

Northgate Elementary School Departures Presentation

This is the process for determining and awarding departures from the code to accommodate school specific needs.



> PROJECT OVERVIEW

Demolish the existing elementary school and construct a new 93,500 SF elementary school for a capacity of 650 students to address projected growth in the Northgate neighborhood.

> ANTICIPATED START OF CONSTRUCTION / OCCUPANCY OF BUILDING

Winter 2021 / Fall 2023

> Due to the nature and complexity of some documents, an accessible version of the document may not be available. In these limited circumstances, the District will provide equally effective alternate access. For questions and more information about this document, please contact the following: Vince Gonzales, vrgonzales@seattleschools.org

> DESIGN TEAM

Owner: Seattle Public Schools

Architect: NAC Architecture

Civil, Structural: Coughlin Porter Lundeen

Landscape: Weisman Design Group

Food Service: JLR Design Group

Mechanical, Electrical: Hargis Engineers

Acoustical, AV: Greenbusch Associates

General Contractor: Lydig Construction

PROCESS CHANGE DUE TO COVID-19

- > Seattle City Council approved legislation on Monday, April 27th to keep key projects safely moving forward 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, in lieu of the committee holding public meetings.

DEVELOPMENT STANDARD ADVISORY COMMITTEE

Maureen Sheehan

City of Seattle

Major Institutions and School Coordinator

AGENDA

- > Introductions
- > Overview of the Process
- > Project Overview
- > Requested Departures
 - Building Height
 - Parking Quantity
 - On-Street Bus Loading
 - Message Board
 - Bicycle Parking
- > Questions
- > Department of Neighborhoods Comment
- > Committee Recommendation



NORTHGATE ELEMENTARY SCHOOL

> DEPARTURE 1

Building Height, SMC 23.51B.002.D.1.b

Departure requested for 12'-0" above 35'-0" height limit for a mechanical equipment enclosure.

> DEPARTURE 2

Parking Quantity, SMC 23.54.015 Table C, Row N

Departure requested for 110 parking spaces of the 140 required.

> DEPARTURE 3

On-Street Bus Loading, SMC 23.51B.002.I.4.b

Departure requested to allow on-street bus loading.

> DEPARTURE 4

Message Board, SMC 23.55.020.B, D.7

Departure requested for electronic, changing, message board sign.

> DEPARTURE 5

Bicycle Parking, SMC 23.54.015 Table C

Departure requested for 81 of the required 108 long term bike parking spaces and 26 of the required short term bike parking.



PURPOSE & INTENT

- > Most schools are in single family zone neighborhoods, the land use code does not include a “school zone”
- > Renovation and additions often will not meet the underlying zoning; therefore the public schools can request exemptions, known as departures, from the land use code.
- > This process is an opportunity for neighbors and the surrounding community to give the City feedback on the requested departures.
- > At this time, the Department of Neighborhoods Director, taking into consideration public comment, can recommend to grant, grant with condition, or deny the requested departures.

EVALUATION CRITERIA - CONSISTENCY

(SMC 23.79.008)

Departures shall be evaluated for consistency with the general objectives and intent of the City's Land Use Code, including the rezone evaluation criteria in Chapter 23.34 of the Seattle Municipal Code, to ensure that the proposed facility is compatible with the character and use of its surroundings.

EVALUATION CRITERIA - RELATIONSHIP

(SMC 23.79.008)

In reaching recommendations, the advisory committee shall consider and balance the inter-relationships among the following factors:

Relationship to Surrounding Areas. The advisory committee shall evaluate the acceptable or necessary level of departure according to:

1. Appropriateness in relation to the **character and scale** of the surrounding area;
2. Presence of **edges** (significant setbacks, major arterials, topographic breaks, and similar features) which provide a transition in scale;
3. Location and design of structures to **reduce the appearance of bulk**;
4. Impacts on **traffic, noise, circulation and parking** in the area; and
5. Impacts on **housing and open space**. More flexibility in the development standards may be allowed if the impacts on the surrounding community are anticipated to be negligible or are reduced by mitigation; whereas, a minimal amount or no departure from development standards may be allowed if the anticipated impacts are significant and cannot be satisfactorily mitigated.

EVALUATION CRITERIA - NEED

(SMC 23.79.008)

Need for Departure. The physical requirements of the specific proposal and the project's relationship to educational needs shall be balanced with the level of impacts on the surrounding area. Greater departure may be allowed for special facilities, such as a gymnasium, which are unique and or an integral and necessary part of the educational process; whereas, a lesser or no departure may be granted for a facility which can be accommodated within the established development standards.

RECOMMENDATIONS

Recommendations must include consideration of the inter-relationship among height, setback and landscaping standards when departures from height and setback are proposed.

PUBLIC COMMENT

Please submit your comments on the requested departures, including any mitigation measures or conditions of approval by June 26th, 2020 to:

Maureen Sheehan

Maureen.Sheehan@seattle.gov

City of Seattle, Department of Neighborhoods

Attn. Maureen Sheehan

PO Box 94649

Seattle, WA, 98124-4649

PROJECT OVERVIEW: CONTEXT

CONTEXT

Neighborhood

- > Located in Northgate to the South of Haller Lake.
- > Current attendance area is bounded by Interstate 5, N 107th St, Aurora Ave N, and N 145th St.
- > Three blocks to the Southwest is the site of the current Northgate Mall redevelopment, as well as the current Link Light Rail expansion. The Northgate light rail station is set to be open by 2021.
- > Nearby parks include the 21-acre Northacres park three blocks to the Northeast, and the 15-acre Haller Lake Park to the Northwest.



CONTEXT

History

- > The site was initially acquired by Shoreline School District, and the area was annexed into the City of Seattle in 1952.
- > In the summer of 1953, the South Haller Lake School was created, consisting of 14 portables serving 338 students.
- > The name was officially changed to Northgate School in 1954, and had grown to 465 students and 17 portables.
- > The current building opened in 1956, and was designed by local architect Paul Thiry. By 1958 the school's site had grown to 5.77 acres.
- > Construction of the Interstate and the expansion of commercial development at Northgate Mall saw a drop in school attendance in the 70's.



LANDMARK STATUS

This project was reviewed by the Seattle Landmarks Preservation Board, who determined NOT to designate the school as a historic landmark during a meeting on March 4th, 2020.



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649

Street Address: 600 4th Avenue, 4th Floor

PHOTOS ALONG ADJACENT STREETS:

Corliss Avenue North

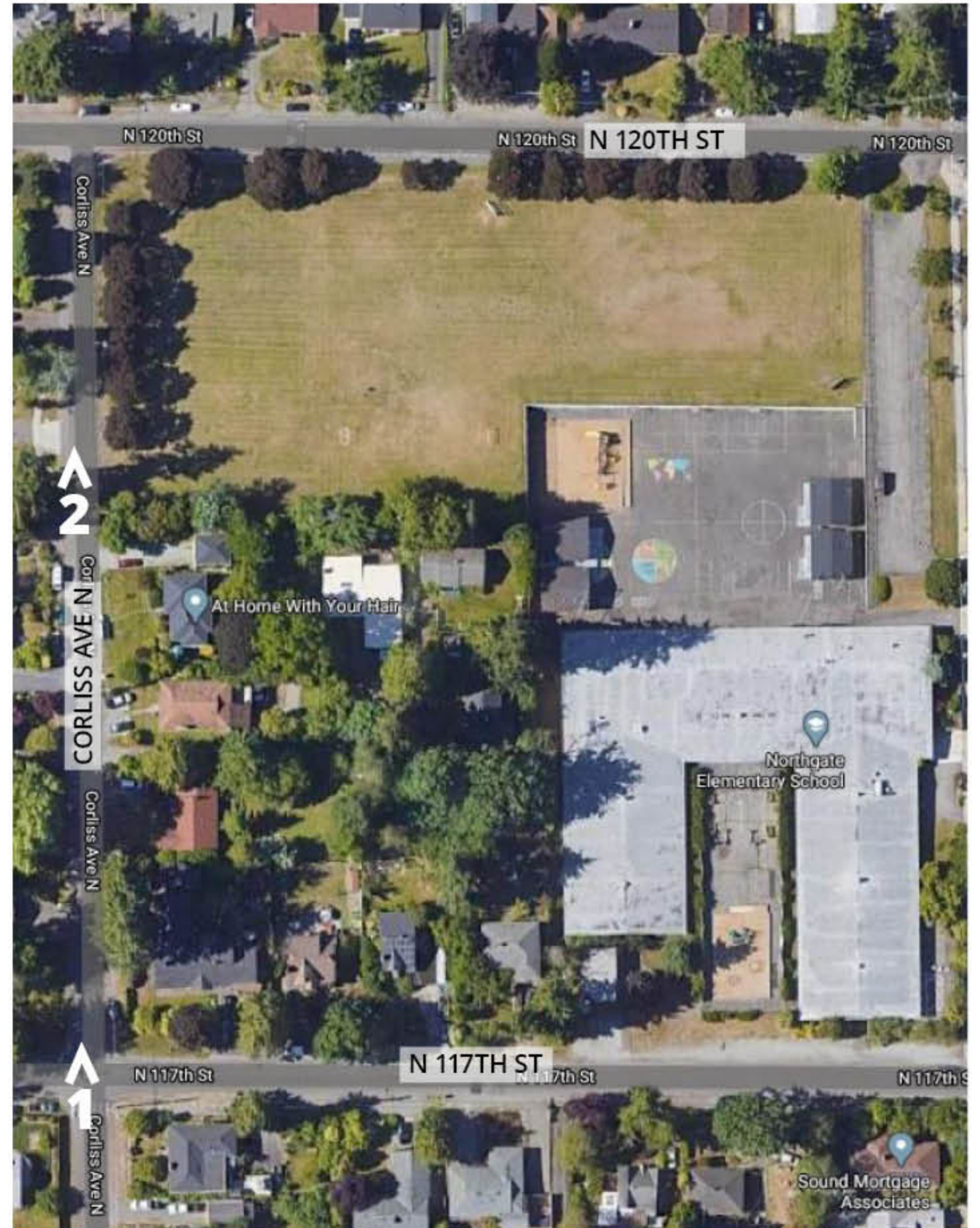
North 120th Street

1st Avenue North East

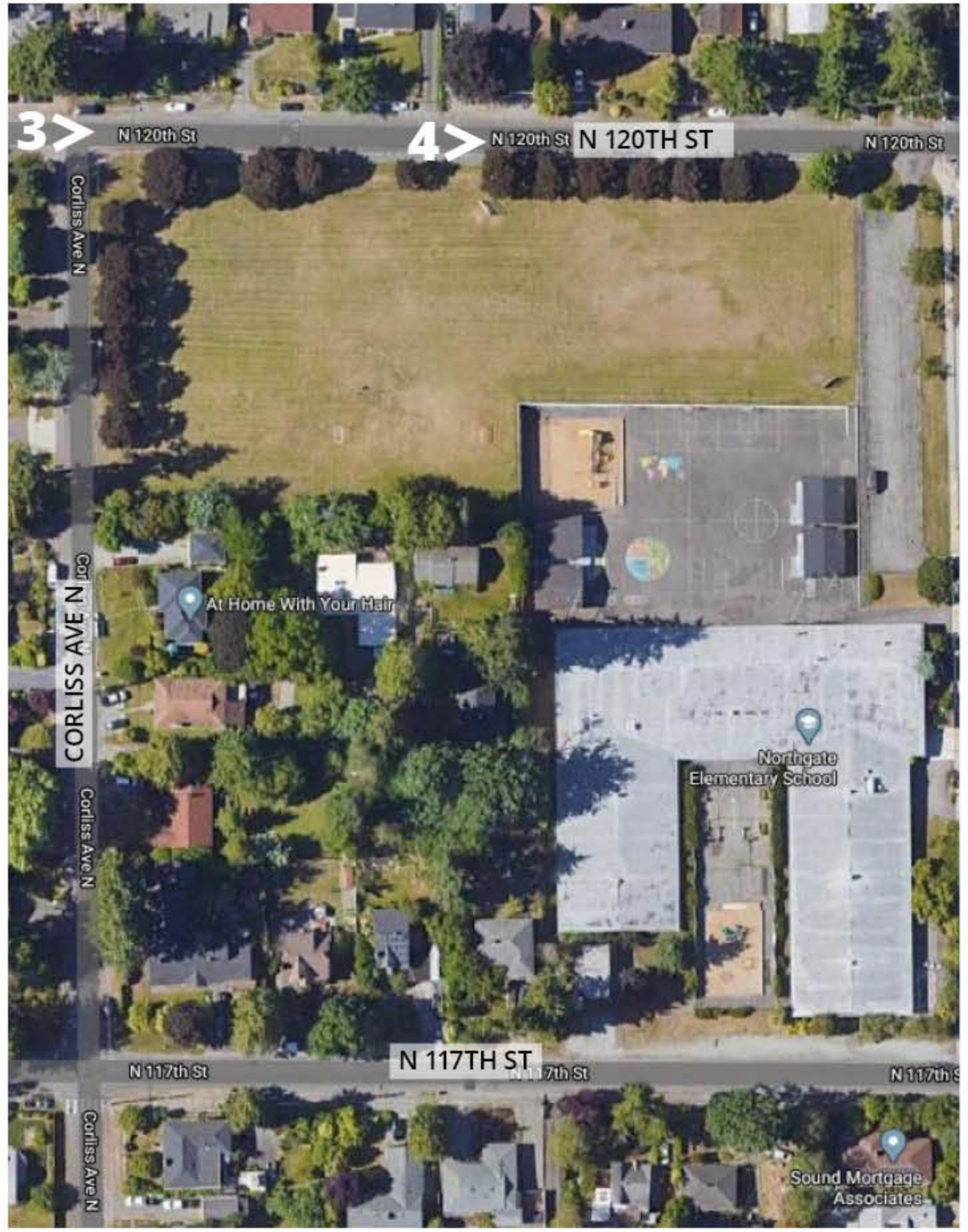
North 117th Street



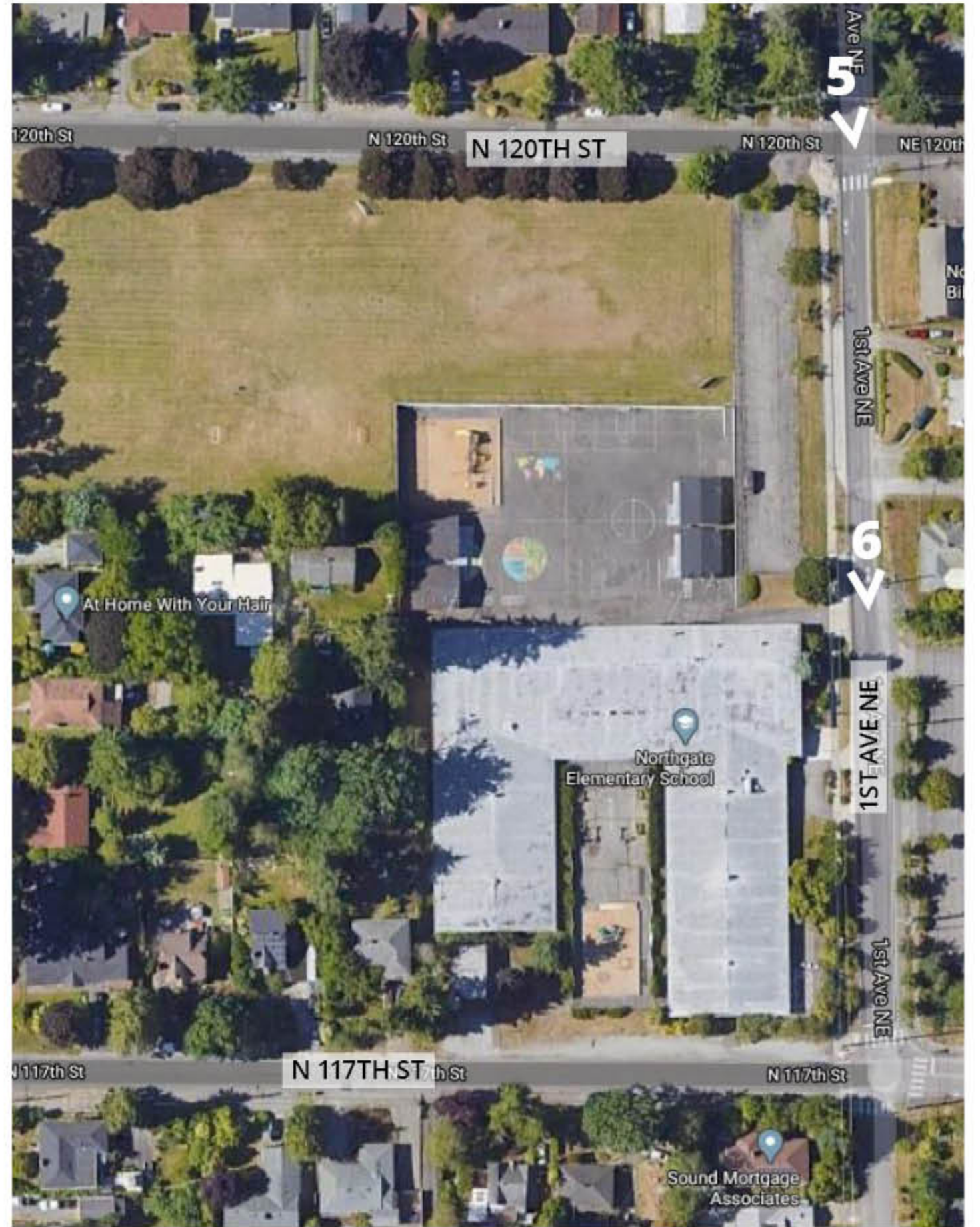
CORLISS AVE N



N 120TH ST



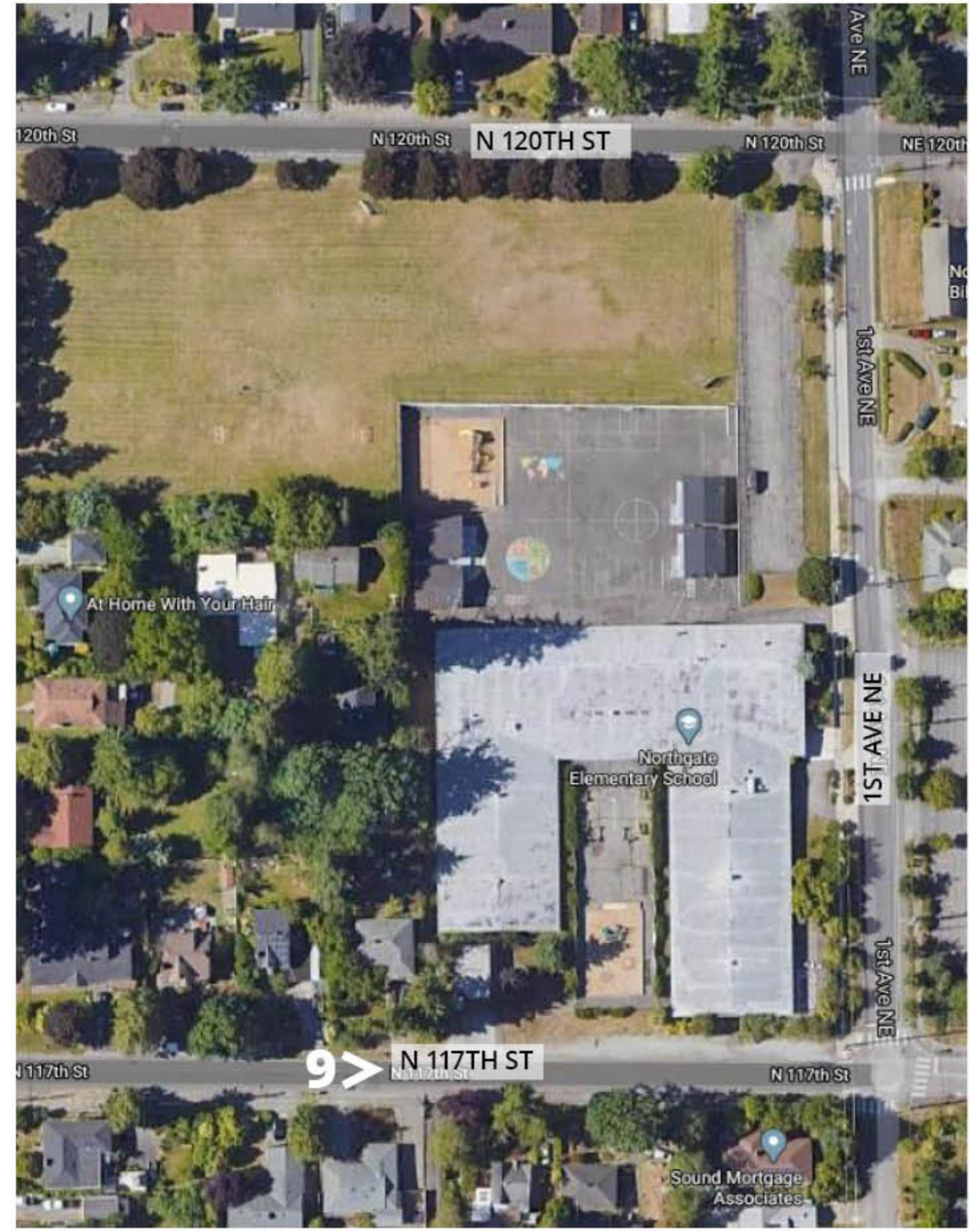
1ST AVE N



N 117TH ST



N 117TH ST



SITE ANALYSIS

> Retaining Wall

There is currently a 12' high retaining wall dividing the site into two terraces. The existing wall will be removed, and replaced with a new one further to the North rotated on a 15 degree angle.

> Panoramic View

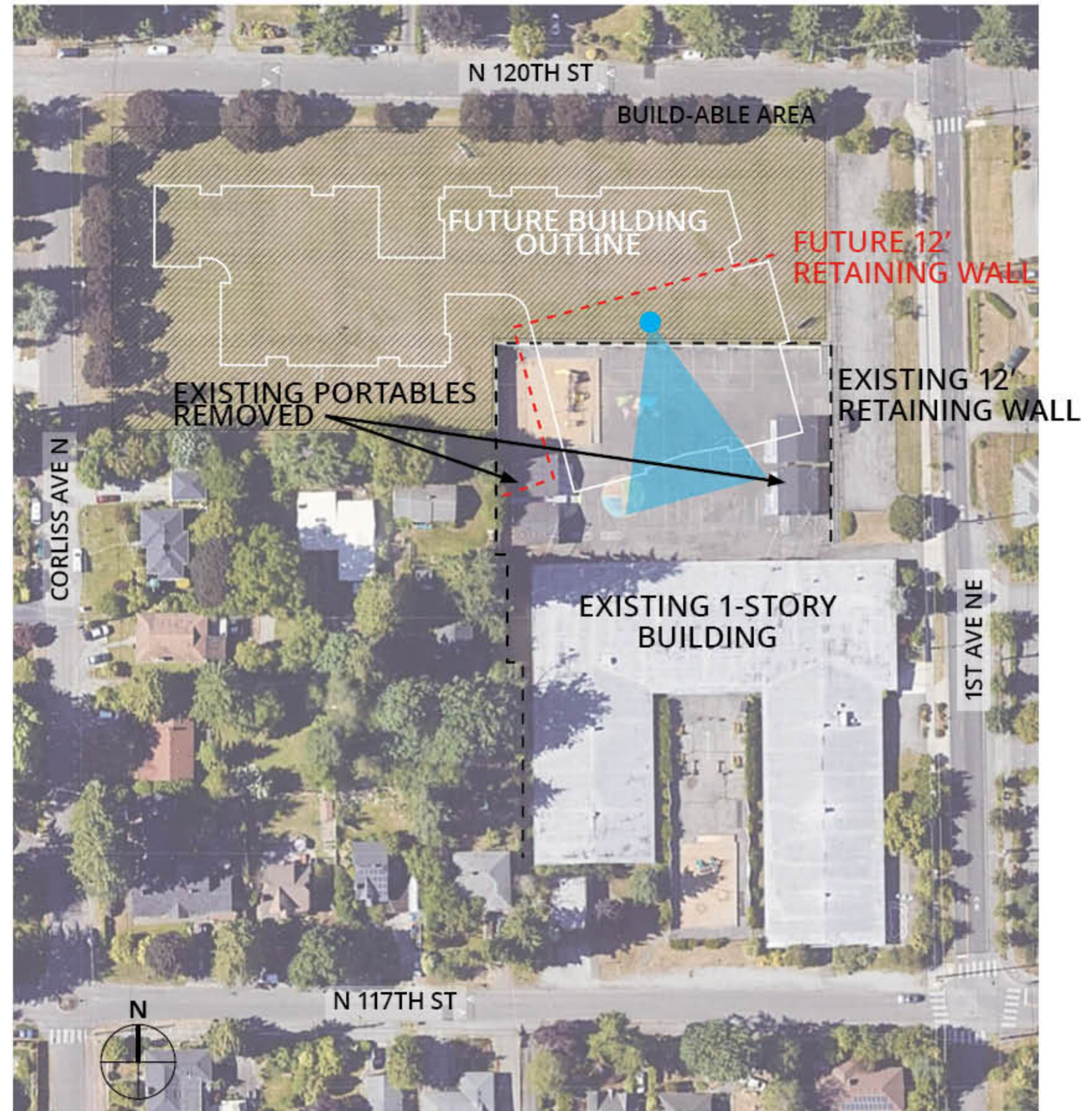
The second story of the building offers a featured view towards Mount Rainier and parts of Downtown Seattle.

> Play Field

A new playfield will be constructed on the southern end of the site following the demolition of the existing building.

> Occupied Construction

The school site will continue to be occupied during the construction of the replacement school. After construction of the new building, the existing school will be demolished and the remaining site construction (playgrounds) will be completed.



PROJECT OVERVIEW: PROPOSED DESIGN

PROJECT OBJECTIVES

> Project Process

Seattle Public Schools started the design process by convening a School Design Advisory Team (SDAT) consisting of school teachers, administrators, district staff, parents, and community members. This committee met 5 times between September and December 2019 to brainstorm with-, and advise, the design team. The committee helped select a preferred design option from among multiple options considered. Additionally, the design team participated in the school art night to solicit feedback, presented the conceptual design to the Haller Lake Community, and published process updates on the school website.

> A Welcoming, Non-Institutional Environment

Northgate Elementary will be a place where students and families feel like they belong.

> Creating Community

The spatial layout will encourage close connections and the potential for overlapping between groups.

> Exceptional Tapestry of Spatial Choices

The building will incorporate a variety of sizes and types of spaces, encouraging a wide range of activities and experiences.

The school environment will support the needs of introverts, extroverts, and students experiencing trauma.



PROJECT OBJECTIVES

> Inspire Curiosity

Curiosity is the starting point for interest in reading and classroom engagement. The design will incorporate elements that spark wonder and excitement.

> Connection to Nature

Occupants will have views of, and access to, garden spaces and nature. The building will celebrate the natural world and its processes.

> Restorative and Supportive

The school will help teachers recharge, students feel safe, and families feel supported.

> Celebrating Reading and Literacy

Features will include a welcoming library at the core of the school, distributed mini-libraries throughout the school, and nooks for independent reading in shared areas and classrooms.



EXISTING SITE PLAN

- KEY**
- EXISTING TREE
 - BUILDING
 - PORTABLE
 - BUS LOADING ZONE
 - PARENT DROP-OFF



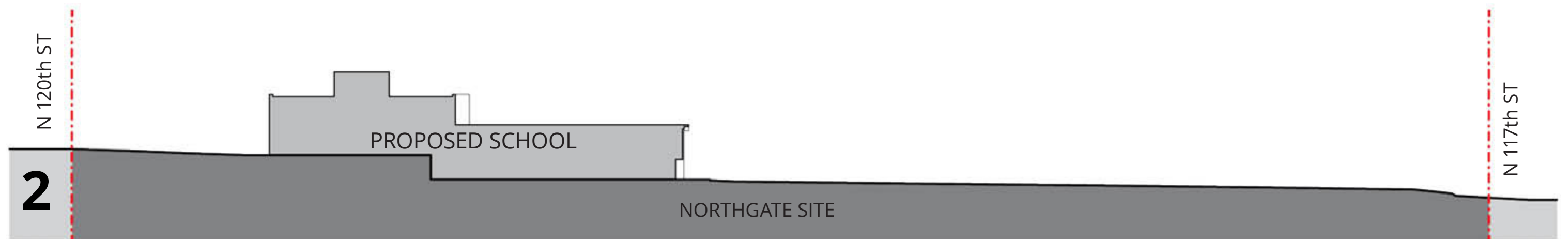
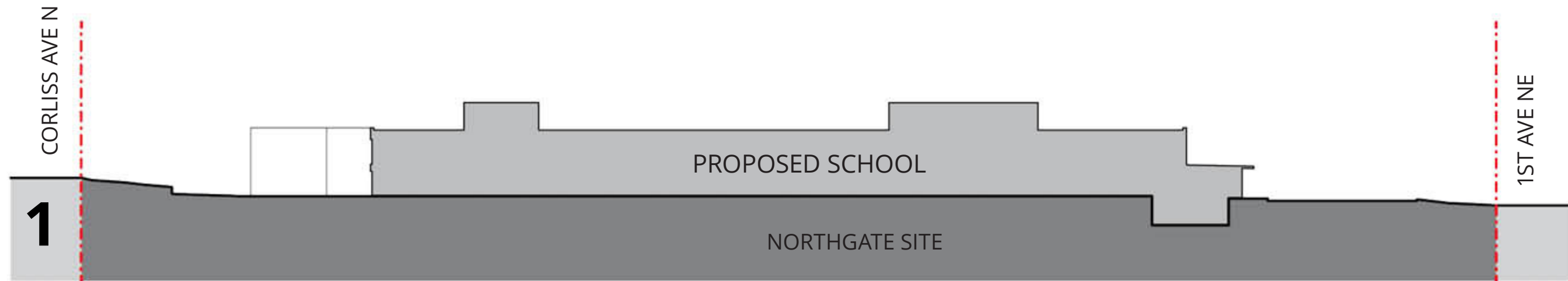
PROPOSED SITE PLAN

KEY

-  GRASS
-  PAVING
-  SOFT SURFACE PLAY AREA
-  HARD SURFACE (ASPHALT/CONCRETE)
-  EXISTING TREE
-  OFF-SITE OVERHANGING TREE
-  NEW TREE
-  BUILDING
-  BUS LOADING ZONE
-  PARENT DROP-OFF



SITE SECTIONS



56 Existing Trees




43 "Significant" / 4 "Exceptional"

14 Off-Site Overhanging Trees

Significant: per SMC 25.11.040.A.1, is a tree with a trunk that is 6" in diameter at 4'-6" above the ground.

Exceptional: per DR 16-2008, is a tree that is designated as a heritage tree by the City of Seattle; or is rare or exceptional by virtue of its size, species, condition, cultural/historic importance, age, and/or contribution as part of a grove of trees.

KEY

-  EXISTING TREE
-  OFF-SITE OVERHANGING TREE
-  EXCEPTIONAL TREE



EXISTING & REMOVED TREES

56 Existing Trees
- 22 Trees Proposed for Removal

34 Preserved Trees

- KEY**
- EXISTING TREE
 - PROPOSED REMOVED TREE
 - OFF-SITE OVERHANGING TREE
 - ⓔ EXCEPTIONAL TREE







EXISTING & NEW TREES

56 Existing Trees
- 22 Trees Proposed for Removal

34 Preserved Trees
+ 45 New Trees

79 Total Trees

KEY

-  EXISTING TREE
-  PROPOSED REMOVED TREE
-  OFF-SITE OVERHANGING TREE
-  NEW TREE



PROJECT OVERVIEW: EXPERIENCE

EXISTING CONDITION:



+ *Corner of 1st Ave + 120th St*

PROPOSED CONDITION:



+ *Inviting Front Entry Plaza*

EXISTING CONDITION:



+ *NORTH 120th STREET*

PROPOSED CONDITION:



+ *Playful Facade*

EXISTING CONDITION:



+ *Current Play Area*

PROPOSED CONDITION:



+ *New Play Area and South Facade*

REQUESTED DEPARTURES

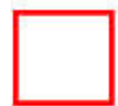
- > Building Height
- > Parking Quantity
- > On Street Bus Loading
- > Message Board
- > Bike Parking

DEPARTURE #1: BUILDING HEIGHT (SMC 23.51B.002.D.1.b)

Best design practices would suggest that mechanical equipment be screened from view. In lieu of screening, the equipment will be enclosed in penthouses* to increase longevity, reduce maintenance needs, and allow for more energy efficient equipment.

Mechanical Equipment Enclosure over height limit by 12'-0"

KEY

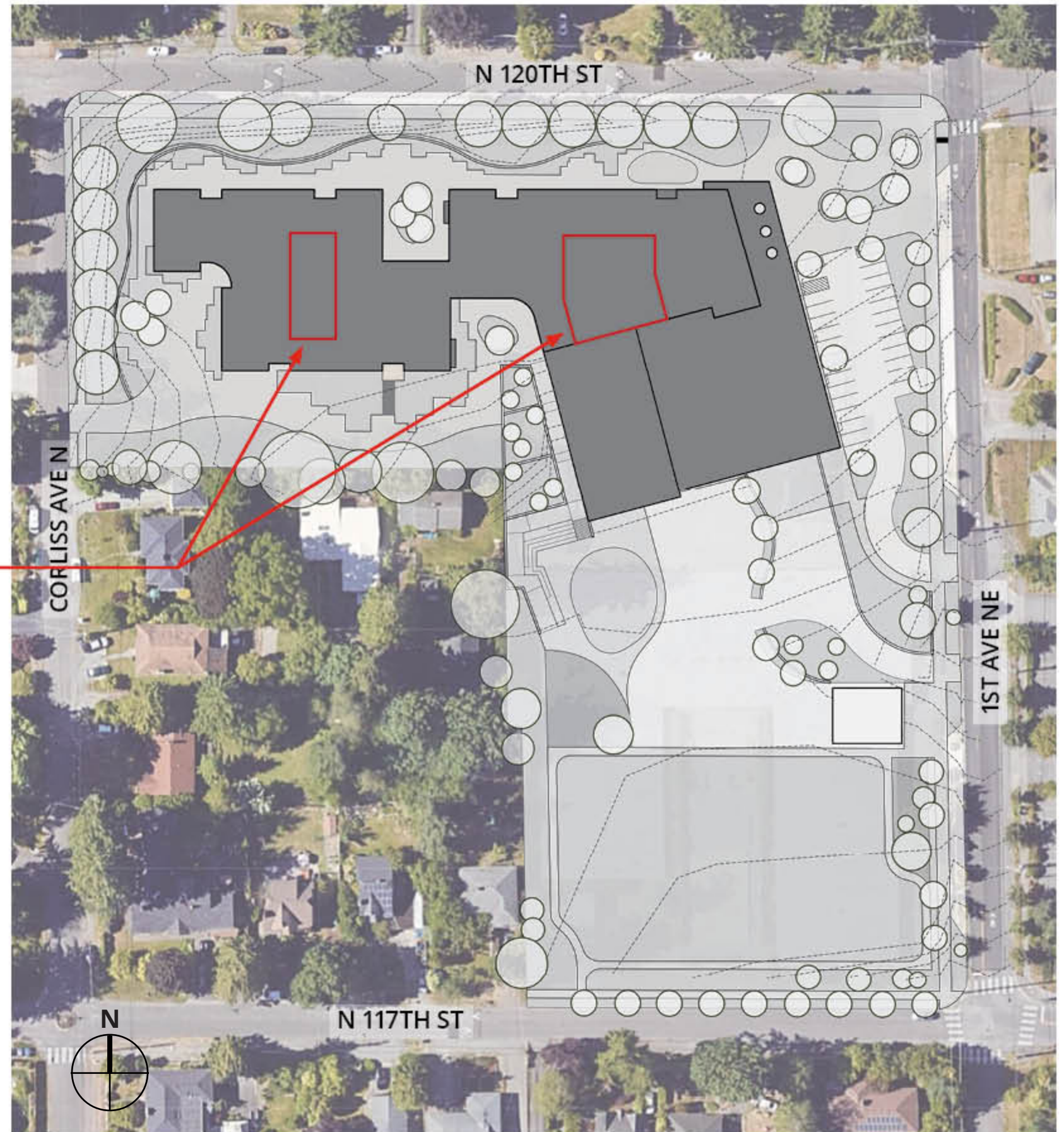


OVER 35' BUILDING HEIGHT LIMIT



UNDER 35' BUILDING HEIGHT LIMIT

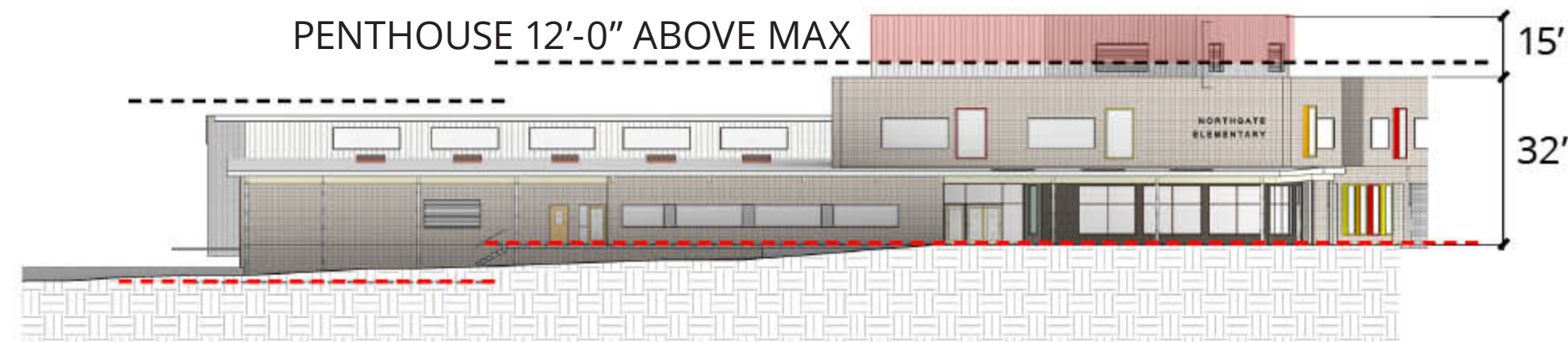
* A "mechanical penthouse" is a room that enclosed and protects equipment on the building roof.



DEPARTURE #1: BUILDING HEIGHT



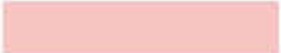


North Building Elevation at N 120th St



East Building Elevation at 1st Ave NE

KEY

- 35'-0" (MAX. HEIGHT) 
- AVG. EXISTING GRADE 
- AREA ABOVE 35'-0" LIMIT 

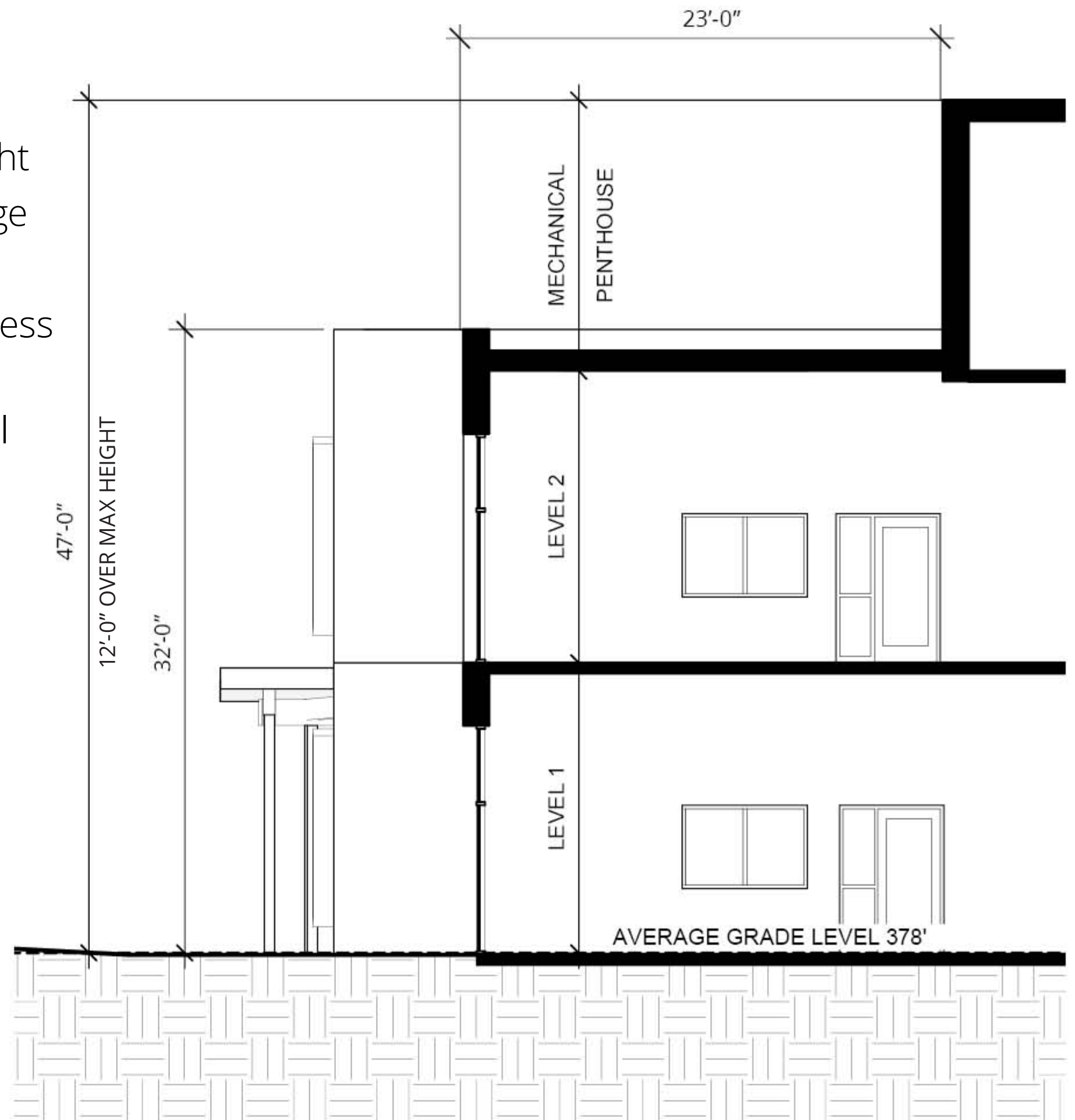
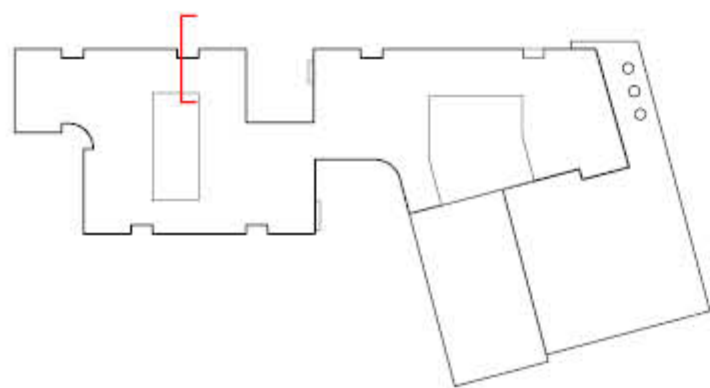
DEPARTURE #1: BUILDING HEIGHT

The portion of the building over 35' height is set back from the nearest building edge 23 feet, and approximately 75 feet from the property line, therefore they will be less visible.

Section through building and mechanical penthouse

The departure is entirely due to the mechanical equipment enclosure.

Covering the mechanical equipment significantly reduces maintenance costs and improves the visual appearance of the building.



DEPARTURE #1: BUILDING HEIGHT

SMC 23.51B.002.D.1.b - Height

1. Single Family and Lowrise Zones
 - b. For new public school construction on existing public school sites, the maximum permitted height is 35 feet plus 15 feet for a pitched roof.

Maximum Building Height from
Average Existing Grade

35'-0"

Proposed Building Height

47'-0" to top of Mechanical Penthouse

> DEPARTURE REQUESTED FOR 12'-0" ABOVE THE HEIGHT LIMIT

DEPARTURE #2: PARKING QUANTITY

(SMC 23.54.015 Table C, Row N)

School Parking Calculations

The Seattle Municipal Code (SMC) requires 1 parking space per 80 square feet of public assembly spaces (Commons and Gymnasium).

Commons + Gym Area = 10,542 SF

10,542 SF of public assembly space / 80 SF = **132 Parking Spaces**

Child Care Parking Calculations

1 parking per 10 Children

50 Children / 10 = **5 Parking Spaces**

Child Care Loading Zone Calculations

1 Loading Zone Space per 20 Children

50 Children / 20 = **3 Loading Zone Spaces**

Total Parking Spaces Required = 140

DEPARTURE #2: PARKING QUANTITY

28 Existing Parking Spaces



DEPARTURE #2: PARKING QUANTITY

30 Proposed Parking Spaces

26 proposed parking stalls in the main lot

4 additional parking stalls to be located in the service yard



DEPARTURE #2: PARKING QUANTITY

140 Parking Spaces Required by Code
30 Parking Spaces Provided On-Site

Additional Considerations:

Additional capacity for 36 cars can be located on asphalt play yard for school events.

School loading zones are available for public parking and therefore can be used for event parking in the evenings or weekends when not using loading zone. The length of these zones can accommodate approximately 37 cars.

66 On-site Parking Spaces available for School Events. Loading Zones along street can accommodate an additional 37 cars.



DEPARTURE #2: PARKING QUANTITY

This layout demonstrates that the playground area can accommodate up to 36 cars for parking during school events.

Event Parking on Playground



DEPARTURE #2: PARKING QUANTITY

If we had to meet the code required number of 140 parking stalls, a parking lot approximately the size of the entire playfield would be required, reducing the overall playground space by approximately 50%. This graphic shows the size of the area required to accommodate those stalls.



DEPARTURE #2: PARKING QUANTITY

Due to the minimum play space requirements in the SPS Standards, every recently constructed elementary school has less than code required parking to preserve playground, and open play areas.

School Name	Enrollment Capacity	Site Area (acres)	On-Site Parking Provided/Required	Departure
Arbor Heights Elementary	660	5.65	55 / 138	80
Genesee Hill Elementary	660	6.82	71 / 135	64
Loyal Heights	660	2.85	0 / 70	70
Magnolia Elementary	500	2.50	6 / 79	73
Queen Anne Elementary	500	3.00	32 / 118	86
Thornton Creek Elementary	660	7.66	91 / 162	71
Wing Luke Elementary	500	6.85	60 / 130	70
Northgate Elementary	650	5.77	30 / 140 (proposed)	110

* Enrollment Capacity per Educational Specification of Seattle Public Schools

DEPARTURE #2: PARKING QUANTITY

Transportation and Parking Impacts Analysis Summary

Elements Evaluated:

> Replacement School

Capacity for up to 650 students (increase of about 400 students compared to existing school)

> Number & Time of Added School Trips

Morning Arrival (7:15 am - 8:15 am) Increase = 322 trips (178 in, 144 out); Afternoon Dismissal (2:00 pm - 3:00 pm) Increase = 174 trips (86 in, 88 out)

> On-Street Bus & Family-Vehicle Load/Unload & Pedestrian Crossings

> Traffic Operations & Safety

Five intersections; all forecast to operating at Level of Service (LOS) B or better overall, all movements LOS C or better. Collision data did not indicate any unusual collision patterns.

> On-Street Parking

Daily use & evening events. City considers occupancy of 85% or higher as effectively full. Currently, 16% to 19% occupied on school days (190 to 250 unused). With project, school-days to remain below 35%. During occasional large events (~1 per month) expected to remain below 75% occupied.

> Construction Traffic & Mitigation

Source: "Northgate Elementary School Replacement Transportation Technical Report," Heffron Transportation, Inc., May 2020

DEPARTURE #2: PARKING QUANTITY

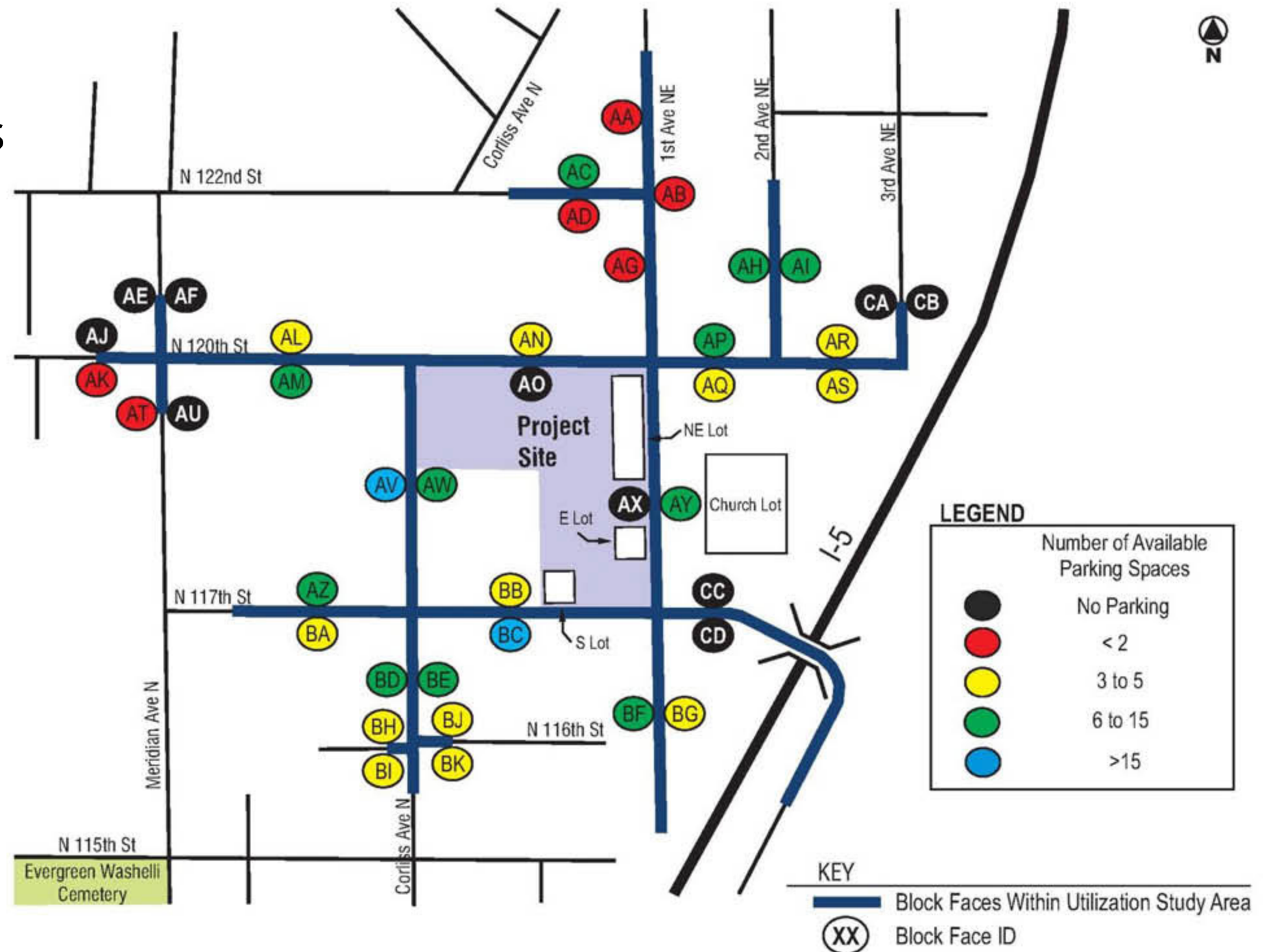
On-Street Parking Availability - Weekday Early Morning

Total On-Street Parking Spaces
With 800' = 233 Spaces

43 - 46 cars (7:00 - 7:45 AM)
(18-20% occupied)*

Number Unoccupied =
187-190

*Utilization Rate = 85% Considered Full



DEPARTURE #2: PARKING QUANTITY

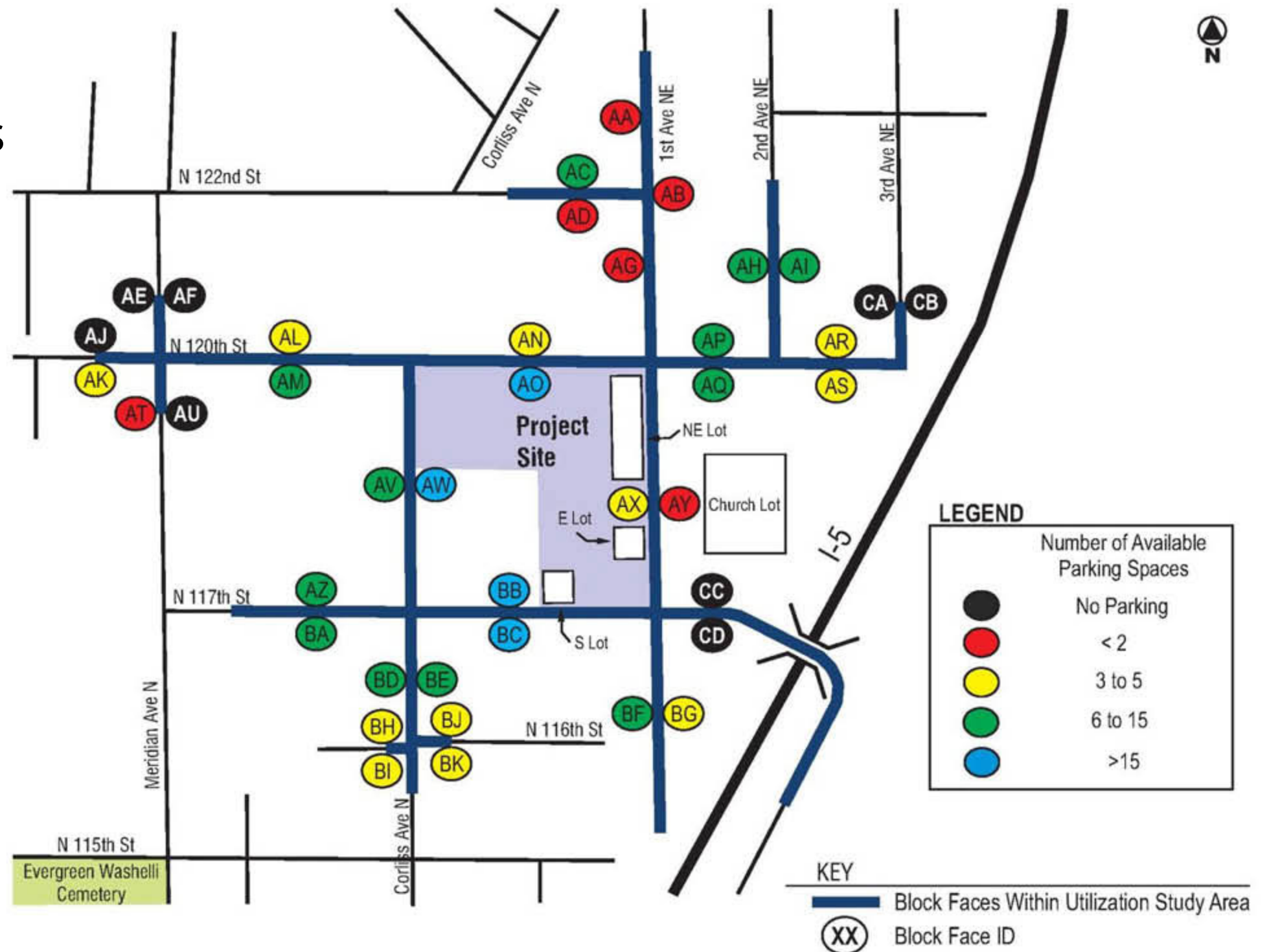
On-Street Parking Availability - **Weekday Mid Morning**

Total On-Street Parking Spaces
With 800' = 293 Spaces

38 - 53 cars (10:30 - 11:15 AM)
(13-18% occupied)*

Number Unoccupied =
240-255

*Utilization Rate = 85% Considered Full



DEPARTURE #2: PARKING QUANTITY

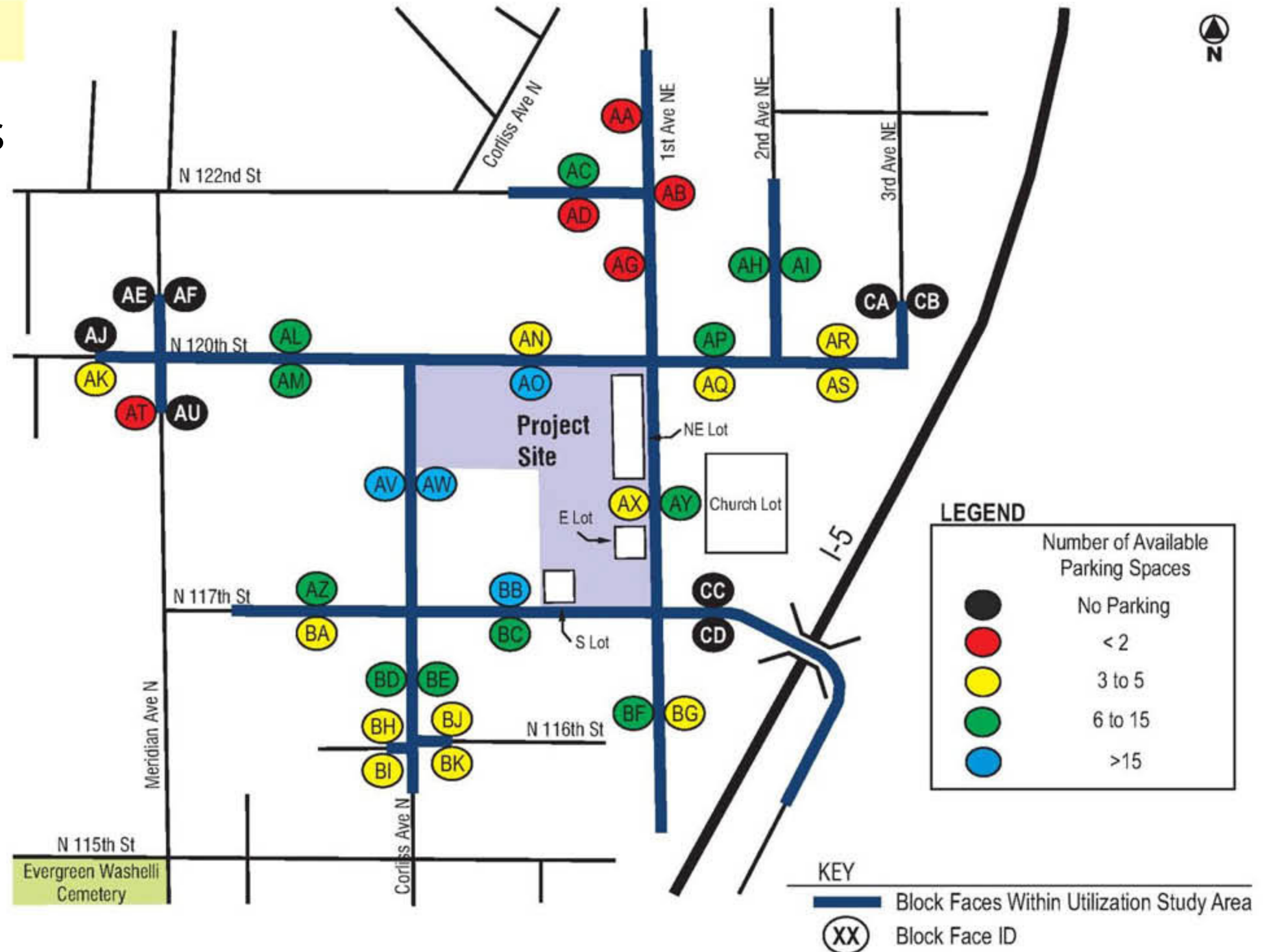
On-Street Parking Availability - Weekday Evening (No Event)

Total On-Street Parking Spaces
With 800' = 293 Spaces

39 - 43 cars (7:30 - 8:15 PM)
(13-15% occupied)*

Number Unoccupied =
250-254

*Utilization Rate = 85% Considered Full



DEPARTURE #2: PARKING QUANTITY

On-Street Parking Availability - Weekday Evening (Event)

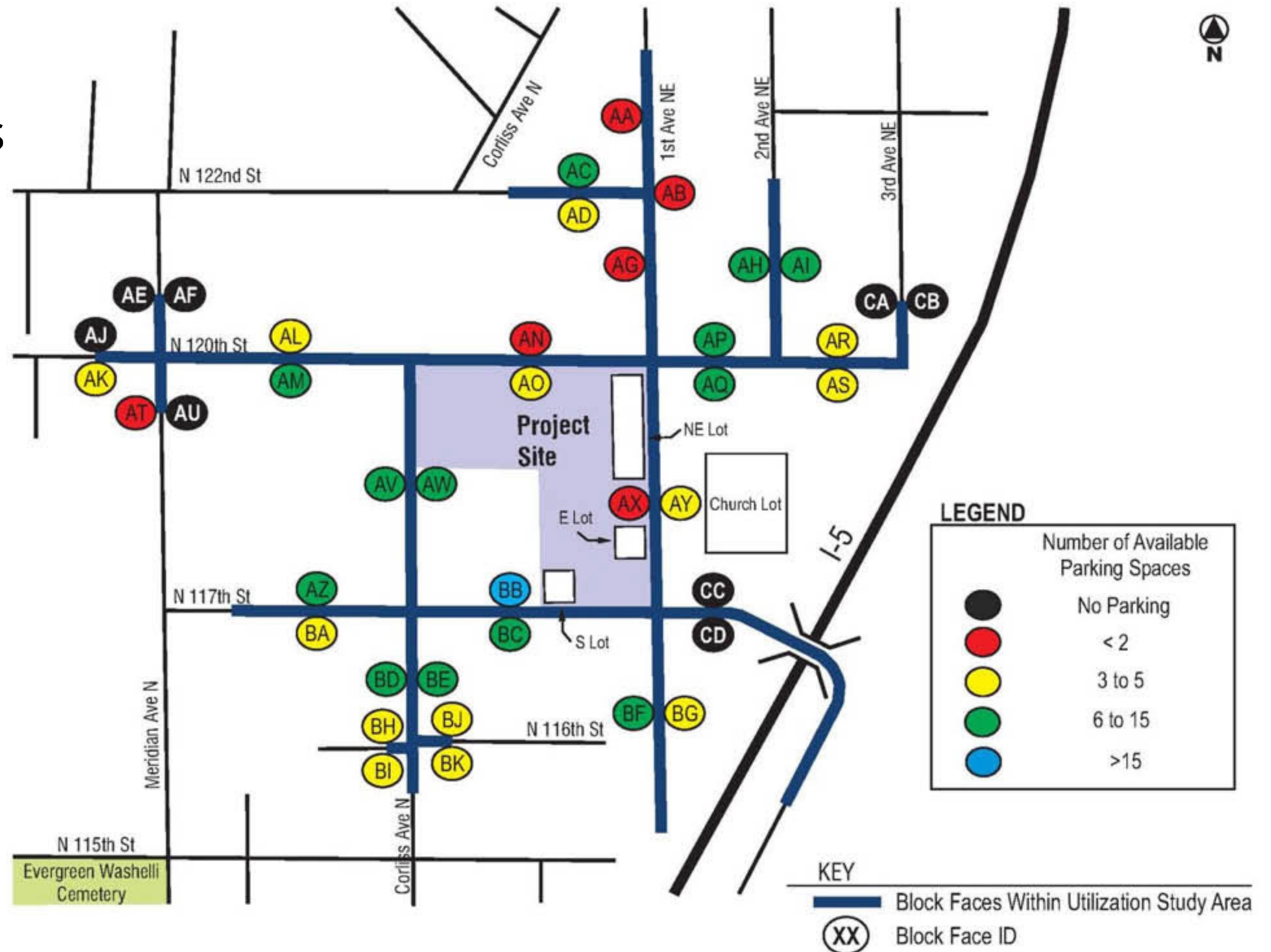
Total On-Street Parking Spaces
With 800' = 293 Spaces

Literacy Night & Food Lifeline
Event (6:00 to 7:00 PM)

94 cars (6:30 - 7:15 PM)
(32% occupied)*

Number Unoccupied = 199

*Utilization Rate = 85% Considered Full



DEPARTURE #2: PARKING QUANTITY

Transportation and Parking Recommendations

- > Construction Transportation Management Plan (CTMP)

- > Transportation Management Plan (TMP):

Access routing & load/unload protocols; encourage walking, biking, bus (for those eligible).

- > Engage the Seattle School Safety Committee:

Review the new access for pedestrians and bicycles; determine if changes should be made to crosswalks, traffic control, crossing guard locations, or to help encourage pedestrian and non-motorized flows at designated locations.

- > Neighborhood Communication Plan for School Events:

Review the new access for pedestrians and bicycles; determine if changes should be made to crosswalks, traffic control, crossing guard locations, or to help encourage pedestrian and non-motorized flows at designated locations.

- > Update Right-of-Way & Curb-Side Signage:

Confirm locations, restrictions, and durations for load/unload zones.

Source: "Northgate Elementary School Replacement Transportation Technical Report," Heffron Transportation, Inc., May 2020

DEPARTURE #2: PARKING QUANTITY

SMC 23.54.015 Table C - Parking for Public Uses and Institutions

Schools, public elementary and secondary shall have 1 space for each 80 square feet of all auditoria or public assembly rooms . . . for new public schools on a new or existing public school site

Childcare Spaces shall have 1 Space for each 10 children or 1 space for each staff member, whichever is greater; plus 1 loading and unloading space for each 20 children.

Required Public School Off-Street Parking

132 Parking Spaces (Refer to Sheet A1.0)

Required Childcare Off-Street Parking

8 Parking Spaces (Based on 50 student capacity)

Total Amount of Code Required Parking

140 Parking Spaces

Proposed Number of Parking Spaces

30 Parking Spaces

> DEPARTURE REQUESTED FOR 110 PARKING SPACES

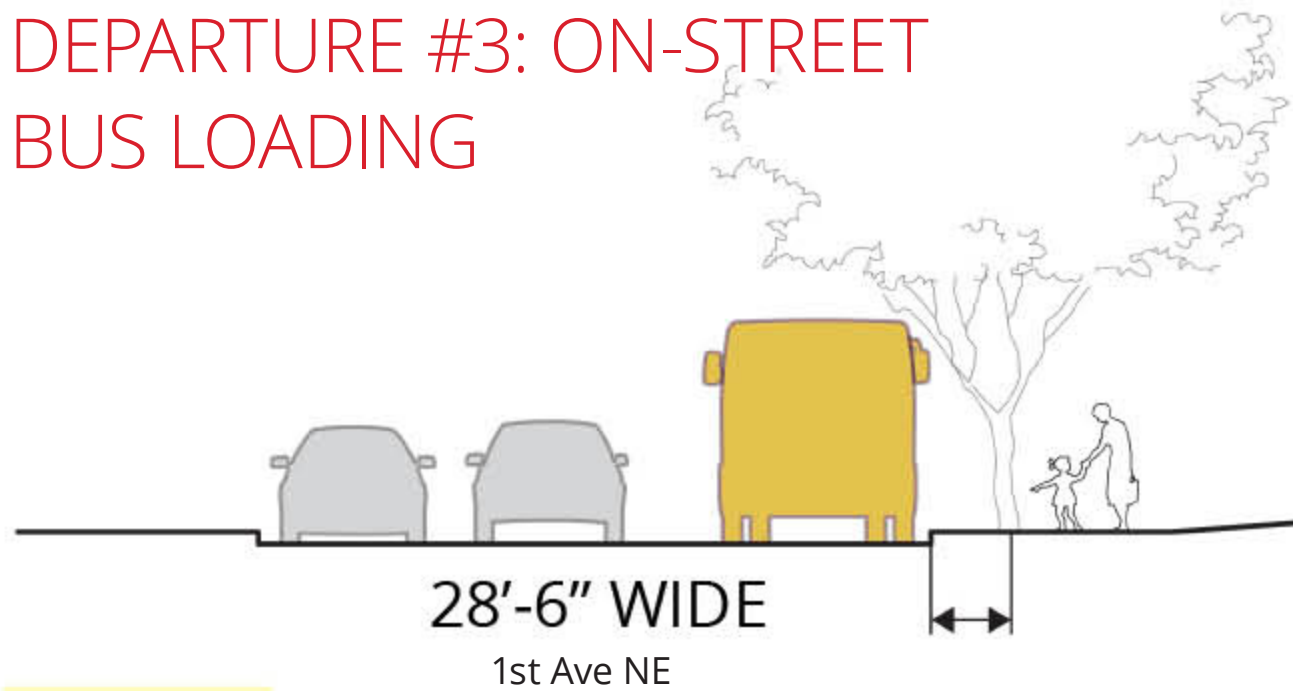
DEPARTURE #3: ON-STREET
BUS LOADING (SMC 23.51B.002.1.4.b)

Existing On-Street Bus Loading for
2 Full Size Buses
2 Small Buses

KEY
CURRENT BUS LOADING ZONE (~215')



DEPARTURE #3: ON-STREET BUS LOADING



Proposed On-Street Bus Loading for

- 3 Full Size Buses
- 2 Small Buses

KEY

 CURRENT BUS LOADING ZONE (~215') AND PROPOSED BUS LOADING ZONES (~215' + ~120')

The school is currently loading/unloading on N 117th St. After development of the new school, buses will primarily use 1st Ave NE for bus loading but may continue to use N 117th St on occasion. An automobile load/unload area is proposed along N 120th St.



DEPARTURE #3: ON-STREET BUS LOADING

SMC 23.51B.002.1.4.b - Bus and Truck Loading and Unloading

4. When a public school is remodeled or rebuilt at the same site, an existing on-street bus loading area is allowed if the following conditions are met:
 - a. The school site is not proposed to be expanded;
 - b. The student capacity of the school is not being expanded by more than 25 percent; and
 - c. The location of the current on-street bus loading remains the same.

Historic peak of student capacity

494 students

Proposed school student capacity

650 students (increase of 32%)

> DEPARTURE REQUESTED FOR ON-STREET BUS LOADING ON 1ST AVE NE

DEPARTURE #4: MESSAGE BOARD (SMC 23.55.020.B, D.7)

Proposed Double-Sided, Electronic,
Changing Image Message Board Location

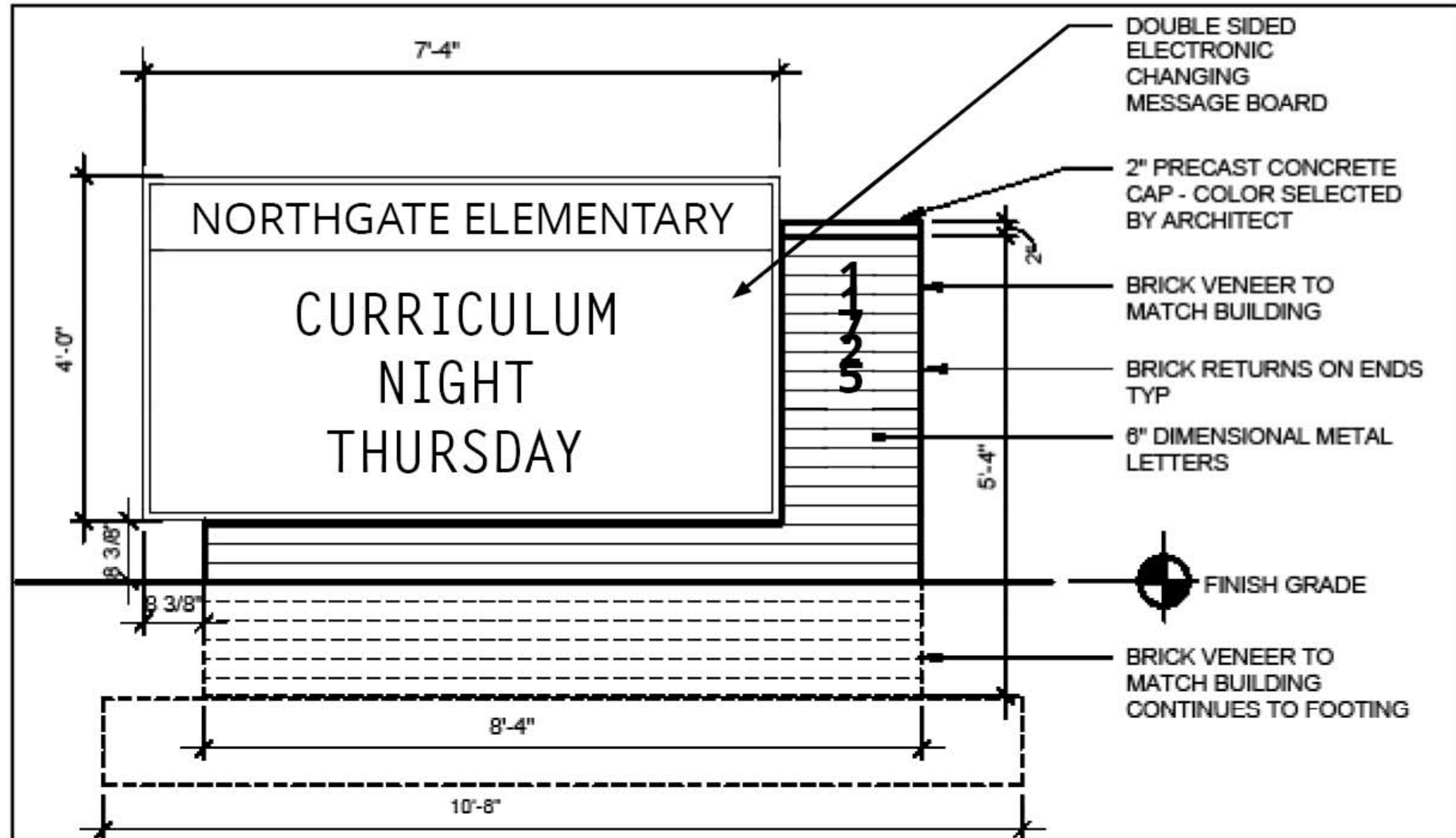
Proposed Departure Language:

The departure to allow an electronic message board be GRANTED as requested by Seattle Public Schools without modifications and with the following conditions:

- The proposal is limited to one double-faced sign which may change images.
- The sign is limited to only be lit when school is in session, and not be used on the weekends, holidays or vacations.
- The sign shall be set to turn on no earlier than 7 am, and to turn off no later than 7 pm except for special school events, such as family nights, potlucks, and school programs, where it can stay lit until 9 pm.
- The sign is limited to be lit using one color with a dark background.
- No flashing, scrolling, or moving images are allowed.



DEPARTURE #4: MESSAGE BOARD



Prototypical Design for Monument Sign Incorporating Electronic Message Board

DEPARTURE #4: MESSAGE BOARD

SMC 23.55.020.B, D.7 - Signs in single-family zones

B. No flashing, changing image or message board signs shall be permitted.

D. The following signs are permitted in all single-family zones:

7. For elementary or secondary schools, one electric or nonilluminated double-faced identifying sign, not to exceed 30 square feet of area per sign face on each street frontage, provided that the signs shall be located and landscaped so that light and glare impacts on surrounding properties are reduced, and so that any illumination is controlled by a timer set to turn off by 10 p.m.

> DEPARTURE REQUESTED FOR A DOUBLE-SIDED, ELECTRONIC, CHANGING IMAGE MESSAGE BOARD

DEPARTURE #5: BICYCLE PARKING (SMC 23.54.015 TABLE C)

SMC 23.54.015 TABLE C - Public Elementary Schools shall have 3 long term and 1 short term space for each classroom. The school will have a total of 36 classrooms. Secured long term spaces are intended for staff/student use while unsecured short term spaces are intended for visitor use.

This code section is written for multi-family structures with the intent of providing bicycle parking for residents. For schools, bicycle parking is drastically different as it is primarily for students and staff who commute via bike, therefore a departure is needed.

During the Departures Process, as set forth in SMC 23.76, the project will be requesting a departure of 36 Long Term parking spaces and 10 Short Term spaces.

Required Spaces: 108 Long Term and 36 Short Term

Provided Spaces: 36 Long Term and 10 Short Term

10 proposed covered unsecured short term spaces

36 proposed covered secured long term spaces

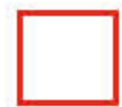


SUMMARY

DEPARTURE REQUEST SUMMARY

- > 1. Departure Requested for 12'-0" Above Height Limit
- > 2. Departure Requested for 110 Parking Spaces
- > 3. Departure Requested for On-Street Bus Loading
- > 4. Departure Requested for Double-Sided, Electronic, Changing Image Message Board
- > 5. Departure Requested for 81 Long Term and 26 Short Term Bike Parking Spaces

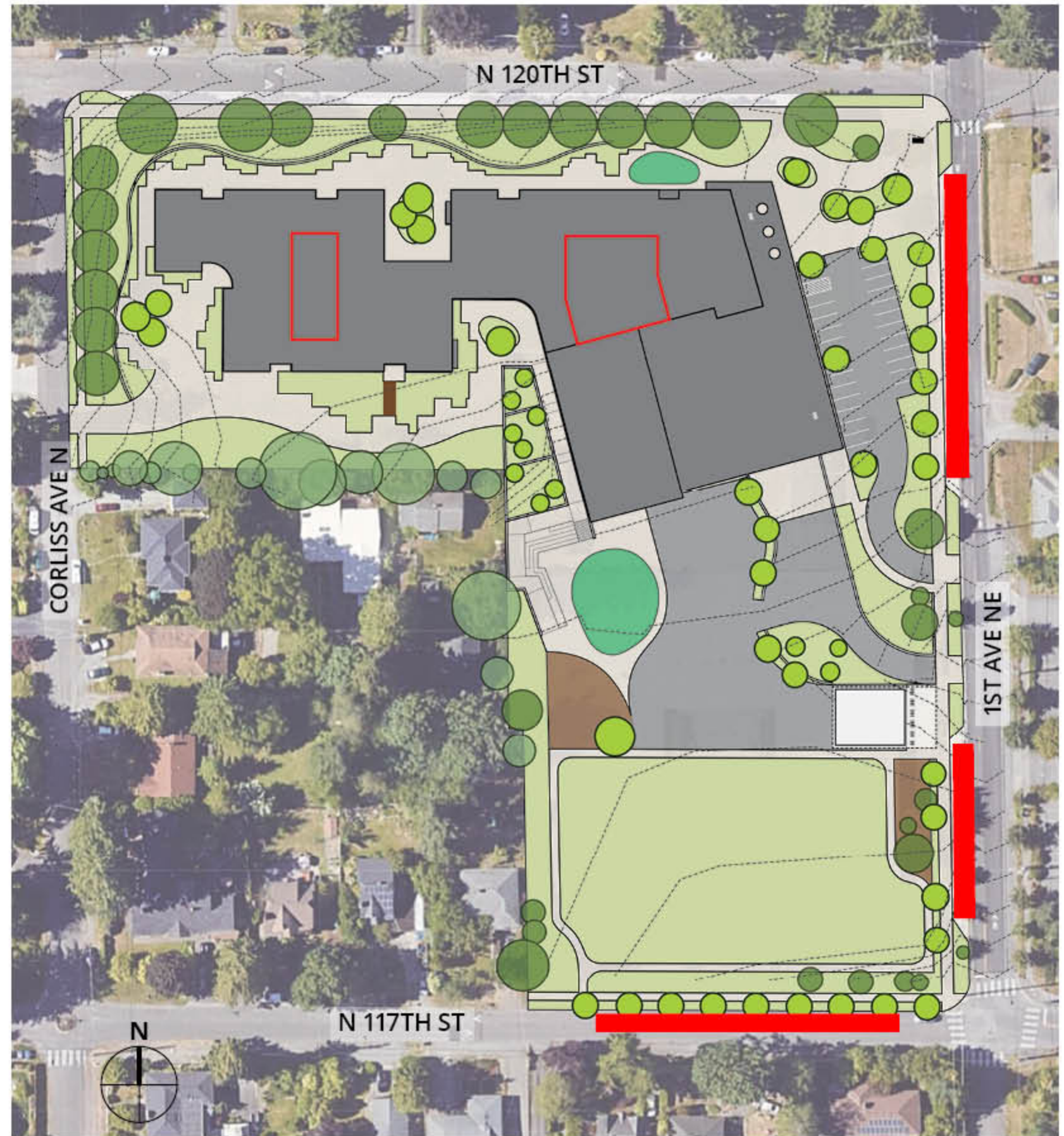
KEY



BUILDING HEIGHT DEPARTURE



BUS LOADING ZONE (~215' + 215' + 120')



YOU MADE IT TO THE END!

- > THANK YOU FOR TAKING THE TIME TO READ THROUGH THIS DOCUMENT
- > WE WELCOME YOUR INPUT. PLEASE SUBMIT YOUR COMMENTS ON THE REQUESTED DEPARTURES, INCLUDING ANY MITIGATION MEASURES OR CONDITIONS OF APPROVAL BY JUNE 26TH, 2020 TO:

Maureen Sheehan

Maureen.Sheehan@seattle.gov

City of Seattle, Department of Neighborhoods

Attn. Maureen Sheehan

PO Box 94649

Seattle, WA, 98124-4649