Club trains kids on how to safely ride to school.

Despite the millions of dollars invested in improving the safety of kids bicycling to school, there can still only be as many kids biking to school as there are safe places to lock-up their bikes. Although a recent study did not determine causation, the [study](#) found that increase bike parking correlated with a 5x higher bike ridership at schools.

The new quantity requirements were established just two years ago by Seattle City Council. It is clear from the site plans that space is not a constraint at the site. In fact, the proposed location of the long-term bike parking looks to be 250 to 300 feet from the entrance of the school. While ten percent of students and teachers may not currently ride to school everyday, it is important that there is enough space on peak ridership days (such as Bike to School Day), and for accommodating 10% of students by the year 2030.

SPS proposes to provide a third of the required long-term bike parking — meaning only 3% of students, faculty, and staff would have a safe place to lock their bike. SPS does provide nearly double the amount of short-term bike parking, but this is a poor substitute for ensuring bikes store for a long-period of time will be protected from theft and the weather.

Long-term bike parking is meant for bikes stored for four hours or more. This standard applies to all students, teachers, and staff. Short-term bike parking is meant for people who are visiting the school for less than 4 hours. Bikes parked for longer periods of time are at more risk of being stolen, which is why security requirements are higher for long-term bike parking rather than being simple racks on a sidewalk.

Besides the quantity requirements, we are concerned by the quality aspects of the bike parking. The SMC and SDOT's [Bicycle Parking Guidelines](#) establish specific performance standards for bike parking.

Based on the diagrams, it appears that the planned short-term bike racks may be either “wave” or “ribbon” racks or Cora® “coathanger” racks. These style of racks do not provide two-points of contact with the bike and have issues with handlebar entanglement. That’s why SDOT’s Bicycle Parking Guidelines do not permit this style of bike rack. Instead, “staple” style racks are preferred.

In addition as already mentioned, it appears that the long-term bicycle parking is 250 to 300 feet away from the entrance to the building. The SMC specifically states:

Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence, based on rules promulgated by the Director of the Seattle Department of Transportation that address the considerations in this subsection 23.54.015.K.2

SDOT’s Bicycle Parking Guidelines requires for long-term bike parking:

- Must provide bicycles full weather protection and theft protection
- Must be located on site or within 100-feet of pedestrian entrance, no further from building entrance than closest non-disabled vehicle parking space
- A minimum of 50% of the bicycle parking shall allow bicycles to sit horizontally on the ground to accommodate non-standard bicycles and the needs of those who cannot lift a bicycle. Double stack bicycle racks must include an assisted lift mechanism.
- Provide easily accessible electrical outlets within the long term bike parking area.

- Ground-level rack should accommodate recumbent bikes, folding bikes, cargo bikes, bikes with trailers, family bikes, etc.
- When planning a long term bicycle parking area account for a minimum of 12 sq ft for every required bicycle parking space.

The long-term bike parking clearly does not meet the distance requirements of SDOT's Bicycle Parking Guidelines being both farther than 100 feet from the building entrance and further than the closest non-disabled vehicle parking space.

There is insufficient information to know whether the long-term bike parking meets any of the other requirements of the Bicycle Parking Guidelines.

Because SPS provides no justification for its requested departures, and because the justification listed in its original presentation was clearly erroneous, we request SPS's bike parking departures be denied.

We request that SPS put forth a plan that meets the standards established by the Seattle City Council just two years ago and the criteria set by the Seattle Department of Transportation. Any additional justification that SPS provides should be subject to public comment prior to any action by the Development Standard Advisory Committee.

Sincerely,



Brock Howell
Bicycle Security Advisors
brock@bicyclesecurityadvocates.org
206-856-4788

CC: Nathan Torgelson, Sam Zimbabwe, CM Debora Juarez, and CM Dan Strauss

July 12, 2020

File northgate letter on departures

TO: Maureen Sheehan, analyst
Seattle Dept. of Neighborhoods (DON)
600 4th Avenue, 4th Floor
P.O. Box 94649, Seattle WA 98124-4649
206-684-0302; FAX 206-233-5142
Email: maureen.sheehan@seattle.gov

FROM: Chris Jackins, Coordinator
Seattle Committee to Save Schools
P.O. Box 84063, Seattle WA 98124
206-521-3288

REGARDING: Comments on proposed zoning departures for Northgate Elementary School Replacement project

Dear Maureen Sheehan,

1. I have concerns about the Seattle School District's request to allow the Northgate Elementary School Replacement project to not meet City zoning code with regard to:
 - a. Higher than allowed buildings;
 - b. Less than required on-site parking;
 - c. Allowing buses to load on the street;
 - d. Less than required bicycle parking;
 - e. An electronically lit message board.
2. I oppose granting any of the requested departures.
 - A. Off-street, on-site bus loading is the default for safety.
 - B. Bright electronic night-time signs are not consistent with residential neighborhoods, and many school neighborhoods have rejected allowing such signs.
 - C. The proposed departures from Code are too large, they would harm the neighborhood, and the impacts on the neighborhood are out of balance with the need for the departures.
 - D. The project should not be a mega school.
 - a. Enrollment capacity would more than double, from the current 252 to 650. [page 21, B.8.i, Draft Environmental Checklist]
 - b. The size of the buildings will more than double, from the current 39,300 gross square feet (GSF) to 95,000 gsf. [page 20, B.8.c, page 4, A.11]
 - c. The height of the school buildings will nearly double, from 23 feet tall to 42 feet tall. [page 22, B.10.a]
 - d. Despite more than doubling in size, "The project would decrease the on-site parking supply from 32 spaces to 30 spaces (for staff and visitors)." [page 29, B.14.c]
 - e. 14 significant trees (6 inches or more in diameter) would be removed, including an Exceptional Vine maple. Nine other trees would also be removed. [page 12, B.4.b]
3. The departures from Code would have significant impacts on the neighborhood that are out of balance with the need for the departures. These impacts cannot be satisfactorily mitigated within the current design. By SMC 23.79.C1.a and b, no departures should be allowed.
4. The DON notices posted at the site indicate that public comment should be sent by July 15, 2020. Yet the DON website indicates that "All School Departure Committee public meetings have been suspended until late September".
5. There is no reason to cut off public comment on July 15: please extend the public comment period.
6. And public meetings should be held regarding the requested departures.
7. Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Sincerely,



July 13, 2020

File northgate letter on departures 2

TO: Maureen Sheehan, analyst
Seattle Dept. of Neighborhoods (DON)
600 4th Avenue, 4th Floor
P.O. Box 94649, Seattle WA 98124-4649
206-684-0302; FAX 206-233-5142
Email: maureen.sheehan@seattle.gov

FROM: Chris Jackins, Coordinator
Seattle Committee to Save Schools
P.O. Box 84063, Seattle WA 98124
206-521-3288

REGARDING: Further comments on proposed zoning departures for Northgate Elementary School Replacement project

Dear Maureen Sheehan,

1. I have further concerns about the Seattle School District's request to allow the Northgate Elementary School Replacement project to not meet City zoning code with regard to allowing buses to load on the street.
2. By SMC 23.51B.002.1.3, it appears that a departure from bus loading is not allowed, because no demolition of residential structures is contemplated on the Northgate Elementary School Replacement project.
3. The Draft Environmental Checklist for the Northgate project states: *"No housing presently exists on the site and none would be eliminated"* and *"No housing impacts would occur and no mitigation would be necessary"*. [page 22, B.9.b & B.9.c]
4. An attorney on a previous project where no demolition of residential structures was contemplated concluded that "SMC 23.51B.002.1.3 prohibits a departure for bus loading. It states that departures from standards for bus loading and unloading are allowed 'only when departure would contribute to reduced demolition of residential structures.' Since no demolition of residential structures is contemplated, no departure from bus loading is allowable."
5. I oppose a departure from bus loading on the Northgate Elementary School Replacement project.

Sincerely,



The UPS Store #2356
4742 42nd Ave SW
Seattle WA 98116
206-933-8038 Tel
206-933-8075 Fax
M-F 8am-7pm
Sat 9am-5pm
Sun 11am-4pm

**Fax Cover****The UPS Store***MAUREEN SHEEHAN, ANALYST*

To: *SEATTLE DEPT. OF NEIGHBORHOODS (DND)* Fax #: *206-233-5142*

Date: *MONDAY 7/13/20* # of Pages (including cover sheet): *3*

From: *CHRIS JACKINS* Phone #: *206-521-3288*

Subject: *2 SETS OF COMMENTS (7/12/20 & 7/13/20)*

*ON PROPOSED ZONING DEPARTURES FOR
NORTHGATE ELEMENTARY REPLACEMENT PROJECT*

New Name.**New Low UPS® Rates.****Same Helpful Services.**

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July 12, 2020

File northgate letter on departures

TO: Maureen Sheehan, analyst
Seattle Dept. of Neighborhoods (DON)
600 4th Avenue, 4th Floor
P.O. Box 94649, Seattle WA 98124-4649
206-684-0302; FAX 206-233-5142
Email: maureen.sheehan@seattle.gov

FROM: Chris Jackins, Coordinator
Seattle Committee to Save Schools
P.O. Box 84063, Seattle WA 98124
206-521-3288

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 - B. Bright electronic night-time signs are not consistent with residential neighborhoods, and many school neighborhoods have rejected allowing such signs.
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5. There is no reason to cut off public comment on July 15: please extend the public comment period.
6. And public meetings should be held regarding the requested departures.
7. Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Sincerely,



July 13, 2020

File northgate letter on departures 2

TO: Maureen Sheehan, analyst
Seattle Dept. of Neighborhoods (DON)
600 4th Avenue, 4th Floor
P.O. Box 94649, Seattle WA 98124-4649
206-884-0302; FAX 206-233-5142
Email: maureen.sheehan@seattle.gov

FROM: Chris Jackins, Coordinator
Seattle Committee to Save Schools
P.O. Box 84063, Seattle WA 98124
206-521-3288

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5. I oppose a departure from bus loading on the Northgate Elementary School Replacement project.

Sincerely,



Sheehan, Maureen

From: Desiree Smith <desiree-smith@comcast.net>
Sent: Monday, July 13, 2020 11:16 AM
To: Sheehan, Maureen
Cc: Pamela W
Subject: Northgate Elementary School

CAUTION: External Email

Hello Maureen Sheehan,

I'm Desiree Smith, a neighbor of Northgate Elementary School. We live on the corner of Corliss and 120th, right across from the upper play-field. We have lived at this location for almost 40 years. The Northgate School proposals and designs have a lot of concerning issues. **I agree with Pam Woodroffe's email letter of July 11th to you listing six objections and concerns to the project as planned.** I know many of our other neighbors do as well.

The capacity for the school is most concerning along with the lack of parking and expecting it to be absorbed in the neighborhood. Seriously?? We already have parking problems with Northwest Hospital staff and patients.

What's going to happen to the youth soccer and baseball and Special Olympics practice that has been happening on this play-field for years? Families use this play-field as a place to gather and play. My kids use to go and play on it. They also use to play on the play equipment on the lower field and the basketball hoops, it was a community asset. My family helped install that play equipment. But now that play area is not and has not been available to the children in the neighborhood to play on as it has been fenced and gated off for quite some time. Not very welcoming to the community. Will that be the same attitude of the new play area? Will it accommodate youth practices and games and Special Olympics?

Thank you,
Desiree Smith
11755 Corliss Ave. N.
Seattle, WA 98133

Sheehan, Maureen

From: The Bayards <3dbayard@gmail.com>
Sent: Wednesday, July 15, 2020 12:45 PM
To: Sheehan, Maureen
Subject: Re: Northgate Elementary Requested Departures

Categories: Northgate Elementary

CAUTION: External Email

Maureen,

After finding out why all of the Zoning code departures are being requested I am not in favor of granting any departures for this project.

On Tue, Jul 7, 2020 at 2:22 PM The Bayards <3dbayard@gmail.com> wrote:

Maureen Sheehan,

My only concern is the requested departure from **Changing Image Electric Sign (23.55.020B)**

Would the sign change images constantly or is this a static change. I would hate to see a Las Vegas style sign in the neighborhood.

Donald Bayard
12016 1st Ave NE

Regarding: Proposed zoning departures for the Northgate Elementary School
Replacement Project

Dear Maureen Sheehan, City of Seattle Dept. of Neighborhoods;

I have concerns about the Seattle School District's request to allow the project to not meet City zoning code with regard to: (a) Higher than allowed buildings; (b) Less than required on-site parking; (c) Allowing buses to load on the street; (d) Less than required bicycle parking; (e) An electronically lit message board.

Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature



Printed name

SCOTT E. MAYER

Address

2318 N. 117th St., Seattle WA 98133

Email

SCOTT.MAYER@DEPARTMENT.NE

Phone

206.551.7750

Further comment:

Regarding: Proposed zoning departures for the Northgate Elementary School
Replacement Project

Dear Maureen Sheehan, City of Seattle Dept. of Neighborhoods;

I have concerns about the Seattle School District's request to allow the project to not meet City zoning code with regard to: (a) Higher than allowed buildings; (b) Less than required on-site parking; (c) Allowing buses to load on the street; (d) Less than required bicycle parking; (e) An electronically lit message board.
Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature



Printed name

Address

Email

Further comment:



Brian Hammer

2324 N. 117th St.

Seattle, WA 98133

Sheehan, Maureen

From: JEFFREY STEIN <steinet@prodigy.net>
Sent: Thursday, July 16, 2020 4:27 PM
To: Sheehan, Maureen
Subject: Northgate Elementary replacement project---

CAUTION: External Email

Hi Maureen— I live on Corliss N between 117th and 120th, the block that the west side of the school will be on. I would appreciate getting an Environmental Impact Statement for the Northgate Elementary project. There are a number of breaches of zoning code in the project that will definitely impact our neighborhood. My biggest concern is that after we will be enduring 2 years of heavy construction, we will be then subjected to traffic and numerous vehicles parking in front of our houses throughout the day. I find it a total disregard for the surrounding neighbors that the school will accommodate over double the amount of students yet there will be less parking spaces at the new school than there were previously. Just sloughing the parking off on the neighborhood is not a good solution. I paid over \$8000 in property taxes last year, part of which was for the Levy that is building the school. The city needs to consider the neighborhood and have the plans changed to accommodate the school parking on the school property. I would appreciate your help in accomplishing this.— — —Thank You— — Jeffrey Stein

Sheehan, Maureen

From: Jessica Ziparo <ziparojw@yahoo.com>
Sent: Thursday, June 18, 2020 3:29 PM
To: Sheehan, Maureen
Subject: Support for Northgate

CAUTION: External Email

I support all departures requested related to the construction of Northgate Elementary.

Thank you!

- Jessica Ziparo
2345 N 140th St
Seattle, WA 98133

Sheehan, Maureen

From: Karen Craddick <karen.craddick@gmail.com>
Sent: Saturday, June 20, 2020 4:39 PM
To: Sheehan, Maureen
Subject: Northgate Elementary Departures

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: External Email

Dear Maureen,

I am a Haller Lake resident and support all of the departures outlined in the presentation provided on Front Porch. We are excited for this new school to be built!

Thank you for your work on this project,

Karen

Sheehan, Maureen

From: Kat Harding <KHarding@skbarchitects.com>
Sent: Tuesday, June 16, 2020 10:11 AM
To: Sheehan, Maureen
Subject: RE: Public is invited to comment on zoning modifications at Northgate Elementary School

Follow Up Flag: Flag for follow up
Flag Status: Flagged

CAUTION: External Email

Hi Maureen,

I would like to comment supporting all of the proposed departures for the zoning modifications at Northgate Elementary School. I specifically/especially want to support the height departure (making the mechanical penthouses less noticeable) and the parking space departure (allowing more space for a playfield). I would additionally like to comment that I highly support the choice to have parent drop-off along N 120th St instead of the current busy location along 1st Ave NE.

Thanks,

SkB ARCHITECTS

ASSOCIATE PRINCIPAL

Kat Harding

2333 Third Avenue, Seattle, WA 98121 • SkBarchitects.com

TEL 206 903 0575
DIR 206 385 5921
FAX 206 903 1586

Sheehan, Maureen

From: Natalie Wilhelm <nat.wilhelm@gmail.com>
Sent: Friday, July 10, 2020 9:05 AM
To: Sheehan, Maureen
Subject: Comments on requested departures for Northgate

CAUTION: External Email

Hello,

I am a local neighbor of the school (I'm at 2302 N 120th st), and also future parent (I have a 10 month old). Thank you for the detailed presentation- that was great to be able to see the plan, and how the changes were going to effect the neighborhood.

I have a couple comments-

1) in the reduction of onsite parking- this deviation is greater than any other school listed by quite a bit, and I'm wondering how this is being addressed and what anticipated issues may arise with this plan that may be different than other schools. I agree that I'd much rather have a play field than a huge parking lot for the kids, but I am concerned that this level of deviation from prior projects will affect the neighborhood more negatively.

2) reduction in bike parking- I don't really understand why there would be a reduction in bike parking. Who are the primary bikers?

And some what related- are all staff given heavily discounted orca passes to be able to use public transit? I feel like with the reduction of both car and bike parking, the ORCA pass should be subsidized as an incentive for all staff.

Thanks for all your work.

Best,

Natalie Wilhelm

Sheehan, Maureen

From: Pamela Woodroffe <pamelajw1414@gmail.com>
Sent: Sunday, July 12, 2020 1:40 PM
To: Sheehan, Maureen
Subject: Northgate Elementary School expansion - size, parking, and bus drop-off concerns

CAUTION: External Email

July 12, 2020

Hello again Maureen,

I'm a neighbor across the street from the elementary school, who has lived in North Seattle most of the past 55 years. I sent an earlier letter/email June 24, 2020 about the Northgate Elementary School project focused on parking mitigation. I would like to add these comments below to that. Please confirm you received both emails.

After having a closer look at the proposal, I wanted to add some more objections and concerns to the project as it is planned.

1) The proposal calls for capacity that is almost triple the number of students now using Northgate Elementary School. Why is this scale necessary?

a) Is it a K-8 instead of a K-5? Are you projecting to take the overflow from elementary schools that are slated to close? If so which ones are closing?

b) Are you projecting such an increase of population at this level any time soon? I think it is over-estimated. Because most new housing starts being constructed in North Seattle are single person/couple units and not family (thus school-aged kids) in this area. There simply isn't enough family housing to support this 'estimate' of need in this neighborhood.

2) The project is exceeding the height limitations to accommodate the HVAC towers on the roof. Wouldn't it make sense to add a second level to the building for classroom space around those so you could cut the footprint of the building by nearly half? (Do they have to stick up in the air over the roof level so much for any reason?) And then with that space 'saved', you could add parking spots. Let me know how many, OK?

3) The project calls for bus drop-off along First Avenue. This is barely a 2-lane road; so busses lined up on the road would stop traffic for people on a main route on their way to the freeway route along N117th. I don't see a place where the busses would pull off the road to load and unload. What the heck?

4) The project has an expansive entrance designed for students to hang out and mingle. Elementary kids don't mingle; they go straight in, as well they should. Much of this is a waste of space that could be better utilized for parking or playground space.

5) Sorry, I'll say it straight out. The building is ugly. Grey cement looks like a prison, no matter how brightly you paint the window trim. I remember in the 70s when North Seattle Community College was built - the public was appalled then, and our tastes haven't changed.

6) I believe there is a clause contained in the historical land use for this property that provided for perpetual open space/playfield use. The playfield has been an important place for families to gather for sports games, including groups of disabled kids and adults. During the Covid-19 pandemic, neighbors are sitting on the grass to get out of their

apartments and enjoy the sun, a sense of community, and sometimes hold their teleconferences. I ask that you research this aspect of the land use.

I would appreciate confirmation that you received both this and my email of June 24, and what mitigations will be taken, and what I can do to stay involved.

Thank you for considering my comments. Thank you.

Pamela Woodroffe
11727 Corliss Ave N
Seattle WA 98133
Phone 206 769 1885

Begin forwarded message:

From: Pamela W <pamelajw1414@gmail.com>
Subject: Northgate Elementary School expansion - Street parking concerns
Date: June 24, 2020 at 6:37:44 PM PDT
To: Sheehan Maureen <maureen.sheehan@seattle.gov>

Hello Maureen Sheehan,

I'm Pamela Woodroffe, a neighbor of Northgate Elementary school, and I am writing to you to reconsider the proposal regarding parking accommodations. The proposal advocates not mitigating the estimated increase in the need of parking spots, and calculates that the doubling and tripling of student population can be absorbed by on-street parking surrounding the school. This is a huge impact that is unfair to those of us who live here.

I live on Corliss Avenue, midway on the west side of the street between N 120th and N 117th Street. Many of us neighbors do not have garages or driveways and park on the street. It's not a fair request to ask us to absorb the increased parking spots. We already share the street parking with employees at Northwest Hospital. Plus, since Covid work arrangements, many more of us are working from home and parking here. Even after Covid, there will be a significant increase in the number of days people work from home. Plus, I find it concerning that the project is asking to reduce the number of bike accommodations.

I urge you and the project designers to consider other options, even if it is a 2 story parking garage. I've sent a note flagging this to my neighbors, I think it is an issue many of us would like to see addressed.

Thank you for your consideration. Please keep me posted as to how I can participate in the project.

Best,

Pamela Woodroffe
11727 Corliss Ave N
Seattle WA 98133

Sheehan, Maureen

From: Pamela W <pamelajw1414@gmail.com>
Sent: Wednesday, June 24, 2020 6:38 PM
To: Sheehan, Maureen
Subject: Northgate Elementary School expansion - Street parking concerns

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Email

Hello Maureen Sheehan,

I'm Pamela Woodroffe, a neighbor of Northgate Elementary school, and I am writing to you to reconsider the proposal regarding parking accommodations. The proposal advocates not mitigating the estimated increase in the need of parking spots, and calculates that the doubling and tripling of student population can be absorbed by on-street parking surrounding the school. This is a huge impact that is unfair to those of us who live here.

I live on Corliss Avenue, midway on the west side of the street between N 120th and N 117th Street. Many of us neighbors do not have garages or driveways and park on the street. It's not a fair request to ask us to absorb the increased parking spots. We already share the street parking with employees at Northwest Hospital. Plus, since Covid work arrangements, many more of us are working from home and parking here. Even after Covid, there will be a significant increase in the number of days people work from home. Plus, I find it concerning that the project is asking to reduce the number of bike accommodations.

I urge you and the project designers to consider other options, even if it is a 2 story parking garage. I've sent a note flagging this to my neighbors, I think it is an issue many of us would like to see addressed.

Thank you for your consideration. Please keep me posted as to how I can participate in the project.

Best,

Pamela Woodroffe
11727 Corliss Ave N
Seattle WA 98133

Sheehan, Maureen

From: Ruthie Hylander <ruthndennish@gmail.com>
Sent: Saturday, June 27, 2020 7:56 AM
To: Sheehan, Maureen
Subject: New Northgate school

CAUTION: External Email

Hello, to whom it may concern (besides ME!:],

I am the neighbor directly to the south of the Northgate school play field on Corliss Ave N. My grandfather (Raymond F Isbell, sold the land where his original house sat... (now the playfield) to the city for the school. The intention was for this land next to his new house (11730 Corliss Ave N, Seattle, WA 98133) to remain a playfield that all could access. This field has been so wonderful for community use, including sports games, family picnics, dog walking and just a general healthy feeling of space and connection to earth! We feel so sad and worried about this going away, especially in regard to having hundreds of cars parking on our street and in front of our house.

Can you please look into the legality of this original agreement with my grandfather, and clarify for me?

I AM happy that it will remain a school and not be sold to developers for apartment buildings or other housing!!

Thank you for your response.

Ruthie (Isbell) Hylander (granddaughter of Raymond F Isbell, and now owner of the family home on Corliss)

Regarding: Proposed zoning departures for the Northgate Elementary School
Replacement Project

Dear Maureen Sheehan, City of Seattle Dept. of Neighborhoods;

I have concerns about the Seattle School District's request to allow the project to not meet City zoning code with regard to: (a) Higher than allowed buildings; (b) Less than required on-site parking; (c) Allowing buses to load on the street; (d) Less than required bicycle parking; (e) An electronically lit message board.
Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature Deanna Sabado
Printed name Deanna Sabado
Address 2158 N 120th St
Email dsabado@comcast.net Phone 206 3752618
Further comment:

Our neighborhood isn't big enough to take on all this - the streets are full enough with commuter parking -

Regarding: Proposed zoning departures for the Northgate Elementary School
Replacement Project

Dear Maureen Sheehan, City of Seattle Dept. of Neighborhoods;

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Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature Deanna Sabado
Printed name Deanna Sabado
Address 11730 Corliss Ave. N. (directly next to current play field)
Email ruthndennish@gmail.com Phone 206 619-7876
Further comment:

My grand father (Raymond F. Stibel) sold his land (where the current play field is) to either the city, or King County around 1947, with the stipulation that a nature park be preserved on part of it. This project would now completely render that agreement null and void. Why can't the current

Regarding: Proposed zoning departures for the Northgate Elementary School
Replacement Project

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Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature Ken Emerson
Printed name KEN EMERSON
Address 2341 N. 122nd ST SEATTLE WA 98133
Email KEEMERSON390@gmail.com Phone 206-255-9396

Further comment:

EVERY EFFORT TO DEFEAT THIS PLAN SHOULD BE TAKEN THAT CAN BE TAKEN, INCLUDING SUING THE CITY FOR TO FORCE THE CITY TO FOLLOW ALL ZONING REQUIREMENTS!

Regarding: Proposed zoning departures for the Northgate Elementary School
Replacement Project

Dear Maureen Sheehan, City of Seattle Dept. of Neighborhoods;

I have concerns about the Seattle School District's request to allow the project to not meet City zoning code with regard to: (a) Higher than allowed buildings; (b) Less than required on-site parking; (c) Allowing buses to load on the street; (d) Less than required bicycle parking; (e) An electronically lit message board.
Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature Deanna Sabado
Printed name Deanna Sabado
Address 11730 Corliss Ave N
Email dennish390@gmail.com Phone 206-245-4588
Further comment:

This enormous building would have a very large negative effect in our neighborhood.

Sheehan, Maureen

From: sara jarolimek bevington <sarajarolimek@hotmail.com>
Sent: Friday, June 26, 2020 9:40 PM
To: Sheehan, Maureen
Subject: Northgate school construction

CAUTION: External Email

Hello Maureen,

As a neighbor to Northgate Elementary I am excited about the new school building that is coming and the space it will afford the children attending it.

However, I do need to express my concern about the parking plans... or rather the lack of. I worry about the extra traffic this will bring to my street, the many people who will be parking on my street with no accountability to the neighborhood, and I worry about pedestrian safety because there are no sidewalks leading from my home to the school. This last one is a biggie. Whether we're talking about teachers or parents parking in front of my home, or my small children walking to the school the lack of sidewalk and parking that could keep cars off my road seems like a combination that will end badly for someone.

Please reconsider the parking requirements for the school to provide a convenience for the school staff, care for our neighborhood, and safety for our pedestrians on these sidewalk- free streets.

Thank you,

Sara Bevington
11714 Corliss Ave N

Sara Jarolimek Bevington
(206)401-2480
Sarajarolimek@hotmail.com

Sheehan, Maureen

From: Sarah McFarland <paperoperahouse@gmail.com>
Sent: Monday, June 22, 2020 11:43 AM
To: Sheehan, Maureen
Subject: New Northgate Elementary

CAUTION: External Email

Hello,

The new Northgate Elementary School plans are really great. I'm proud we're going to have such a good school in the neighborhood. It is okay that the plans need special adjustments to the regular rules. The building is for the busy neighborhood we're going to have in a few years.

Having 2 daughters in Northgate Elementary right now, I'm very mindful of the disadvantages of an old building that did not adequately anticipate the community's needs. Please don't let nitpickers or naysayers take one thing from these plans for a new school. My 3rd daughter will thank you when she arrives there for kindergarten!

Sheehan, Maureen

From: SARAH S <sarahjaynesimmons@yahoo.com>
Sent: Saturday, June 13, 2020 1:49 PM
To: Sheehan, Maureen
Subject: Northgate school

CAUTION: External Email

Hello Maureen,

I hope this email finds you well. I am writing regards to the new Northgate school. To give some background, my grandparents have lived in the house across the street from the school since 1984. They have enjoyed having their grandchildren and great grandchild attend the school. They have enjoyed being able to watch children playing and hearing the happy sounds that come during various times of the school day. My grandmother was asking me about what was happening with the school as she is seeing changes. I have shown her the plans and this current plan is so saddening to my grandmother. Her opinions are that the school is fine the way it is. The field provides such happiness with the sport activities that happen through out the year. Now shes afraid that she will miss these moments esp with the proposed field or parking lot at the south side of the property. (Personally, i would rather see the field than a parking lot). My grandma has some concerns. Is this New school plan confirmed ? Is there a way to just update the current building ? Are the kids going to be able to go to school until construction starts? How long will the construction be/last? My grandmother doesn't do technology but if you wanted to send a personalized letter with the proposed details/updates, i think it would help her process this change. Sarah Johnstonbaugh 11746 1st ave NE. Seattle, WA. 98125. I appreciate your time and response.

Sarah Simmons
Granddaughter

Sent from my iPhone



School Traffic Safety Committee

July 15, 2020

To Northgate Elementary School Departure Committee
c/o Maureen Sheehan, Maureen.Sheehan@seattle.gov

Re: Northgate Elementary Departure Request # 5

The Seattle School Traffic Safety Committee (STSC), an advisory committee established by the City of Seattle, strongly supports the announced plans for the much-needed expansion and replacement of Northgate Elementary School. But the STSC urges that the School Departure Request # 5 regarding bicycle parking as contained in the "Northgate Elementary School Departures Presentation" ¹ be denied or conditioned as described below.

The issues:

Students, teachers, and staff get to and from school by one of 5 modes of transportation: via school buses, private automobiles, transit, walking, and rolling (on bicycles, scooters, or other wheeled modes). **An increase in school population will by nature increase the impacts of one or the other of these modes.** The School Traffic Safety Committee supports the current code (SMC 23.54.015) which intentionally tries to ease the impacts of traffic by encouraging the least impactful and most healthy modes: walking, biking.

The departure requests:

In 2018 SMC 23.54.015 was deliberately changed by City Council and signed into law by the mayor. One of its principle features was to increase required bicycle provisions, including bicycle parking at schools, as a means to encourage the use of bicycling to lessen the impacts created by driving. As Brock Howell of Bicycle Security Advisors reported in his June 22 letter to the School Departures Committee:

"The standards were based on the City of Seattle's goal to quadruple bicycle ridership from 2014 to 2030. This would result in a commuter bike ridership of approximately 12.5% in 2030. With an average class size of approximately 30 students, three long-term bike spaces per classroom enables 10% of students to ride their bikes to school"

The departure request # 5 would reduce the total number of short and long-term bicycle spaces required by schools in SMC 23.54.015 Table D item B.9. Schools, Primary & Secondary from 144 to 96, a 33% reduction. No information was supplied in Departure Request # 5 justifying the need for the departure request nor the amount of bicycle parking requested.

¹ Northgate Elementary School Departures Presentation, undated, p. 62, accessed on July 12, 2020 from https://www.seattle.gov/Documents/Departments/Neighborhoods/MajorInstitutions/Northgate%20Elementary%20School/NorthgateES_DeparturesPresentation_200619crd.pdf

Departure Request # 5 also would reduce the proportion of long-term bicycle parking to short term parking. As explained later, this seemingly innocuous change in labeling is significant. Long term stalls have many more needs and consequential code requirements than short term stalls. No information was supplied about the need nor the adequacy justifying this change in their proportion.

Most importantly, no information was supplied that bicycle parking meets the criteria required for being subject to the purview of School Departure Committees per SMC 23.79.008.C.1.

Impacts of the 5 transportation modes:

Some of the need for school buses could be lessened if those who could chose to bike.

An increase in the use of private automobiles by parents driving their kids and by teachers and staff commuting increases traffic congestion around the schools and throughout the city in general. And it increases the need for parking, either by parking on streets throughout the neighborhood, or by undertaking the expense of creating parking lots and driveways. And most importantly, the increase in traffic increases the danger to the general public and especially to the kids of getting hit by traffic. (Ironically, the traffic peaks at the identical time that kids are walking, running biking, and playing at bell times).

Transit tends to be infrequent near Northgate Elementary and may not be at convenient times for teachers, staff, and students; it may be inappropriate for younger children to use alone; and it can add to the expense of school.

A superior alternative to the above is to encourage active transportation like walking and biking. This helps decrease the above traffic and parking impacts. But instead of encouraging the use of bikes to reduce vehicular traffic, the proposed Departure # 5 disregards the city's goals and standards as codified in SMC 23.54.015.

Health:

An important benefit of encouraging active transportation is its life-long effects on students. School is where kids learn many skills and habits that will stay with them over their entire life. There is a large volume of literature about the benefits of kids walking or biking to school both during school and later throughout their lives. Some typical excerpts:

*"There is a growing body of evidence showing a positive relationship between physical activity and measures of academic achievement, including grade point average (Kontomaa et al, 2013), rate of learning (Hillman et al., 2009), and classroom behavior (Davis and Cooper, 2011), as well as cognitive, social, and motor skill development and ability (Active Living Research, 2015)"*²

"The trip to school is a crucial opportunity for children and youth to get regular physical activity by walking or bicycling. Walking and bicycling not only create healthier students,

² Safe Routes Partnership, *Research: Academic Performance and Attendance* [online here](#).

*but also support focused learning and academic performance. In order to achieve these benefits, walking and biking to school need to be convenient, comfortable, and safe.”*³

*“... kids who cycled or walked to school, rather than traveling by car or public transportation, performed measurably better on tasks demanding concentration, such as solving puzzles, and that the effects lasted for up to four hours after they got to school”*⁴

Provisions for adequate bicycle parking are one of the tools that will help Northgate Elementary encourage their students to thrive.

Bicycle Parking Makes a Difference:

The availability and convenience of bicycle parking influences the choice of whether or not to bike to school. It makes an implicit impact on the students’ psyches to see the prominence that it is given and to see peers using it.

A recent study of bicycle use in 15 schools concluded as follows:

*“Factors that contribute to student cycling at the individual school level are varied and complex. In this study, **the size of bike parking, cycling promotive school policies, and participation in grant-funded promotional programming emerged as clear distinctions** between [schools that had higher rates of bicycling] and control schools.”*⁵

The University of Washington produces an annual Transportation Report surveying the campus about the use of all modes of transport. One of the questions lists 7 potential bicycle facility improvements and asked if they would encourage more bicycle commuting.

In 2014, 46% answered that more secure parking would provide more encouragement (ranked # 4 in the choices for improvements – more bike paths & lanes was # 1,), 44% answered that covered parking would be an encouragement, (ranked # 5 in the list), and 31% answered that more bike racks would be an encouragement (ranked # 7 in the list).⁶

After providing more parking, the 2019 survey results changed to 15% answered that more secure parking would provide more encouragement (ranked # 2 in the choices for improvements – more bike paths & lanes was # 1,), over 12% answered that covered parking would be an encouragement, (ranked # 5 in the list), and over 10% answered that more bike racks would be an encouragement (ranked # 7 in the list).⁷

³ “Making Strides 2020; State Report Cards on Support for Walking, Bicycling, and Active Kids and Communities”, p. 14, by the Safe Routes Partnership website [introduction here](#) and the [full report here](#).

⁴ “The Link Between Kids Who Walk or Bike to School and Concentration”, an article in City Lab [online here](#)

⁵ *What Makes a “Biking” School? How Some Schools Have Pulled Ahead in Cycling Rates*, an info brief by the Pedestrian and Bicycle Information Center, p. 7, [online here](#).

⁶ *University of Washington 2014 Transportation Survey Final Report*, March 2015, p. 42, [online here](#).

⁷ *University of Washington 2019 Transportation Survey Final Report*, March 2020, p. 40. [online here](#).

The Need for Bicycle Parking is Expected to Grow

Schools are built with the expectation that they will be in service for many decades. It is predicted by many that the amount of biking to school is increasing and will continue to increase.

Only 3 limited and inconsistent studies have been completed in Seattle about the rate of bike usage in schools.⁸ Unfortunately only a few, inconsistent schools agreed to participate (there was no participation by Northgate Elementary nor any nearby schools). The results were that 3% of the students biked to the participating schools in 2015 and 2016 and 1.8% in 2018.

But there are other indications that the rate of cycling is increasing, and with the recent popularity of electric bicycles and family bicycles the rate of increase may accelerate.

In January 2020 (prior to the pandemic, the Seattle Times reported a 12% increase in 2019 over 2018 at Fremont Bridge and an increase of 79% on 2nd Ave. downtown, among others.⁹ The results were reported in more detail on the Seattle Bike Blog.¹⁰

The kinds of bike parking make a big difference

More importantly, the departure requests would shift the balance of long-term and short term bicycle parking spaces from the code-required 108 (75%) long-term to 36 (33%) long-term. Based on an average classroom size of 30 students plus teacher, this would result in only 3% of the students having access to long-term storage throughout the day.

The distinction between short-term and long-term is much more significant than it may appear to be. Long term stalls have many more needs and consequential code requirements than short term stalls, as follows.

SMC 25.54.015.K.2 reads in part:

“2. Performance Standards. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence, based on rules promulgated by the Director of the Seattle Department of Transportation that address the considerations in this subsection 23.54.015.K.2.” [those rules are *The Seattle Bicycle Parking Guidelines* located [online here](#).]

“f. Where practicable, long-term bicycle parking shall include a variety of rack types to accommodate different types of bicycles.”

A selection of requirements for long-term parking above the requirements for short term parking from the Seattle Bicycle Parking Guidelines¹¹ includes:

- *Must provide full weather protection and theft protection*

⁸ SDOT, *Safe Routes to School Student Travel Survey*, [online here](#)

⁹ Seattle Times, *Bike ridership hits record highs on 2 Seattle routes*, January 6, 2020, [online here](#).

¹⁰ Seattle Bike Blog, *Seattle's 2019 bike boom in 6 charts + Where should Seattle's next bike counters go? updated*, January 6, 2020, [online here](#).

¹¹ SDOT *Seattle Bicycle Parking Guidelines May 2018 Draft*, pp. 12-13, [online here](#).

- *Must be located on site or within 100 feet of pedestrian entrance, no further than closest non-disabled vehicle parking space*
- *A minimum of 50% of the bicycle parking shall allow bicycles to sit horizontally on the ground to accommodate non-standard bicycles and the needs of those who cannot lift a bicycle.*
- *Provide easily accessible electrical outlets within the long term bike parking area.*
- *Ground -level rack should accommodate recumbent bikes, folding bikes, cargo bikes, bikes with trailers, family bikes, etc. [Parenthetical comment: many of these sorts of bikes are much longer than a normal bike. They are increasingly used by parents transporting their kids. It's important that there be adequate provisions for them.]*
- *When planning a long term bicycle parking area account for a minimum of 12 sq ft for every required bicycle parking space.*
- *Bicycle parking access plan must be submitted to Seattle Department of Construction and Inspections (SDCI) during building permit review*

Also note that *The Seattle Bicycle Parking Guidelines* do not permit the “coat hanger” or “ribbon” style of racks. As the Guide illustrates, they do not provide adequate support.

Summary

Providing adequate bike parking facilities will help alleviate traffic impacts in the neighborhood and reduce the expense of creating and maintaining as much auto parking and driveways now and throughout the future. As biking becomes increasingly common, especially with the advent of family bikes and electric bikes, adequate and appropriate bike parking is becoming more critical. It will help encourage kids, parents, and staff to bike to school, which in turn will help generate healthier lifestyles and improve learning.

The School Traffic Safety Committee and others stand willing to help correct the deficiencies to more closely meet the code. We realize that may require some tradeoffs and are willing to work with the architects and school district towards a solution that works for all.

Sincerely,
On behalf of the School Traffic Safety Committee



Lee Bruch
Member

Website: <https://www.seattle.gov/school-traffic-safety-committee>
Email: stsc@seattle.gov

Sheehan, Maureen

From: Sherry Garman <sgarman4707@gmail.com>
Sent: Sunday, July 12, 2020 7:33 PM
To: Sheehan, Maureen
Subject: Re: Northgate School Departure Advisory Committee Status

CAUTION: External Email

Dear Maureen,

Computer problems have caused this to be the third or fourth effort to send a response for Northgate Elementary:

1) Is the school 'draw- territory' enlarged? .Some neighbors are already concerned about the amount of traffic that

comes across 120th North and down 1st from 130th. More people are walking to the school in the past year & a half. Many

are with a stroller and other kids or a dog...The sidewalks are minimal and/or non-existent!! A recent sidewalk improvement

between 115th and 117th along Meridian North is not really pertinent. Many times people are walking in the streets and not

really aware of vehicles coming from behind!! Is a traffic study useful?? Public education might also help, as there are more

ethnic groups that may not know the general safety rules for pedestrians.

2) If the school is to be built on the present surface of the play field, will that be drainage problem?, as the field is quite

soggy most of the year. I always assumed that the field was "fill" between the street along 120th and the retaining wall around the paved play area. A two-story building would require significant foundation work and expense.

3) If the building goes up two-stories, there should be a way to salvage more play field area. Student surveys show that outdoor exercise has a significant impact on the function of a young brain. The new plan leaves only 1/3 of the present

field to be used by 30 % more students!!

4) The current playfield is used hard; people are there every day pretty much. If that area is reduced by 2/3, how will

the school district or parks department find alternate space for soccer, baseball, etc?? The Departure Plan indicates there

are two nearby parks: Northacres park has not taken on much of the demand for soccer field facilities that I know of. The

schedule of teams arriving and leaving in the Fall is Very Tight! People can not play late into the evening for lack of lighting.

5) Haller Lake is Not a 15acre alternative area for play. There is a street wide "dead end" zone on 125th No. which does

not allow much parking along the residential cul-de-sac. Access to the lake is a pathway winding thru weeds and a couple of

trees down to a bulkhead several feet back from a "large rock beach". Two picnic tables are rather small; there is only area

for a couple of picnic groups on the ground. No space exists for soccer or running!!; the area might be a 45ft. by 100ft lot!!

6) The 'drop-off zone' along 120 North may be rather awkward. The street already has traffic problems since the curbs

were installed for bus parking (which hardly happens). The curbs keep the water from draining away from the gravel path; the

path is not negotiable for people with strollers or bicycles. The resultant puddles and parked cars force people to walk in the street which is narrowed by the cars, and leaves hardly enough space for small cars to pass each other. Additional cars which move in and out is likely to be a set up for accidents.

7) There is a large paved area at the north side of the school plan. Could that be reduced and leave more space for angle-in parking?, where parents can allow car doors to open (not into traffic), strollers in and out, and have a moment to see the child to the school if need be, or carry something to the building .Parking could be allowed for school functions at other hours.

A similar situation might be useful along Corliss North, at the west side of school. Parking is already difficult when large events

occur; we have counted 60-65 cars parked along 120th and along Corliss No. during weekly school or sports events.

Reducing

parking provisions does not seem reasonable with an increase in student population. Parents will not walk many blocks in the

rain after a long work day, and the rail system is not exactly accessible.

8) There is not much visible as Access into the school. Do students have to run in the rain a half a block to the NE corner

of the school?? Count the days of rain during the average school year; current drop-off is rather close to the school doors.

9) No mention seems to be made about security for the school. This neighborhood is quite full of "homeless folk" and

theft is rampant and untended by police.

10) More students coming to school will mean more bicycles. The current pattern in the neighborhood suggests that

parents are training their kids to have familiar bike routes. There should be more, rather than less bike parking offered.

11) Traffic Up and Down First NE in front of the school has already increased according to neighbors. Parking buses along

the already narrow street will cause much difficulty with cars that wish to pass the buses. A bus seldom pulls in parallel to

the curb, and that area is not a lengthy distance even now. Cars needing to turn No. or So. off 120th already have visibility

issues. People already park often across 1st Ave. and walk across to the school. More visibility problems happen with buses.

12) The drawing of the school does not show a Flag Pole!! really!!

Respectfully Submitted,

Sherry K. Garman

photo available of Haller Lake Park

206-364-4707

On Thu, Apr 30, 2020 at 12:16 PM Sheehan, Maureen <Maureen.Sheehan@seattle.gov> wrote:
Northgate School Departure Advisory Committee Members,

All of us have experienced quite a bit of change over these past weeks of COVID-19 as we navigate this rapidly developing crisis - for the City and our residents. But our job, as the City, is to take care of our community. In response to COVID-19, all City departments, including Seattle Department of Neighborhoods, are shifting and refocusing our efforts toward supporting the needs of our community, especially our most vulnerable residents.

Following Governor Inslee's Stay Home, Stay Healthy order, Seattle City Council approved [legislation](#) on Monday, April 27, to keep key projects safely moving forward. The legislation makes temporary school departure process changes by allowing experienced City staff to continue review processes, and it enlists community participation by replacing in-person meetings with electronic outreach for at least 180-days.

The school departure recommendation process typically requires in-person public meetings, which are prohibited due to public health mandates on social distancing and limited gatherings. **While this ordinance is in effect, DON staff will accept written public comment and the Director of Seattle Department of Neighborhoods will make a recommendation to the Seattle Department of Construction and Inspections (SDCI) taking into consideration the public's comments.**

We are always appreciative of community members who are willing to share their time and energy on issues that affect their communities. During the time when the committees are not meeting, I encourage you to submit written public comments.

If you are interested in receiving updates on the departures process (public comment periods, recommendations, decisions, etc.), please sign up [here](#) ("Sign up for E-mails" top right) and encourage your neighbors and neighborhood and school contacts to do the same.

Over the past two months, DON has been intensely working on connecting communities to resources and tools to help you through this time. The City has [a comprehensive resource page](#) for residents and small businesses impacted by COVID-19. For questions about COVID-19, please visit [PHSKC's website](#).

Take care of yourself, your family, and your neighbor. We'll get through this together.

Maureen Sheehan

Major Institutions and Schools Coordinator

Office: 206.684.0302

seattle.gov/neighborhoods



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Sheehan, Maureen

From: Sherry Garman <sgarman4707@gmail.com>
Sent: Wednesday, July 01, 2020 3:38 PM
To: Sheehan, Maureen
Subject: Re: Northgate School Departure Advisory Committee Status

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: External Email

Dear Maureen, I attempted to send comments regarding Northgate Elementary Construction/Planning & Adjustments...it may have been sent incomplete, and it may have ended up floating in cyberspace without a sender name attached, Sooo :

1) Where the new building goes is a very wet playfield much of the year, and it seems that the retaining wall that surrounds the hard surfaced play area on the north side of the building probably had "fill dirt" to construct the soccer fields. Is that not going to cost much extra money to be drilling for solid foundations to allow a 2-story structure??

2) The new building appears to be utilizing 2/3 of the current playfield. That is an area people come to almost every day of the week. Soccer teams are already at practice on one section of field; the proposed new field at the south side of the school will not accommodate even 1/2 of the people that use the field now.

3) A notation about nearby parks caught my attention. When soccer and baseball are in progress, there is hardly 10 minutes time-frame for the transition of team arriving and team leaving the field. The Park up 1st Ave & 130th does not have accommodations to "book a game" to ease the occupation congestion.

4)

On Thu, Apr 30, 2020 at 12:16 PM Sheehan, Maureen <Maureen.Sheehan@seattle.gov> wrote:
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We are always appreciative of community members who are willing to share their time and energy on issues that affect their communities. During the time when the committees are not meeting, I encourage you to submit written public comments.

If you are interested in receiving updates on the departures process (public comment periods, recommendations, decisions, etc.), please sign up [here](#) ("Sign up for E-mails" top right) and encourage your neighbors and neighborhood and school contacts to do the same.

Over the past two months, DON has been intensely working on connecting communities to resources and tools to help you through this time. The City has [a comprehensive resource page](#) for residents and small businesses impacted by COVID-19. For questions about COVID-19, please visit [PHSKC's website](#).

Take care of yourself, your family, and your neighbor. We'll get through this together.

Maureen Sheehan

Major Institutions and Schools Coordinator

Office: 206.684.0302

seattle.gov/neighborhoods



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Sheehan, Maureen

From: St Andrew Kim <standrewkim.us@gmail.com>
Sent: Thursday, July 16, 2020 2:18 PM
To: Sheehan, Maureen; vrgonzales@seattleschools.org; St Andrew Kim
Subject: Fwd: Northgate Elementary School

CAUTION: External Email

Hello Maureen,

We represent St. Andrew Kim Catholic Church located at [11700 1st Ave NE, Seattle WA](#), which is across from Northgate Elementary School. After reviewing the website that was provided by Vince, we would like to add some comments on the Northgate Elementary School Replacement Project.

We are excited to hear about the project! The project looks great, and it will definitely be a good asset to the neighborhood and students.

Our concerns are:

-- Limited onsite parking on the proposed structure is a great concern to us as this will impact us and the neighborhood greatly. Street parking when the parents are picking up the students will create safety issues for everyone, including students and our parishioners and others who use 1st Avenue NE (which has become a very busy road in recent years).

-- Aside from the students/parents parking on the east side of 1st Avenue NE and our parking lot, we have had teachers and other school employees parking on those areas. This seems to indicate that the school may not have sufficient parking for its own employees.

-- The School currently uses our church parking lot daily during the school year and during special events. This was previously allowed as a nice neighborly gesture by our prior staff/volunteers at our church. However, this will no longer be allowed as we have been notified that our insurance company prohibits such usage.

-- We will be installing gates in the near future as we have been having problems with the outsiders using drugs onsite and leaving trash on our property as well as sleeping on our property.

-- We are also concerned about the impact of the limited onsite parking that will affect our neighbors as our parking lot can no longer be used by the school visitors/staff. We had previously experienced numerous damages to our planting area (by people walking over the plants) and voluminous amount of trash that was left by the school visitors (including baby diapers, milk jugs, to go boxes, wheel hub, and other large size trash). The school visitors threw away most of the trash on our property because they were using our parking space, however, with the inability to park on our property in the future, this will inevitably impact our residential neighbors.

Please keep us informed as the project moves forward, and let us know if we can help.

St Andrew Kim Catholic Church

----- Forwarded message -----

보낸 사람: **Gonzales, Vincent R** <vgonzales@seattleschools.org>

Date: 2020년 6월 19일 (금) 오전 9:49

Subject: RE: Northgate Elementary School

To: St Andrew Kim <standrewkim.us@gmail.com>

Hi Anna,

Find below (highlighted) a message from **Maureen Sheehan the Dept. of Neighborhoods Major Institutions and School Coordinator**. Thanks you again for taking the time to discuss the project with me. I have noted some of the less than desirable behavior with regards to litter and other messes that are related to school activity. I work closely with the Principal of Northgate and I will make her aware of these issues.

Public is invited to comment on zoning modifications at Northgate Elementary School

SEATTLE (June 15, 2020) – The public is invited to share its feedback regarding the [development plans for Northgate Elementary School](#) located at 11725 1st Avenue NE. The Seattle School District is requesting modifications (also known as “departures”) from several City zoning regulations for:

1. Off-site bus loading/unloading
2. Reduction of on-site parking
3. Greater than allowed building height
4. Reduction of bike parking
5. Addition of an electric message board

The Seattle School District has a detailed presentation on the modifications which you can view [here](#).

Upon receiving your feedback, the comments will be shared with the director of Seattle Department of Neighborhoods, Andres Mantilla. After reviewing, he will provide the recommendations regarding the proposed departures to the Director of Seattle Department of Construction and Inspections for the final decision.

Please submit your written comments by **Wednesday, July 15** to:

Maureen Sheehan

E-mail: Maureen.sheehan@seattle.gov

Mailing Address: Seattle Department of Neighborhoods

P.O. Box 94649

Seattle, WA 98124-4649

For additional information, contact [Maureen Sheehan](#), Seattle Department of Neighborhoods, at 206-684-0302.

The [Major Institutions and Schools Program](#) provides a way for neighbors of Seattle's hospitals, universities, and colleges to be directly involved in the development plans for those institutions to ensure neighborhood concerns are considered when those plans are made. It is a program of [Seattle Department of Neighborhoods](#).

Regards,



Vince Gonzales, LEED Green Associate ([he/him/his](#))

Project Manager, Capital

vgonzales@seattleschools.org

Phone: 206-252-0151

FAX: 206-252-0573

From: St Andrew Kim <standrewkim.us@gmail.com>
Sent: Thursday, June 18, 2020 4:57 PM
To: Gonzales, Vincent R <vgonzales@seattleschools.org>; St Andrew Kim <standrewkim.us@gmail.com>
Subject: Northgate Elementary School

Hi Vince,

It was nice talking to you today.

Actually, it was a postcard we received that had the information about the school (Notice of Public Comment). We did not receive any email. ^^

If you can use this email address to send us some information, that would be great.

Thank you for contacting us.

Anna

CAUTION: This email originated from outside of the organization. Please don't click links, open attachments, or reply with confidential details unless you are certain you know the sender and are expecting the content.

Sheehan, Maureen

From: Susan Stillman <stillmansj@aol.com>
Sent: Saturday, June 27, 2020 7:54 AM
To: Sheehan, Maureen
Subject: Northgate school

CAUTION: External Email

I don't see any space set aside for a school garden. Most established schools are making do with whatever land they can re-purpose as garden space. At Northgate there is the opportunity to site a school garden for kids to grow vegetables and learn about our food supply, soil health, plant Growth, propagation, etc. It should be sited where there is nearby water source and good Susan exposure.

Susan Stillman
Haller Lake P-Patch Leadership Team

Sent from my iPhone

Sheehan, Maureen

From: Rich Olmsted <olmsted206@gmail.com>
Sent: Friday, July 10, 2020 12:53 PM
To: SEPAcomments@seattleschools.org; Sheehan, Maureen
Subject: New Northgate School Proposal

CAUTION: External Email

Hello - I'd like to address a few issues I have with the proposed building of the new Northgate Elementary. The first one is with parking. The school capacity will be almost three times the existing capacity and yet the proposed on-site parking will be several spaces less than the existing spots! Where will all the staff, volunteers and SPS staff visitors park when they visit the new building? Not to mention families who are picking up early released students? Your proposal mentions neighborhood parking, but that will put a huge burden on the neighborhood with young children crossing 120th st. At the very least, several spots should be allocated in front of the entrance to the building, including designated disabled spots. Using the Korean Church does NOT work well as young children are crossing a busy street (1st Ave) already.

Also, there are several birds that inhabit the area right around Northgate School that have not even received mention in your environmental study. There are several Bald Eagles in residence at Haller Lake, plus numerous ospreys and other water fowl. These birds will be affected by a two year construction plan.

Finally, with so much land available to SPS, is it truly necessary to build an overheight two story building on this lot? It seems like a lot of building when there are many new schools in the area such as Licton Springs, Hazel Wolf, and Olympic Hills (not to mention Olympic View and Broadview Thomson). Will they continue to be at capacity when everyone in the area wants to attend the new school because of better technology, etc.? Does this design reflect the residential look and feel of the surrounding neighborhood?

Thank you for allowing me to voice my concerns with the new school. It is very true that Northgate needs more than a new coat of very interesting turquoise paint, but I ask you to consider the points made above before making a final decision.

Thanks, Teresa Olmsted

Sheehan, Maureen

From: Vishal Sujan <vishalsujan@gmail.com>
Sent: Saturday, July 18, 2020 7:44 PM
To: Sheehan, Maureen
Cc: Vishal Sujan
Subject: Concerns on zoning departures for Northgate Elementary School Replacement Project

CAUTION: External Email

Dear Maureen Sheehan,

I am writing to you share my concerns regarding the proposed zoning departures on this project and the lack of the residential community engagement in decision making on this project. We own a house directly adjacent to the school property and will be directly impacted by the decisions being made.

This project proposed significant zoning departures, some of which are listed below, with our relevant concerns:

1. Higher than allowed buildings. This changes the landscape for the residential property owners around the school, reducing natural light, obstructing open sky views in residential neighborhoods.
2. Less than required on-site parking. This impacts neighborhood property owners by more vehicles now needing to street park right in front of homeowner's properties and more traffic from folks looking for parking causing disruption to homeowners.
3. Allowing buses to load/unload on the streets.
4. An electronically lit message board. This increases light pollution in a residential neighborhood.
5. Potential for playground lighting being kept lit up into late evenings. This causes additional light pollution and encourages more traffic late evenings in a fairly quiet neighborhood.

I am pleased and appreciate the investments being made to help improve and invest in the Northgate Elementary School. However, would like to ensure that the appropriate decisions are being approved with the best interest of both the current/future students of this school and residents in the neighborhood. The above listed are just a few of my concerns, with the limited visibility and community engagement we have received on this project's decision making. I request for your assistance or guidance on ensuring the following concerns are addressed:

1. I oppose granting any of the requested departures, a few listed below, especially without review and consensus of the neighborhood community and residential property owners:
 - Off-street, on-site bus loading is the default for safety
 - Bright electronic night-time signs are not consistent with residential neighborhoods.
 - Proposed departures are too large and would be harmful in multiple ways, to the neighborhood and corresponding residential property owners
 - The project shouldn't be a mega school with an increase in size by two and half times of the existing school's enrollment, size and height of buildings by double, with insufficient on-site parking (parking capacity being reduced from 32 to 30 spaces while enrollment increasing from 252 to 650)
 - There are several high quality, healthy, and beautiful trees on the perimeter of the property and would not be environmentally responsible to permit destroying these trees
 - Allowing buses to load/unload off-site and on-street
 - Potential for playground lighting being kept lit up into late evenings.
2. I request that no departures be allowed on this project. Also, I request that this project's impact be carefully reviewed from the perspective of an increase in automobile traffic in the residential neighborhood, impact to

street parking by private residential properties, the safety of the community, and landscape / residential feel of the neighborhood.

3. Decisions on this project that have an impact on the direct neighborhood's community and property owners are being made in isolation without input and review by the community. I request that the public comment period be extended and not be set until after there have been public meetings scheduled with a detailed review of the project's plans including all departures from the Code. Residential property owner's inputs need to be garnered.
4. Please include me on the list of people to be consulted about zoning departures, including all public meetings on this project.

I appreciate your support and understanding on this matter. Please don't hesitate to let me know if there is any further information I can help provide.

Sincerely,

Vishal Sujan

c: (425) 894-2342

e: vishalsujan@gmail.com

Regarding: Proposed zoning departures for the Northgate Elementary School Replacement Project

Dear Maureen Sheehan, City of Seattle Dept. of Neighborhoods;

I have concerns about the Seattle School District's request to allow the project to not meet City zoning code with regard to: (a) Higher than allowed buildings; (b) Less than required on-site parking; (c) Allowing buses to load on the street; (d) Less than required bicycle parking; (e) An electronically lit message board.

Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature *Pamela Woodroffe*
Printed name Pamela Woodroffe
Address 11727 Corliss Ave N, Seattle 98133
Email pamela.jw1414@comcast.net Phone 206 769 1885
Further comment:

I am also concerned of the historical preservation of the playfield - see Ruthie Hylander's letter to you.
dm

Regarding: Proposed zoning departures for the Northgate Elementary School Replacement Project

Dear Maureen Sheehan, City of Seattle Dept. of Neighborhoods;

I have concerns about the Seattle School District's request to allow the project to not meet City zoning code with regard to: (a) Higher than allowed buildings; (b) Less than required on-site parking; (c) Allowing buses to load on the street; (d) Less than required bicycle parking; (e) An electronically lit message board.

Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature *Larry Smith*
Printed name Larry Smith
Address 11755 Corliss Ave N, Seattle
Email larry-smith@comcast.net Phone 206-367-5893
Further comment:

Regarding: Proposed zoning departures for the Northgate Elementary School Replacement Project

Dear Maureen Sheehan, City of Seattle Dept. of Neighborhoods;

I have concerns about the Seattle School District's request to allow the project to not meet City zoning code with regard to: (a) Higher than allowed buildings; (b) Less than required on-site parking; (c) Allowing buses to load on the street; (d) Less than required bicycle parking; (e) An electronically lit message board.

Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature *Marleen Arenivar*
Printed name Marleen Arenivar
Address 2319 N. 117th St. 98133
Email marleenarenivar@gmail.com Phone 206 972 3398
Further comment:

Regarding: Proposed zoning departures for the Northgate Elementary School Replacement Project

Dear Maureen Sheehan, City of Seattle Dept. of Neighborhoods;

I have concerns about the Seattle School District's request to allow the project to not meet City zoning code with regard to: (a) Higher than allowed buildings; (b) Less than required on-site parking; (c) Allowing buses to load on the street; (d) Less than required bicycle parking; (e) An electronically lit message board.

Please include me on the list of people to be notified and consulted about the zoning departures, including required public meetings.

Signature *Earl Krygier*
Printed name EARL KRYGIER
Address 2348 N. 120th St. SEATTLE 98133
Email earl.krygier@gmail.com Phone 206-349-3913
Further comment:

- Building would be too high (3 stories??).
- Loss of green space and park, which is illegal.
- Insufficient parking