



**Daniel Bagley Elementary
School Design Departure
Advisory Committee**

Members

- Eric Becker
- Brian DeLuca
- Rebekah Dickey
- Jennifer Greenfield
- Erik Miller-Klein
- Andrew Ryan

Ex-Officio Members

- Maureen Sheehan,
Department of Neighborhoods
- Holly Godard,
Seattle Department of Construction &
Inspections

Daniel Bagley Elementary School

Development Standards Design Departure Advisory Committee

Meeting Minutes

Meeting #1

April 25, 2018

Green Lake Elementary School
2400 N 65th St.
Seattle, WA 98103

Members and Alternates Present

Eric Becker	Rebekah Dickey	Erik Miller-Klein
Brian DeLuca	Jennifer Greenfield	Andrew Ryan

Staff and Others Present

Holly Godard	SDCI
Maureen Sheehan	DON
Rachel Huck	SDOT
Brad Miller	Miller Hayashi

I. Opening and Introductions

The meeting was opened by Ms. Maureen Sheehan from the City of Seattle, Major Institutions, and Schools Program. Ms. Sheehan welcomed all in attendance and briefly summarized the agenda. Brief introductions followed.

II. Overview of the Process

Ms. Sheehan stated that this process is governed by the Land Use Code Sections of the Seattle Municipal Code (SMC Title 23), which specifies how the process works. Ms. Sheehan noted that the City of Seattle does not have a school zone, subject to the development standards of the underlying zone. Since most schools are in residential neighborhoods zoned “single family,” schools do not normally meet the underlying zoning requirements. Thus, the Land Use Code contains provisions that allow the Seattle School District to request departures from various development standards.

The Committee is meeting tonight to develop recommendations concerning the School District’s requested departures for departures from provisions of the SMC related to land use.

The Committee receives information on the departures being requested from the Seattle Public Schools and its consultants, public testimony, and then the Committee discusses the requested departures.

The Committee may do one of the following:

- 1) Recommend granting the departures as requested;

- 2) Recommend granting the departures with modifications or specific conditions, or
- 3) Recommend denial of the departures.

Conditions or modifications identified should be clearly related to the requested departure and enforceable on the District.

The Committee may develop recommendations at this meeting, or if time does not allow, additional public testimony is desired, or additional information is needed, the Committee may hold up to two additional meetings. If the Committee concludes they have enough information and there is no further benefit from additional public testimony, the Committee can determine to move forward at the end of this meeting in establishing their recommendations; in that case, this would be the only public meeting.

Ms. Sheehan emphasized that the Committee's will make recommendations that will be put into a report that will be reviewed by the Committee and forwarded to Ms. Holly Godard of the Seattle Department of Construction and Inspections (SDCI), who will take it into consideration when drafting the Director's decision.

III. Presentation

The Project:

Mr. Brad Miller of Miller Hayashi presented the requested departures as well as the background and context of the overall project. The school district is looking at the parking quantity and an electric message board sign departure for this project.

Daniel Bagley Elementary School was constructed in 1930. This project will allow the school to meet the contemporary needs and the requirements of the school.

The project scope includes replacing the portable classrooms with a permanent classroom addition, provide a larger gymnasium with a new covered play structure and create two additional classrooms in the existing building. The project will also modernize the historic building by implementing current technologies, accessibility improvements, new energy, electrical, and communication and safety systems will be upgraded.

There were community meetings held discuss the project. the School Design Advisory Team (SDAT) held workshops, community meetings to present the SDAT findings and a public meeting to address the SEPA. The SDAT was made up of neighbors, parents and educators and they met to establish the priorities of the project including modernization and other school site development priorities.

Mr. Miller presented a diagram that showed the site context and site analysis around the elementary school. He also presented the site plan around the property and the traffic flow including bus loading, parent circulation, and pedestrian crosswalks.

Summary of the Requested Departures:

1. Parking quantity:

The school is adding a gymnasium that is approximately 6,200 sq. ft. and according to the Land Use Code it yields a need of 78 parking spaces. The proposed parking quantity for the project is 42 spaces and results in a departure of 32 spaces.

Mr. Miller compared the proposed parking spaces to other schools in the area and showed that other schools in the area have no parking spaces.

He showed a view of the existing parking lot that was built in 2006. The proposed departure will reduce parking to 46 spaces with a mix of large and small medium parking spaces and maintain the parent drop off loop, the bus and truck loading area as well as accessible parking at the entrance of the school. There will be no changes to the driveway and the only changes will occur around the new gymnasium. The existing buffer along the parking lot will remain. The bioswale will remain and be shortened and SDOT requested the school to plant street trees on the frontage of the parking lot.

Mr. Miller presented a diagram of the parking lot lighting and mentioned that it will not change dramatically. They propose to replace the light fixtures to avoid light spill across the street and improve light distribution.

Options were considered to avoid losing parking stalls including pushing the gymnasium to the south of the existing parking area that will negatively impact the playground and gymnasium access, provide a gate for overflow parking on the play area which would conflict with playground equipment, and finally arrange parking shuttle agreements for overflow events with other institutions including Cascadia/Eagle Staff and North Seattle Community College.

2. Digital message board

The school would like to improve its ability to communicate with the community by upgrading the existing message board with a two-sided programmable message board. The proposed programmable message board will be on the existing brick base located on N 80th St. The sign will not scroll or flash and will be timed to turn off by 10:00 pm as required by the code.

IV. Committee Clarifying Questions

Ms. Sheehan opened the floor for Committee clarifying questions.

Mr. Erik Miller-Klein asked about the size and set up of the gymnasium and if there are any bleachers or seating involved. Mr. Miller answered that the size of the gym is a one full basketball court with hoops on the cross sides. No seating is provided. Mr. Eric Becker commented that the parking departure is to develop and utilize the existing site with the number of parking spaces, and the gymnasium has two teaching stations developed for the education program of the school.

Ms. Rebekah Dickey asked if the car trips from different schools are different from Daniel Bagley. Mr. Miller commented that schools have different traffic plans and studies and the parking lot at Daniel Bagley are not driven during weekday school hours. Currently the major use of parking is by the church on the weekend.

Mr. Andrew Ryan asked if there is data that shows the percentage of parking utilization during the school days and the impact of the two teaching stations. Mr. Miller mentioned that there is a traffic plan that shows that the parking lot will not be used in full capacity during the school days even with the additional teaching stations.

Mr. Brian DeLuca asked about the potential for solar electric panels on the roofs, and Mr. Miller mentioned that it was not part of the project.

Mr. Ryan asked about who defines the use constraints of the signs, and Ms. Holly Godard noted that the Land Use section defines the constraints, but the Committee can impose specific conditions such as hours of operation.

Mr. Jennifer Greenfield asked if it is okay to approve the existing sign and not on the proposed second sign that came up. Ms. Godard noted that the discussion can be introduced during Committee deliberation. Mr. Miller mentioned that the code allows a two-sided sign on each of the street frontages of the school and there are two street frontages, 80th and Stone Ave. Replacing the existing sign at Stone Ave. with a digital message board is what is the departure being requested.

Ms. Godard mentioned the public benefit of the parking lot and the owners of the public benefit feature is Bethany Community Church. Mr. Miller noted that the school has an obligation to maintain 58 parking spaces because of this prior agreement.

A question was asked if the joint-use agreement specifies the number of parking spaces the school district would take away once the structure is built. It will be a negotiation between the church and the school to provide an alternative site for parking.

Ms. Dickey asked if the school district has a financial responsibility to reduce the number of spaces and is it the Committee's job to consider that issue. Ms. Godard commented that she does not know about the cost, but she does know that the proposal for less parking than required is within the Committee's purview. The discussion is about the neighborhood impact if the 12 parking spaces are removed. Ms. Sheehan added that the outside party's use of the parking lot through a joint-use agreement is a separate issue and it is not the focus of this discussion.

Mr. DeLuca commented that the Code cited no flashing image or message board sign shall be permitted, does it mean that nobody can change the message that is on the current sign that exists now. Ms. Sheehan noted that a changing image is when the message board changes to something else within a specific time, i.e. 5 seconds, etc. Ms. Godard commented that the Committee can recommend how the message board is managed.

Mr. Becker commented about the parking demand and noted that in this project there were about 53 vehicles, which is 7 more vehicles that was available on the site during the day. The parking utilization average is about 61% throughout the area within 800 ft. There are 191 spaces available in the area at that time and 127 spaces do not have any time restriction. The transportation report will have detailed information.

V. Public Comments and Questions

Ms. Sheehan opened the floor for public comments and questions.

(Editor's Note: The comments shown below are summaries of statements provided. They are not transcriptions and have been shortened and edited to include the major points raised. Full comments are retained in the files in voice recording (.mp3) form)

Comments from Pat Russell: Mr. Russell commented that there is no steady state parking problem caused by Daniel Bagley Elementary School. The major problems are at drop off and pick up times. There were people who parked illegally on the wrong side of the street at N 79th street. He commented that the principal user of the parking lot is Bethany Community Church and they have been the problem since they grew from 500 to 2400 families and the parking lot is always full during their big events. He noted that the required number of parking spaces is completely inadequate to handle drop off and pick up. He also suggested reducing the overall intensity of the light on the current sign and to not have any flashing across.

Comments from Andrew Feudner: Mr. Feudner shared his concerns about parking and questioned the 61% utilization rate during the day that was presented. He noted that there were teachers that park in front of this house and block his driveway. He commented about the new building footprint and how it is too close to his property line and has issues regarding privacy as the building will be directly behind his backyard.

Comments from Marcia David: Ms. David lives on north 82nd and she is not impacted by parking, but she had concerns about Bethany Community Church's use of parking. She would like for the Committee to look at the sign issue carefully. She noted that enforcement is a possibility to address the parking issues and she would like to see the gymnasium and a covered playground that suites the children and get students out of portables.

Comments from Howard Goldberg: Mr. Goldberg commented that he does not have a problem with parking since he noticed that the parking lot is not always full during school hours. He agrees with Ms. David that the school needs an undercover gymnasium and it he has seen that it is effective in other schools. He had strong feelings about the use of the parking lot by Bethany Community Church and would like for the Committee to review the original requirement when the church built their structure. He also asked the school to review the fences and make sure that the property line is accurate.

Comments from Kate Schumacher: Ms. Schumacher commented that she had seen departures that the City allowed Bethany Community Church changed the various parts of zoning that allowed them to build close to the school and have the school agree to use their parking lot. Sometimes she cannot leave her driveway because it is blocked. She commented that the message board should not be lit until 10:00 pm and suggested to have it lit until 6:00 pm. She would like for the Committee to review the signs and locations so that the nearby residences are not negatively impacted by these signs. She also noted that the list of schools that was presented were not at a major arterial highway, that is why their parking is not impacted. She added that the list is skewed, and it does not apply to the neighborhood around Bagley Elementary School.

VI. Committee Deliberation

Ms. Sheehan opened the discussions for committee deliberation. She asked the Committee to deliberate on the need for these departures and then discuss on whether to recommend or deny each of the departures with or without any conditions.

The Committee began their deliberation by discussing the requested departures.

1. Parking quantity:

Mr. Miller-Klein commented that the public comments and questions are focused on Bethany Community Church. He noted that it is between the school district and the church to work on their relationship and their issues is not relevant in the conversation. Ms. Sheehan noted that Bethany Community Church and the school district are in discussion about the joint use agreement as this project moves forward and looking at other schools to accommodate the need for parking by the church during events.

Mr. DeLuca asked if overflow parking area is a component of tonight's discussion. Ms. Sheehan mentioned that the design team looked at it as an option, but after careful analysis, it was decided that it is not a viable option. Mr. DeLuca added that if the play area can accommodate vehicles and has load bearing capabilities that can accommodate parking and the playground will remain safe without damaging the lot it should be considered. Mr. Becker commented that the paving and thickness of the surface is not meant for vehicles such as trucks or buses. Mr. DeLuca commented that if the Committee or the City decided to let the play area be a parking lot, it must be rebuilt. Mr. Becker noted that it is a possibility, but the other concern is the impact to the current equipment in the area.

Ms. Greenfield commented that she asked the school's principal if the parking lot is always full, and the principal mentioned that it is not, and they open the area for parking on occasion, but noted that it is not ideal. Mr. DeLuca mentioned that should be part of the conversation and understanding in the discussion.

Ms. Dickey commented that she heard during public comment having a second meeting since tonight's meeting is far from the neighborhood and wondered if more people want to be heard. She noted that it was interesting for her to hear that only 61% of parking is being used, but it impacts the drop off and pick up in the neighborhood where the residents could not get out of their driveway. She noted she heard in the public comment that a gentleman expressed his concern that teachers park in front of his house. She commented about the Bethany Community Church parking issue and the pressure it puts on the neighborhood. She wants to know if reducing the size of the parking lot by 12 parking stalls will impact the pickup and drop off. She added that she wants to hear more about the parking and the neighborhood traffic report and continue the conversation.

Mr. Miller-Klein asked why there is no parking on the north side of 79th, and Mr. DeLuca responded is due to the width of the street.

Mr. Miller-Klein commented that he is comfortable with the parking departure. He suggested the faculty park in the parking lot and have vehicle badges to identify who is school staff.

Mr. DeLuca commented that he is okay with the parking departure. Ms. Greenfield commented that she is also okay with the parking departure with conditions as stated by Mr. Miller-Klein.

Mr. Ryan agreed with Mr. Miller-Klein and added that Bethany parking Church and the school district is a separate issue and he did not see an impact with the reduced parking and he agreed to a suggestion having teachers and staff use the school's parking lot.

Ms. Sheehan noted that the school's principal is active and engaged which is critical to a successful TMP to encourage faculty and staff.

Ms. Dickey asked if traffic circulation can be changed to discourage anyone parking in the neighborhood. Mr. Miller commented that was part of the discussion during the SEPA review. Ms. Sheehan added that the any parking rules are only as successful as the individuals using them.

Ms. Huck mentioned that the right-turn only onto 80th St. to Stone Ave. and the traffic operation is under review, and the study shows that there is a change and improvement in the flow of traffic in the intersection and SDOT is in the process of reviewing the study.

Ms. Sheehan suggested the Committee draft language recommending SDOT investigate making the right turn from 80th to Stone Ave. into a right-turn only during pick up and drop off.

Mr. Miller-Klein suggested making 79th a one-way going eastbound. Ms. Huck noted that they could discuss it but making a street a one-way is difficult. Mr. Becker mentioned that is not part of the transportation report but being considered in the SEPA analysis. Ms. Huck noted that the recommendation was the parking access in the intersection of 80th and Stone Ave were the two flash points and those right turn restrictions into the parking lot.

Ms. Sheehan commented that what she heard from the Committee were to ask the faculty to use the parking lot first before parking in the street and have vehicle badges to identify school staff. She also heard a need for more information on the traffic report and hearing more voices from the neighborhood about the issue. Finally, recommending to SDOT that Stone Ave. to 80th be restricted to right-turn only during pick up and drop off.

2. Digital message board

Ms. Sheehan mentioned that the sign will be electronic and potentially a moving sign.

Mr. Miller-Klein asked if it is a LED or LCD technology, and Mr. Miller mentioned that it will be LED lighting. The basic design of the sign will be white text on a black background.

Mr. Becker added it will be a changing and programmable text and it will not show any images.

Ms. Greenfield commented that the sign was not introduced at the design committee meeting and was asking when this came up. She added that the principal didn't know about the changes and that the current sign is fine as it is.

Mr. Becker noted that it could be a future project and the school district and recommending it now would be so a departures meeting would not be needed just for the sign.

Mr. DeLuca asked if they can take the sign off the discussion and leave the current sign as it is and continue with the project. Ms. Sheehan noted that it will be up to the Committee to approve or deny the departure request.

Ms. Godard mentioned that some neighbors may not be comfortable with the existing sign and prefer a newer sign. She added than other schools impose conditions to the sign such as no scrolling images or pictures, it will only operate from 7 a.m. - 7 p.m. and no weekend or holiday messages, etc.

Mr. DeLuca commented that the variations described can be satisfied with a modern technology digital sign and it is the responsibility of the programmer.

Ms. Greenfield commented that she need more information before deciding about the departure.

Mr. DeLuca is comfortable with the departure with a condition of having a better technical choice.

Mr. Ryan would approve the departure with conditions.

Ms. Dickey would approve the existing sign with a condition to make it better. She would like to have the neighbors weigh in about the idea of having a second sign.

Ms. Sheehan noted that the Committee can decide to have a second meeting and discuss the proposed location of a second sign.

Mr. Miller-Klein would approve the departure with conditions. He mentioned that having time limits with a programmable sign is easy to control.

Mr. Ryan asked if the proposed second sign be like the existing sign placed in a higher traffic zone.

Mr. Becker suggested for simplicity is to replace the existing sign and not have a second sign.

Ms. Sheehan mentioned that the conditions that were suggested for the departure is to have black background with white text.

Mr. Miller-Klein suggested that a cut-off time is 7 pm is ideal but would add that the sign will stay on until any school event is done.

The Committee continued their discussion about possible conditions for the departure. Ms. Sheehan summarized these conditions as: having a black background with least disruptive color text, the sign runs 7 a.m. - 7 p.m. except for during a school event

VI. Committee Recommendations

Ms. Sheehan opened the discussion for Committee recommendations and noted that the Committee had deliberated on the two departures.

Ms. Greenfield asked if the person who completed the traffic analysis can be available if the Committee decided to have a second meeting. Mr. Becker mentioned that he will be available, but also added that Ms. Huck from SDOT can also provide answers tonight regarding the traffic studies. Ms. Sheehan asked if her recommendation would change after having the traffic study presented. Ms. Greenfield mentioned the pressure from the public about the parking issue and the events at Bethany Community Church.

Mr. Miller-Klein commented that the traffic studies does not look at Bethany Community Church. It only looks at the impacts associated with the school.

A comment was made that having a second meeting at Daniel Bagley Elementary School would be beneficial for the neighbors that were not able to attend tonight's meeting. It will also be beneficial to have the traffic report at the second meeting. Ms. Sheehan mentioned that the public had an opportunity to also submit written comments.

Mr. Miller-Klein voiced his concerns about having a second meeting. He mentioned that it will be a repeat of tonight's presentation and the Committee will be spending time discussing Bethany Community Church. He noted that the discussion is about if the 12 parking spots will have a significant impact on drop-off and pick-up. He commented that there is no impact on drop-off, and a minimum impact on pick-up.

Ms. Justine Kim added that she has had conversations with Bethany Community Church and they were not concerned about the removal of the 12 parking spots and their concern is about parking availability during construction. She noted that she directed them to contact the School District for viable options.

Mr. Becker noted that the programmatic requirement of the gymnasium is sized for the educational specification of the student enrollment and the state requirement for physical education. It is an essential element for the educational delivery of having the facility. He added that architects did an excellent job in preserving as much space as possible for play, parking, space for loading and unloading, ADA parking requirements, and maintain the curb cut that already exists. He noted that there is daylighting being preserved in the existing building and the historical landmark is not being impacted.

Mr. Miller-Klein commented that the neighbors are upset about Bethany Community Church. He noted that the issue about Bethany Community Church using the school's parking lot is a separate issue and it is not part of the discussion. It is a discussion between Seattle Public Schools and the church.

A comment was made that he chooses to have play space for the children, but the neighborhood impact and traffic flow should be considered.

Ms. Godard suggested the Committee register their decision through a vote and make a recommendation to her Director to recommend doing something. She added that the Director will also take the recommendations out of the traffic study that includes coordination with a school safety committee, shared remote and event parking, neighborhood communication plans, etc.

Ms. Sheehan commented that it will be a good question for the Committee to ask or recommend the number of parking spots that would make a difference to the neighborhood and could mitigate impacts.

Mr. Miller-Klein commented that if he would try and find a different approach, he would find a way to fund the use and control of the tunnel under Aurora but acknowledged that it will take a huge commitment and it is not an easy thing to do. Mr. Miller commented that seismic reinforcement is needed to reopen the tunnel.

There was a motion to have a second meeting at Daniel Bagley Elementary School, and it was seconded. By show of hands, a quorum being present and the majority of those present having voted 1 in favor and 5 not in favor, the motion did not pass.

There was a motion to approve the parking quantity departure with the following conditions:

- 1) Ask the faculty to use the parking lot before parking on the street;
- 2) Use of a vehicle badge to identify school staff;
- 3) SDOT look into installing a right turn only from Stone Ave onto 80th during drop offs and pick up time;
- 4) The findings in the TMP.

By show of hands, a quorum being present and the majority of those present having voted 5 in favor and 1 not in favor, the motion pass.

Ms. Sheehan mentioned that the second departure request is to replace the existing sign with a LED sign. The following conditions are:

- 1) Have a black background with a least disruptive and visible text;
- 2) The sign will go on one hour prior to the school's opening bell no earlier than 7:00 am and goes off by 7:00 pm unless there is a school event and it goes off after the event is concluded.

The Committee had a back and forth discussion about the height, width, length and the illumination of the sign. Ms. Sheehan commented that the Committee discussed maintaining the existing sign, but the intent of having a new sign is to be less disruptive to the neighborhood.

Mr. Miller-Klein commented a condition be added on how often and quickly the sign would change.

Mr. Becker proposed to withdraw the departure for the sign and remain the existing sign as is.

A unanimous vote was taken to not approve the departure for new signs and to leave the existing signage.

Ms. Sheehan noted that the School District will withdraw the changing sign departure and have the existing sign stay as is.

VII. Adjournment and scheduling of next meeting

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