



City of Seattle

Seattle Department of Neighborhoods

Bernie Matsuno, Director

**Olympic Hills Elementary
School Design Departure
Committee**

Members

Steve Beadle
Karen Costarella
Nancy Cabbage
Chuck Dickey
Gary Goven
Anne Hilman
Annie Meadows
Lucy Morello
Tomoki Noguchi
Carlin Pressnall

Ex-Officio Members

Steve Sheppard – DON
DON Holly Godard – DPD

**Olympic Hills Elementary Development Standards
Departure Advisory Committee**

Meeting #2

Meeting Notes

January 14, 2015

Members and Alternates Present:

Karen Costarella	Steve Beadle	Tomoki Noguchi
Ann Hilman	Annie Meadows	Lucy Morello
Nancy Cabbage	Carlin Pressnall	

Ex-Officio Members Present

Steve Sheppard (DON)
Holly Godard (DPD)

See Attendance Sheet

I. Opening of Meeting and Introductions:

The second meeting was opened by Steve Sheppard from City of Seattle, Major Institutions and Schools Program. Mr. Sheppard welcomed all in attendance and noted that the purpose of this meeting is to consider the two departures (parking and bus loading/unloading) that were not addressed during the first meeting. He noted the height departure was approved at the previous meeting.

Mr. Sheppard then declared that a quorum is present.

II. Brief Description of outcome of previous meeting:

Mr. Sheppard noted that the biggest question raised at the last meeting was what the site would look like if parking and bus loading were accommodated on-site as required. He noted that the District would address this issue.

III. District Presentation concerning possible impacts of accommodation of bus loading and parking on site:

Mr. Mitch Kent from McGranahan Architects began the presentation by re-introducing the members of the project team and provided a quick summary of the project site. He went and briefly summarized the last two departures that are being requested.

Parking:

Under the Seattle Municipal Code, there are 2 criteria that determine required on-site parking: 1) assembly space with one parking space for every

80 sq. ft. which in this case is the combined cafeteria and gymnasium at 9,992 sq. ft. thus requiring 125 parking spaces; and 2). Child care center requirement which in this case requires another 11 spaces. The total parking required is thus 11 + 125 or 136 parking spots. The District is proposing to provide only 82 permanent on-site spaces located on 3 zones and 54 overflow spots on the playground to achieve the 136 parking spots on site.

District staff briefly went over the impact of accommodating the remaining 54 spaces as permanent On-site spaces and presented the diagram shown below.



The result would be further loss of critical open play space.

A comment was made that the plan was very similar to the first community meeting, and asked what was the rationale and process to change the site plan. Mr. Kent responded that there were influences that were dictated to change the site plan and one of them was to make sure that enough parking was covered for staff or visitors and find a place off the street and to accommodate big events on site.

Ms. Lucy Morrello commented that numerous community members were opposed to the parking lot and having a curb cut off by 23rd. The community would want to meet with us and voiced their opinion that they are not happy with the curb cut off and to avoid the curb cut off the 23rd.

Mr. Kent commented that parking is a very sensitive issue and the School District and the City made tremendous efforts to collaborate with the community to introduced renovations.

Mr. Steve Beadle made a comment regarding the parking code requirement and mentioned that having 56 spots on the lot, the number 11 make sense, but raised a question about how the number 56 came about. Mr. Beadle pointed out that the Transportation report identified 296 legal street spots around the school and the peak number of use during the school day was 80 and in the evenings around 70 so there are a very large surplus of street parking in the neighborhood. he also mentioned that having zero parking on site will be an extreme position, but it was not clear to him about the 56 parking spots right now and with that much excess parking around the school, he asked if it would be reasonable to discuss utilizing these excess parking.

Mr. Sheppard commented that most neighborhood pushes for slightly more parking onsite in order to relieve alternative parking around the school. He suggested that the committee could approve less than required parking, with a condition that District would work with the City to utilize street parking.

Mr. Beadle commented that most of the problem occur around pick up and drop off and not so much in the afternoon.

Mr. Tomoki Noguchi commented that along 133rd street, there were several cars that is parked all day that provided problems to the neighborhood.

Bus loading and unloading:

Bus loading and unloading on site has specific conditions and by current operation on the school, the existing on street bus loading is allowed to continue if the following conditions are met: 1) boundary on site is not being expanded; 2) student capacity not being expanded for more than 25%; 3) current bus loading and unloading is on street.

Mr. Kent provided a diagram layout showing the bus loading and unloading. The School District is proposing to keep the bus loading and unloading at the same place. There were concerns regarding pick up and drop off that was raised in the last meeting and these concerns were mitigated by designing a one way direction with long set of curb lines for loading and unloading, plenty of curb lane space and it is a controlled space, and a nicely segregated area.

Mr. Kent also provided a diagram about what would the bus loading would look like. A comment was made regarding what will happen if the bus load departure is not granted. Mr. Kent responded that the bus loading and unloading will be brought internal to the site where the parent pick up and drop off is located. The implications are that we will be putting professionals on a controlled environment that may not adhere to the safety laws.

IV. Public Comments:

Mr. Sheppard opened the discussion for public comments and discussion.

Comments from Cherry: lives on 23rd, and she agree with the bus route proposal abut voiced her concerns about parking. She mentioned that she never experienced any surplus of parking around her neighborhood. She is concerned about parking and safety issues and concerns particularly for the people who park across the hill which is not a viable parking spot where there are some cut offs on both sides of the street.

Comment from an anonymous person: She commented about bus loading is fine but her concerns is more about the pick-up and parking after school. She mentioned about having 300 kids around the neighborhood, there is a big safety concern.

V. Committee Deliberations:

Mr. Sheppard began to open the discussions to Committee deliberations and asked the Committee on which departure they want to deliberate first. Mr. Sheppard suggested to discuss the parking departure and then the bus loading and unloading. Mr. Sheppard reminded the Committee that their purpose is to discuss the remaining departure and decided whether they accept with no condition, reject it, or approve it with conditions to it. He mentioned that any conditions added should be easily done by the City and should be related to the departure being requested. Also, Mr. Sheppard mentioned that conditions requiring physical improvements and changes to the streets need to be adjacent to the school site. He noted that the Committee can recommend anything they wish, but it would depend on the Department of Planning and Development (DPD) and SEPA authority enforcement will be very difficult to do that.

Ms. Holly Godard commented that the suggested transportation plan, the District and to SEPA accepts a list of suggested improvements and recommendations and what the school is trying to do that includes developing a school safety committee, safety routes, traffic studies, etc.

Mr. Sheppard mentioned that if the Committee feels that the list on the plan is important, that they could approve the departure on conditions that the list is implemented.

Mr. Sheppard summarized one of the possible condition to include findings on the recommendation Section 4 of Page 30 of the Hefron Transportation report dated December 18, 2014 be required before the completion of the plan.

Mr. Beadle made a comment that the benefits of having street parking is to help slow people down and he do not see street parking as a negative and it is not his goal to see more street parking. He mentioned that adding more parking to the neighborhood adds to the tendency to use cars to go to school for pick up and drop off assuming more people are coming in cars. Mr. Beadle suggested about increasing the number of bike parking spaces and mentioned that if 8% of the kids are comfortable riding their bikes to school, there will be no parking for their bikes. One of the conditions he would like to add is to raise the amount of bike parking.

Mr. Sheppard suggested as a condition that "x" number of units for bicycle parking be added.

Mr. Noguchi commented that the City code requires parking spaces and make sure that there is no spill over parking to the neighborhood, and the idea is to accommodate parking demand generated by the school on site. He mentioned that the proposed number of parking stalls are reasonable and that special events that happen 2 or 3 times a year generates a lot of parking spaces. In order to resolve and minimize spillover, he mentioned having parking restrictions between 8 am – 4 pm except on Sundays on 133rd, 23rd, 33rd and 20th on both sides of the street.

Mr. Sheppard suggested that a possible condition to put forward will include eliminate day time parking on the street surrounding the school except on Sunday.

A comment was made whether the Transportation report suggested if this is a big issue, and the only recommendation is to inform the people and be aware if there is an evening event happening in the school.

Mr. Sheppard summarized the following conditions that the Committee has presented regarding granting less than required parking which are:

- 1) The findings and recommendations by the Hefron Transportation report Section 4 page 30 dated December 18, 2014 be required before completion or implementation of the plan;
- 2) Reasonable number of bicycle parking spaces be provided on site; and
- 3) Daytime parking between 8am – 4pm be prohibited on the streets.

A comment was made regarding condition #3 that she will be very upset if a restricted parking be put forth in front of her house.

A comment was made if the School District is looking at having other than school activities be happening on site like a community center event. Mr. Kent mentioned that the School District is very flexible and it is up to the site based management on what they want to do, and the School District is very generous around the community on having evens on site.

A comment was made about the sensitivity to adjacent single family lots and commented about her displeasure with the current site plans and another commented on the issue regarding the configuration of the parking lot.

A comment was made that there will be minimal events on site and it will be a very rare occurrence.

A comment was made that the acre of play space for the school, most of the time, the space is used as a play surface and for 54 overflow spaces for evening events.

Mr. Kent mentioned that there will be several gates would be in place and there will be only a limited number of parking on the streets.

Mr. Brad Tong commented that most of the conversation from the community is the number of parking spaces.

Mr. Sheppard summarized as one of the condition is for the District and the City consider further reducing onsite parking to 54 spaces, and adding concurrently incorporating angle parking on the south side of NE 133rd from 20th to 23rd avenue NE.

There was a Committee discussion and a motion was introduced to add the following condition to grant less than required parking.

Mr. Sheppard began the vote with a show of hands and the final count was 3 in favor; 4 oppose and 1 abstain. The motion to have the City and SDOT investigate incorporating angle parking in the south side of 133rd street between 20th and 23rd avenue NE fails.

Upon further deliberations and discussion by the Committee members regarding the conditions to grant less than required parking, Mr. Sheppard summarized the following conditions:

- 1) That the findings and recommendations of the Hefron Transportation Report on Section 4, pages 30-31 dated December 18, 2014 be a required element to any implementation of the plan;
- 2) That less than 50 bicycle parking spaces be provided or more based upon the demand analysis; and
- 3) Further reduction of onsite parking less than 64 spaces be allowed in order to provide a 20 ft. buffer between the proposed east parking lot and adjacent residences and softening of the turn radiuses between the east parking lot and student drop off.

A motion was made to grant the departure of less than required parking with these conditions and it was seconded. Votes were as follows:

Nancy Cabbage	Yes
Lucy Morello	Yes
Chuck Dickey	Yes
Annie Meadows	Abstain
Anne Hilman	Yes
Tomoki Noguchi	Yes
Steve Beadle	Yes
Karen Costarella	Yes

A quorum being present and the majority of those present having voted in the affirmative; the motion passed.

Mr. Sheppard began the next committee deliberations regarding granting departure for bus loading and unloading.

A comment was made regarding the number of buses in the school. Mr. Kent mentioned that from the Transportation report, a group of 8 full buses at departure, and another set of buses for the

kindergarten and special education. The kindergarten and special education buses does not come at the same time as the main school buses.

A comment was made if the Committee would like to add any conditions to the bus loading/unloading departure. A response was made that the same recommendations from Transportation Report be added as a condition.

Mr. Noguchi made a comment regarding adding any safety routes and curb area improvements as an additional condition. Several committee members mentioned that these safety routes and improvement are outline under the Transportation report regarding a safety committee to recommend the improvements.

Further discussion among the members on who takes the lead role for this safety committee. One committee member suggested to have a representative from the neighborhood be included in this committee.

Upon further deliberation and discussion by the Committee members regarding conditions to grant departure for bus loading and unloading, Mr. Sheppard summarized the following condition:

- 1) Have the same recommendations from the Transportation Report and the safe routes to Seattle School Safety Committee to include representatives from neighborhood in order to identify and seek funding to implement the following improvements on items B and D and to explore improvements such as better curb walks to the school route.

A motion was made to grant the departure of less than required parking with these conditions and it was seconded. Votes were as follows:

Karen Costarella	Yes
Steve Beadle	Yes
Tomoki Noguchi	Yes
Anne Hilman	Yes
Annie Meadows	Yes
Chuck Dickey	Yes
Lucy Morello	No
Nancy Cabbage	Yes

A quorum being present and the majority of those present having voted in the affirmative; the motion passed.

Mr. Sheppard informed the Committee that he will be writing the final report that includes the minutes from both meetings, discussions and rationale for granting the departures and he will send them via email for the Committee members to review and provide comments.

Mr. Sheppard thanked the Committee members for their participation on the process and reminded that if there are any minority reports that they wish to send, to go ahead and submit it to him.

VI. Adjournment:

No further business being before the Committee the meeting was adjourned.