

# **SCHOOL USE ADVISORY COMMITTEE For Martin Luther King (MLK) Elementary School**

## **Recommendations For Criteria of Use and Conditions**

January 8, 2009

This report is produced pursuant to the City of Seattle Municipal Code, Chapter 23.78, Establishment of Criteria for Joint Use or Reuse of Schools. The intent and purpose of this report to be sent to the Director of Department of Neighborhoods is to gather and evaluate public testimony and develop criteria for the reuse of Martin Luther King Elementary School in the Madison Valley neighborhood.

This report was prepared by Thao Tran, Department of Neighborhoods, on behalf of the MLK School Use Advisory Committee (SUAC).

School Use Advisory Committee  
MLK Elementary School

Final Report and Recommendations

January 8, 2008

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## Section A

### Background

The Seattle Public Schools initiated the process to convene a School Use Advisory Committee (SUAC) under the City of Seattle Municipal Code Chapter 23.78 for the former Martin Luther King Elementary School located at 3201 E. Republican Street in the Madison Valley neighborhood, in order to sell or lease the property. The school program was closed in June 2006. The Department of Neighborhoods in May, 2008, advertised in the local community newspaper, *The Facts*, and mailed public notices to the surrounding residents within 600 feet of the school and to community organizations to recruit volunteers to serve on the advisory committee.

The Advisory Committee was comprised of Ron English, Seattle Public Schools; Thao Tran, City of Seattle – Department of Neighborhoods, and Tamara Garrett, City of Seattle – Department of Permitting and Development. Ron English is a voting member while Thao Tran serves as chair and facilitator but is a non-voting member. Tamara Garrett serves as the technical expert for Land Use Code and is a non-voting member. For community representation, the following categories of community members and individuals were appointed:

1	Resident within 600 feet #1	Ms. Sabrina Kang
2	Resident within 600 feet #2	Ms. Leah Mena
3	A Representative of the Neighborhood #1	Ms. Kimberly Larson-Edwards
4	A Representative of the Neighborhood #2	Mr. David Barfield
5	A Representative at Large to Represent City-Wide Education Issues	Ms. Chanin Kelly-Rae

There were seven meetings held beginning July 22, followed by meetings on August 12, September 11, September 30, October 21, November 20 and December 9. The first meeting was advertised in *The Facts*, and a notice was mailed out to residents who live within 600 feet of the school. All the meetings were open to the public.

The residential makeup surrounding MLK School is principally single-family homes. All members of the committee and other nearby neighbors expressed their desire to retain the quality of life that reflects the residential character of the neighborhood.

Some of the concerns expressed both by committee members and other community members were traffic, parking, security, lighting and noise; and minimizing their impacts on the neighborhood. The second and third meetings

delved into the type of uses and explored the conditions for re-use of MLK School. From the discussion at the third meeting and subsequent meetings, a draft report was prepared that was the basis of the committee's final recommendations for criteria.

## **Section B**

### **Recommendations of Criteria for Permitted Uses and Conditions for Use**

The School Use Advisory Committee held seven open public meetings and has recommended the following criteria for permitted uses and conditions for the re-use of MLK School located at 3201 E. Republican Street in the Madison Valley neighborhood. The SUAC recognizes that the MLK School is situated in a quiet, wholly residential neighborhood, surrounded on all sides by homes and a private school removed from retail and commercial activity, and where many residents work out of their homes, which in part guided its recommendations. The SUAC is further guided by the provisions of SMC 23.78.010(C), and has sought to develop criteria for the structure and grounds use which are compatible with the surrounding community, including but not limited to: benefits to the community and public; population to be served; community access; use of the school grounds within the context of recreational and aesthetic resources of the neighborhood; mitigation of large structure bulk; traffic impacts; generation, circulation and parking; landscaping and maintenance of grounds; exterior appearance of the structure, including signing; hazards and other potential nuisances.

#### **I. CRITERIA**

The committee recommends the following criteria for the buildings and school grounds:

##### **A. Uses:**

1. That the school buildings may be used for a mix of uses including educational, community, recreational, cultural and human service activities.
2. That uses for the buildings that serve the immediate neighborhood shall be encouraged.

**B. Parking:**

1. Occupants shall encourage use of alternative modes of transportation to lessen the impact of traffic and parking on the surrounding neighborhood.
2. Parking may be established on the currently paved and/or the playground area, provided adequate space is retained for open unstructured playground use and appropriate safety measures are provided to assure the safety of pedestrians.

**C. Play and Public Area:**

1. That a suitably sized playground area remains open to the neighborhood at no cost when not in use by the occupants, with the exception that if an elementary or secondary school or child care or day care occupies the building(s) and needs to restrict public access to the playground for the safety of its own students, it may restrict playground access within its own normal hours of operation only.
2. Some spaces in the building and the gymnasium should be available for community use (e.g. community meetings) at reasonable times and fees.

**D. Hours of Operation:**

1. The days and hours for occupant and public use for programs and services operating external to the building structure should be limited to:

Days: Monday through Sunday  
Hours: 6:00 AM to 9:00 PM

2. The days and hours for occupant and public use for programs and services operating in the internal building structure shall be limited to the following:

Days: Monday through Sunday

Hours: 6:00 AM to 10:00 PM (at the occupant's discretion, 16 nights over the course of a year at the time of their choosing until midnight)

3. The name and non-building telephone number of a contact person authorized to act on behalf of the occupant shall be posted in a conspicuous place, and that contact person shall, within reason, be generally available to residents seeking resolution of issues that may arise on a day-to-day basis.

**E. Building and Ground Maintenance:**

1. That the grounds shall not be used for storage, except storage accessory to otherwise authorize use.
2. That the occupant shall keep the buildings and grounds well maintained, clean and litter free. Graffiti on the property, whether on signs, the buildings or elsewhere, shall be promptly removed.
3. That the occupant shall make reasonable efforts, including consulting with the police department to prevent illegal activity within the buildings or on its grounds at any time.

**F. Lighting:**

All exterior lighting, except security lighting be extinguished at the building closing time and remain off throughout the night.

**G. Signage:**

That signage be minimized and well constructed with a professional appearance. Signs that are flashing, neon, rotating, backlit, or have changing images are prohibited. Reader boards which comply with Department of Planning and Development standards shall be allowed.

## II. PERMITTED USES

The following uses are permitted outright in single family zones: public or private elementary schools; pre-school programs; vocational training for the handicapped or disabled; technical school classes; arts and crafts school; adult day care; senior programs; cultural programs; theatre, dance, yoga, etc.; and polling location; community center (SMC 23.84A.018.I3: "Community club or center" means an institution used for athletic, social, civic or recreational purposes, operated by a nonprofit organization, and open to the general public

on an equal basis. Activities in a community club or center may include classes and events sponsored by nonprofit organizations, community programs for the elderly, and other similar activities).

The School Use Advisory Committee recommends the following additional uses be permitted. Uses not listed may be permitted if they meet the criteria and conditions identified in this report and comply with the underlying zoning and development standards of a single-family zone.

**A. Arts Uses**

Custom and craft work; artist and crafts studios; classes including but not limited to classes in dance, music, ballet, martial arts; community cultural activities including theater and dance groups and other performing arts and music.

**B. Business Uses**

Food processing limited to catering and food preparation services; professional offices with limited walk-in customer services; accessory archival and storage; rental hall (hourly rental). Retail sales and services uses are limited to those that are accessory to otherwise authorized uses. Accessory uses may include but are not limited to outdoor cafes, coffee shops, arts and craft sales, flea markets and fund-raisers.

**C. Housing Uses**

Multi-family housing pursuant to the Seattle Municipal Code 23.84A.025 of SMC as described in the following four categories: low-income disabled, low-income elderly/low-income disabled, very low-income disabled, very low-income elderly/very low-income disabled; assisted living facility and artist dwelling units .

**D. Educational Uses**

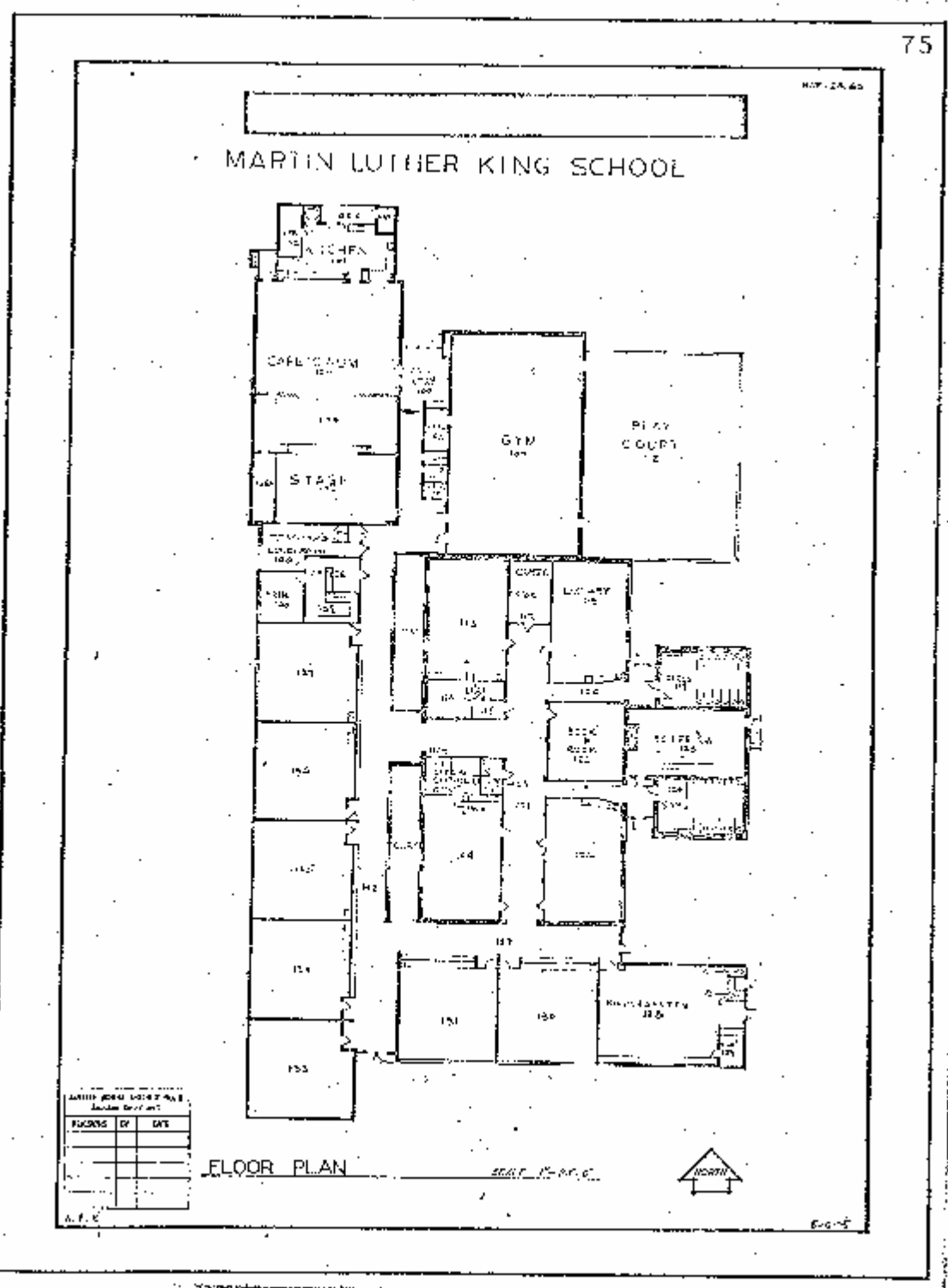
Inter-generational educational classes (children, adult and elder); preservation of open space for public use (playground, structured and unstructured physical activity); physical education and participatory sports; programs for the elderly; educational and vocational training; before and after school programs; childcare center; tutoring program; library and museum.

**E. Service Uses**

Religious facility; human services, public health and medical services; well-baby clinics; non-profit organization providing community service; administrative offices for civic, social service, governmental and religious organizations; including fundraising activities directly associated with tenant uses, such as school festivals, and not designed to draw the public at large to the site and

home improvement programs, neighborhood playground and playfield;  
community open space.





I concur with the SUAC's recommendations.

By:

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Stella Chao, Director  
Department of Neighborhoods

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Date

**MLK School Use Advisory Committee**  
**July 22, 2008**  
**T. T. Minor Elementary School**  
**7:00pm - 9:00pm**

**Advisory Committee:**

Ron English  
Sabrina Kang  
David Barfield  
Chanin Kelly-Rae  
Kimberly Larson-Edwards  
Leah Mena

**City Staff:**

Tamara Garrett  
Thao Tran  
Melinda Bloom

**Welcome and Introductions**

Meeting started at 7:09pm. Thao Tran welcomed all in attendance and requested that the MLK School Use Advisory Committee (SUAC) members introduce themselves.

**Overview of School Departure Process**

Thao Tran distributed a two page handout of information describing the school departure process that also explained the responsibilities of the committee members. He said the meeting is being recorded and minutes taken will be part of the public record and incorporated into the final report.

Thao Tran spoke about the outreach process for MLK SUAC as well as the committee selection process. There are two phases of outreach, first to announce the SUAC recruitment to identify public members that are interested in joining the Advisory Committee. The second outreach process provided public notice for the first meeting that is taking place this evening. Recruitment was mailed to residents and property owners within 600 feet of MLK School. Advertisement was made in the Seattle Times and The Facts newspaper, and e-mails were sent via Neighborhood District Coordinators to churches, non-profit organizations, as well as to community connectors and local leaders. In all, we had 30 candidates, interviewed 15 and selected 5 people who fit the criteria.

Ron English, Property Manager for the Seattle Public School District (SPS), said the building has been closed for the past two years. On the back table a document with a photograph of the school is the same as the image on the large board. The second document provided is a floor plan of the school. Ron English explained that the school facility is a functional building. SPS did a study and the

maintenance needs of the school amount to several million dollars to bring the building to code. The building is aging and needs help to be a home for any group that would occupy it. We have an official history book with each school building along with original photographs and documentation of the buildings. MLK School was built in 1930. It is a building inside a 1958 building.

In January 2008, SPS decided to change the status of MLK School from the list of inventory to surplus. The school is two acres and the normal size for schools is four acres so MLK School is too small a site to be reopened as an elementary school. We asked the Department of Neighborhood (DON) to run a SUAC process to help determine the allowable uses for that building. SPS will put a request for proposals and invite community groups, organizations, governmental and non-profits to privately submit proposals for the building. In March, the school board adopted a policy on how to rent or sell buildings. We are considering both. The policy has criteria on how it is to be rented or sold to a particular group or put on open market. The policy has a different process if certain qualifications are met and if the prospective tenant or buyer would use the site primarily or exclusively (over 50%) to support youth education or a governmental organization. The School district will start its process in parallel with DON. SPS will hold a public meeting on August 19<sup>th</sup> to hand a draft request for proposals. It will contain all pertinent information. We won't do anything until after the SUAC process is completed. We can't make a decision who can rent or buy until SPS knows what the qualified uses are that can occur in the building. An after note is that the SPS is not interested in renting only parts of the building.

Tamara Garrett spoke briefly on her role as an advisory non-voting member to assist the public with answering questions in regards to land use codes and regulations for proposed uses for this school. One key item to focus on is code 23.78.002, the first section states that SPS or other owner of public school structure may apply establishment of criteria for non-school use in an existing former public school structure. Key words here are "non-school use" and this committee has the opportunity of reviewing any use that is identified in the land use code, it could be residential or commercial use. The committee role is to review the uses and apply the criteria noted in this section of code. There has only been 3 SUAC process in the last 10 years.

Thao Tran asked if the committee had any questions.

Sabrina Kang asked about non-school uses. Ron English clarified SPS would have a preference for activities that support education for youth.

Leah Mena asked how closely SPS will take into consideration what this committee has to say? How it works? Ron English said that this committee will determine what the permissible uses are and as members of the community and public, we will listen closely to what you have to say especially in regards to who and what purpose that building should be used.

Thao Tran stated that this meeting will be tape recorded and he wants to clarify his previous statement that DPD has final decision, that's not correct. Actually, DON Director approves the committee's recommendations and will publish and send report to SPS. The departure process is different. Tamara Garrett stated that once the SUAC report has been approved by DON, that when the applicant applies to change the use of the building or property, that DPD utilizes that SUAC report and base allowed uses within that structure.

Thao Tran clarified that the committee can not decide who the tenant will be. We only look at permissible uses, explores those options and possible conditions to mitigate parking, lighting, traffic, noise, etc.

Sabrina Kang asked about parking. She stated that there are parking issues and how does parking get resolved along with traffic mitigation. Tamara Garrett said the committee has to identify the proposed uses and then discuss if you allow a certain use then what kind of traffic impacts/parking may occur with that type of use. Sometimes you will have to look at code requirements for amounts of parking as well as looking at existing parking situation on the property. Sabrina Kang stated she saw very limited parking.

Dee Wyman asked about the type of uses in the zoning overlay that would be allowed by DPD to help the public to understand the parameters we are trying to reach. Tamara Garrett referred to a document, code section 23.44.006, this explains principle uses that are permitted outright. Dee Wyman wanted to know the zoning and Tamara Garrett said it is single family, 5000. Permitted zoning are single family, floating homes. This will remain single family, 5000 and whoever buys the property will have to go through a formal rezone process to officially change the zone with SPS.

Ron English read from the document after the Seattle Municipal Code section 23.44.66 that Tamara Garrett spoke about earlier. After the list, he asked about paragraph two which states other non-school uses, is that what the committee is to be looking at if anything other than what was read should be allowed?

Tamara Garrett believed it is, but not clear if they would have to go for F1, formal administrative conditional use process. Adrienne Bailey asked if going outside of what was said as a non-school use, community is concern with is what you just read and they are more amenable to the actual community use rather than non-school use. Ron English stated you can do the things without going through the process we are going through but the SUAC process is needed if you want to do something different as he gave an example of a catering company or restaurant. Audience asked if that kind of commercial use is permitted here, and Tamara Garrett stated yes.

Adrienne Bailey asked about the school use parameter and if the committee can determine outside the parameters what community would accept. Ron English spoke about the code listing some criteria that committee should consider to determine whether types of uses that are compatible with the surrounding community to benefit community that we serve such as community access uses for recreation, traffic, parking, landscaping, etc.

Peter Triandafilou asked does that mean that SUAC should consider a possible rezone and consider all possible uses including multi-family residences? Tamara Garrett stated that as a member of the public or committee member you can comment as to type of the uses that you wouldn't want on that particular piece of property. You can't restrict the opportunity for someone to apply for a rezone application. Peter Triandafilou asked should SUAC committee be considering all potential uses and weighing in on the pros and cons of whatever they are? Committee members agree they would be thinking of this decision.

Tamara Garrett said that this committee will converse to determine whether or not it's appropriate for any type of residential use. Committee has the option to say we will allow certain types of residential uses but not others. Or they can say we want to restrict the amount of residential uses on the school property.

Andy Engelson asked if the committee decides that part of the facility be divided for residential and work studios then they make that recommendation to DPD and the department then makes a decision to allow whether that is allowed or not? Peter Triandafilou said then they would have to get a rezone for that? Tamara Garrett said they would not have to get a rezone if it was an allowed use identified in the SUAC. And if they would have meet code requirements, the use would be allowed for that property then that would be the structure.

Laura Baumgartner wanted to know in the past if a private school had gone into that space and if that's part of the SUAC's discussion and Thao Tran confirmed that will be part of the discussion, just like residential units or artist lofts.

Heidi Randall said she was confused about the condition of the building and anyone of takes it over has to put in a million dollars into it? Ron English said that anyone who takes it over has to understand it's a building that over 50 years old and hasn't had a lot of work done it.

Kimberly Larson-Edwards asked about the duties of the DON Director. At the end of the process, SUAC makes a recommendation within ten days and the DON Director modifies the recommendations the reasons for the modification shall be put forth in writing. What would be a reason for Director to modify what the SUAC recommendations? Thao Tran said he has not facilitated a SUAC before but knows that DON Department Director will review the Advisory Committee report. He said that he does not know any reason the Director would

change or delineate from what the committee has decided but will check to get an answer back to the Committee.

### **Public Comment**

Heidi Randall stated that when her family moved to the neighborhood in 1993 they had 2 playgrounds and now they are both closed. They had a soccer field and playground that were heavily used by the community.

Bart Ozretich stated that he supports MLK School to be turned into a community arts and education space to serve the larger community, especially for youth in particular. He also supports the possibility with a playground or some other recreational facility. He values keeping the MLK School as a community asset and for it to remain an open public space.

Gino Perine agree to have this becoming something better for the community, lived for five years and have two small children. The crime in the area has increased. Would like the public area for kids and properly policed.

Andy Engelson family lived in the neighborhood for five years and school has served as focus for the community for 100 years. We would want to continue as community use. Reason we support this is because we saw Youngstown, and it amazing and has program for youth and we would want something similar.

Angie Bolton lives next door to the school and witnessed MLK when it was a thriving school and then it went down. We would like to see it as open to public use and after school activities and for children to have a playground. We would love to see it used like Youngstown, and to have it be a multi-generational, multi-use community center.

Chanin Kelly-Rae asked the public community that are of close proximity to the structure for many years if MLK School is a non-profit or maybe someone who is not as popular with the neighborhoods, will they have community support? Adrienne Bailey had siblings there before and after the school. She stated that the school was the center of the community. The closest play area is Miller and Garfield and most recently the Shelter House at Washington Park is not useable. People being here in the last 20 years did not know that it was the Shelter House because it created a path to the arboretum. The Shelter House has one of the longest standing community public school programs, the spaghetti dinner which started 40 years ago was a prime example. It was a fund raiser with the community council. I think our input would have some effect on the SUAC and DPD. Chanin Kelly-Rae stated that the committee doesn't determine who the tenant will be? MLK School was used for a variety of playtime even then. The community wants it back because the valley has a new crop of children and young people who were absent for 20 years. Dan Schmidt said it wasn't by the

community's choice that the school closed, there weren't enough kids going to MLK school and now there are a whole lot more children in the neighborhood.

Libby Sinclair lived in neighborhood for 32 years and her oldest child went to MLK School that has always been the center for the community. They had a fabulous neighborhood show that drew performers. As for the spaghetti dinner, there is no place for that anymore, we need to have a wonderful rich community place for the kids to go after school. And to be able to walk, it's something to think very hard about because we need resources in our neighborhood within walking distance.

Paul Bestock lived in the neighborhood for 35 years, we'd love to have a place in the community for elders to do classes and a variety of activities.

Laura Baumgardener has a five year old, gives a plea for playground area. We need a place to bike ride and a playground. We need a parent-lead something where the kids have a community school again because it's just not possible right now.

Chanin Kelly-Rae stated that was the impetus for the question that I had, was the fact that the input about the young kids in school. Bush school has a lot of kids except that is a tuition based school. And I want to make sure that is free or reduced or accessible to the general population. I would hope that out of this would come a multi-generational space where kids can be educated and seniors can continue to socialize and thrive and enjoy good extended years and be it faith, racial, cultural and different social strata backgrounds can come together in truly in the spirit of community. So that everyone can enjoy the space.

David Barfield asked if there is a possibility that the school could re-open? Ron English stated that the decision to close the school two years ago was based on looking at population growth in the central area of the city and the number of seats that existed in the school that are in this general area. The conclusion was that the central area as a whole would remain relatively flat, they are looking at it again. They started that process two years ago, they are in the midst of it and in another year they'll come to a conclusion. The problem with this property is that the modern model for a school is on the order of several hundred students and you can't put that many kids in this building and have an adequately educational program. The site is just too small. David Barfield asked if it could be renovated to increase capacity?

Ron English said that to be expanded you would you have to go up. I don't have an answer. Those who have looked at the school decided that the school wasn't needed or not likely to be needed in the next 20 to 30 years and it's too small for an elementary school. Adrienne Bailey asked if someone leases and does all modifications for a couple of million dollars, are you saying they will keep on doing this recalculations and recalculations and then decide they want it back?

Ron English answered that with the School Board's decision in January that declared this building a surplus, this means no, we don't want it back.

Peter Olson said there is very little affordable studio space for artists and need to find places where artists can work and be a part of the community. Ron English commented one of our closed buildings, Cedar Park, out in Lake City, the Cedar Park school was closed 12 years ago. They turned the classrooms into residences for artists. That is a business model that could work. It has parts of the rooms for rent. These buildings can be adapted to a number of different uses. Sabrina Kang asked how Cedar Park compares to this MLK School site? Ron English said it was closed for the same reasons MLK has been closed. It's a bigger site, building is aging and there are not enough kids to fill it.

Heidi Randall underscored security issues because I spoke with SPS official and asked about it. I thought that because of the stairwell underneath school is not easy to see. And activities that have syringes and part of the playground are partly hidden from the street. The way the school is situated it is not ideal for security. I asked that whoever takes this property on has to be responsible for the security.

Dee Wyman spoke about security issues, need more presence. I feel it incumbent for the SPS to reveal to any potential user what the state of the school is and we know that it is energy inefficient, which makes it not very conducive for children to learn. Ron English said the SPS did a formal analysis was done on a group of building and that will be posted on the website when it is available. Dee said she can see the land has value but the building doesn't. Chanin Kelly-Rae asked if Dee Wyman would entertain a tear down? Dee Wyman said if another building could gain with the openness and thought that she didn't see anything that would be energy sufficient about the building in this state.

Joanne Cullen wants to see a substantial report on buildings. Because a lot of the older buildings are very energy inefficient including this one, there are better insulated ones even though they don't have air conditioning they are not as hot. She likes the building and would like to see a report on the state of the building. She talked about a program that was in the building. Adrienne Bailey stated it is called an Arts Magnet Program.

Peter Triandafilou stated that he has lived in the neighborhood for 15 years, gave a history and said the building use by community & community council for years and years. They had meeting there and spent money to upgrade portables, conducted before and after school enrichment programs. We got grants from DON to put in a computer lab and prototype, it had been a community resource and not only for kids, but for the entire neighborhood. This building has been the focus for the neighborhood, playground for other child enrichment as well as adult oriented activities. Second issue is code about establishing this committee and it sets forth certain requirements and one is that two people live within 600'

of the site. One of the members who qualified does not live within the 600' feet and requirements on those two persons as well as a third representative be appointed by the DON Director in cooperation with the community organization representing the area. I'm President of the Community Council, Vice President of the Merchants Association and I'm not seeing any efforts on behalf of the Department of Neighborhoods to consult our groups to get our input to people who are chosen to fill in service slots on this committee, I ask to elaborate on what was done to get people qualified to meet the 600' requirement for two of the slots and what interface was done with community organizations? Because the concern is that we do get people who do understand the history and the neighborhood and some of the members of the committee have been in the two years have no history of this site when it was an active school and that concerns me. My concerns with members who have live here for less than two years and have no knowledge of the facility as an operating school, issues about security or whatever. Well a lot of those issues weren't necessarily present when the school was operating and why does the administration assume that we are going to continue to have those problems when operating as some kind of active facility or whatever uses it's put to. We can't ignore history and the fact when the school was there for the past 80+ years.

Thao Tran went over the selection process. He will go back and check records if that is in fact a member lives beyond 600'. The second point with community members, we worked with many community organizations to come up with candidates, the code does not explain the levels of collaboration in the municipal code. Advertisements went out to newspaper as well as community connectors like yourself and hoped that you would help spread the word for soliciting advisory committee members. We try to get folks with historical record of the neighborhood and lived here for a very long time and represent diversity in terms of sex, race but also diverse in terms of the current neighborhood make-up since the community is changing as part of the evolution of our city. That is why we also selected members who are new to the neighborhood. Thao Tran will get back on the two questions. (The two members referenced by Peter Triandafilou do actually live within 600 feet of the school property)

Peter Triandafilou said that he wants to make formal objection to failure of Department of Neighborhoods to follow the process correctly and this is a serious issue and can't just be blown off. Thao Tran said that the public comment is also taped and will be transcribed in meeting minutes and Peter Triandafilou objection will be reflected in the meeting records.

Andy Engelson said the he is with a group that is actively working for citizens for community center on MLK. He wants to collaborate with SPS. We are paying close attention to the SUAC process because that can drive what is ultimately decided to be used at that space. There is a report that came out in June 2007 on condition of buildings. Their group did an online survey, in paper, put on a listserv and a newspaper. We have 130 respondents over the last couple of

months and I can make those available to SUAC. In addition to that was look at different alternatives. One point is of the 130 people said the use for a community center for MLK School, 92.7% said yes, 7.3 said no.

Dee Wyman made the comment that the building should be discounted because of the condition of the building.

Ron English explains the restriction on the SPS on selling property. To sell the property we have to get a formal appraisal done, the appraisal will look at fair market value at the highest and best use. They would look at the building and what makes the best sense and operated at what the income cost and all those things. They would also look at tearing down the building and putting in something consistent with the existing zone. The school district is obligated by state law to get full market rate value. That sets the parameters for the sale price.

Andy Engelson stated after speaking with Youngstown Cooper about their deal with SPS they got quite a discount on that building in the sale.

Ron English said cost of demolishing that building and removing the lead and asbestos from that building really drove the price down. It was not a concession of "let's be nice to the neighborhood". SPS doesn't have the flexibility to do that.

Leah Mena asked about parking, pedestrian friendliness issue in that area and what people think about that?

Chanin Kelly-Rae said people from all around the area will be coming to a shiny new community center because that's a central area school.

Libby Sinclair said that what happens in the building serves children riding on the school bus and after school. That would solve some of that. I think that area can use some parking which could be easily arranged so that some of that is off street parking.

Adrienne Bailey spoke about a long standing after school program, so she is right, a lot of drop off and pick up.

Gino Perrine asked if there are any code requirements that? I live two houses up and when the school wasn't occupied I didn't have a problem with parking. Bush School is another story, it created parking problems and has subsequently resolved a lot of issue that we had although with the Bush School using the gym created another problem. How much parking does MLK have to have if it is a community center because it can potentially occupy 200 – 300 people at a time?

Tamara Garrett said that the land code does set requirements for minimum parking amounts and it is based on the use that is proposed. The code is

different from what is required for a single-family resident versus the SPS. At the next meeting, I or Ron will provide some documents which explains what is the current established amount of parking on the site to give people an idea as to what our department accepts.

Andy Engelson asked if the SUAC can determine what is required? For instance, if we say that we want some parking and encourage people to walk or transit. Our recommendation is that we add 10 parking spots and maybe partner with the Bush School in the evenings to use there parking facility for evening events. There is nothing that says we have to have certain number of spots? Tamara Garrett stated that the code says a certain amount of parking is required based on the use. This committee can say we recommend these particular uses. By chance if community center use is pursued and we only want this amount of parking space to be created on site we can also express that we want some allowance for bicycle parking be considered on site.

Larry Levine, President of the Madison Valley Merchants Association, said that parking in the merchant area on east Madison is very limited. With the school bringing cars to a community center, the merchants can look at the school as potential parking as well as a cause of conflict between the two.

Joanna Cullen said that as a school MLK was not easily accessible by transit. Buses are not regular.

Dan Schmidt reinforced that we have plenty of private schools, this needs to be a community center that is open to everyone.

Andrew Tsu says that property tax goes into our school system. It would be good if we returned it to community in form of a community center.

Chanin Kelly-Rae asked what about affordable housing and a community center? Andy Engelson said there is potential for housing at the school site, the decline of affordable housing is an issue. Andrew Tsu says as an artist, he teaches classes to children and adults.

Thao Tran gave a meeting summary and said that there are two items of business, setting the schedule for a tour and future meetings. Thanked the community for their diversity of perspectives and to hear their stories. Please send comments to Thao Tran. Peter Triandafilou suggested the next meeting location to be in the closed MLK School. Ron English said there is no furniture in that building.

A tour of MLK is scheduled for August 12 at 6:00pm before reconvening the meeting at 7:00pm to 9:00pm at T.T. Minor Elementary School.

The meeting adjourned at approximately 9:00 pm.

**MLK School Use Advisory Committee**  
**August 12, 2008**  
**T. T. Minor Elementary School**  
**7:00pm - 9:00pm**

**Committee Members:**

Ron English  
Sabrina Kang  
David Barfield  
Chanin Kelly-Rae  
Kimberly Larson-Edwards  
Leah Mena

**City Staff:**

Tamara Garrett  
Thao Tran  
Sharon Star

**Welcome and Introductions**

Meeting convened at 7:10pm. Thao Tran welcomed all in attendance and requested that committee members introduce themselves.

Thao Tran thanked everyone for attending this important meeting because the MLK School has been closed for the last two years. It is mandated in the Seattle Municipal Code that his role is to chair the meeting on behalf of the City. The Committee's task is to have at least three meetings within 90 days to solicit community input for alternative uses for the school. Thao Tran will write a report on behalf of the community for the Department of Neighborhoods Director. A final report will be made available to the public.

Ron English of the Seattle Public Schools (SPS) spoke about the SPS process.

Tamara Garrett of the Department of Planning and Development (DPD) talked about code issues.

Ron English stated that SPS has declared the MLK School to be surplus and currently wants to lease the property. The lease or sale process involves open market transaction for interested parties to submit bids. Usually whoever pays most money would get a chance to obtain the building. In this case, if a community group or combination of groups or non-profit or government agency wants to obtain and operate the building then they would get greater

consideration. If the SPS accepts the highest bid, then most likely a developer will acquire the building. In this scenario, community use may be at a loss. Individuals or a collection of groups who submit to lease or buy building for at least one-half use for kids to support education will get high consideration. There will be a solicitation process with an open forum and public notice that will possibly be convened a few weeks later. SPS wants to move forward so that a community group will meet the criteria stipulated by the School Board.

Ron English was asked to explain SPS's timeline and to clarify regarding community input process. He stated that the SPS wants to find out first what uses will be allowed.

Tamara Garret referred to the Code language in SMC 23.44.006. She briefly read and discussed uses that are identified in the documents that can be considered at MLK: residential, non residential, such uses as parks, and other ones are identified. There are a lot of uses for the committee to consider for the site. The Committee should look at the criteria mentioned in part of CH 23.78 that would be appropriate for that site.

The Committee began discussion about the process it would undertake. Ron English gave some examples of how the Committee could proceed by working through the Land Use Code. There was some discussion about who made the final decision, whether it was the Director of the Department of Neighborhoods or the Committee. He gave the example of the MacDonald SUAC where it was recommended the school be a community center, education, school related, classroom senior education, non-profit, art, dance and focusing on youth, Boys & Girls Clubs, arts and craft for children. Recommendation can be broad.

Tammy Garrett suggested starting with distinction of the various uses or broader separation of uses. Such as residential uses and get feedback, not with standing single family residence. Someone would have to convert into one Single Family residence too reuse that structure.

Sabrina Kang asked about parking and Tamara Garrett replied that parking is determined based upon the uses and the number of people to use the facility.

Chanin Kelly-Rae stated that what we should discuss is what the greater neighborhood and community would like to see as optional re-uses for the school. Chanin Kelly-Rae asked if anyone is opposed to resident use. That would be the least impact in regards to parking and would have finite number of people.

Leah Mena wanted to ensure that the Committee discussed residential and neighborhood safety.

Thao Tran asked if anyone is opposed to residential use. Kimberly Larson-Edwards asked at the last meeting what the community wanted. She views it as a plus in terms of having more affordable housing which can increase safety with more people or broadening community use for that area. She would also like to see playground for kids, making sure it is caged and want more community space.

Ron English said the MLK School could use a caretaker because there have been two break-ins at closed schools. He suggested to SUAC to think about using as arts dwelling units, with own studio. Having an entire building as a meeting and community center might be a good way to preserve building.

Chanin Kelly-Rae said we should consider about a caretaker, assisted living, transitional, social services, as a possibility with someone there rather than non-residential and have economic resources to support the sides.

David Barfield asked about the portables. Ron English replied that the portables there are functional and one is plumbed, and we don't have to take them out.

Thao Tran asked if they wanted to discuss the following: arts, business, arts/artists, or low-income housing.

Chanin Kelly-Rae asked about artists using space. Kimberly Larson-Edwards stated that the Committee consider a requirement for any education program to get the lease from the Youngstown program.

Chanin Kelly-Rae asked if anyone was familiar with Georgetown artist's lofts.

Ron English stated the following for discussion to the committee, caretaker, artist, congregate resident – (assisted living/boarding), affordable housing, transitional living.

Leah Mena asked if we are specific in regards to allowing a non-profit or for profit to re-use the MLK school? Chanin Kelly-Rae is not worried about this. Tamara Garrett read from code regarding what is assisted living.

**Voting: regarding affordable housing  
6/0 votes in favor**

Tamara Garrett gave a definition on affordable housing.

Larry Levine commented that the Committee was losing public participation and wanted the public to be a part of the discussion.

**Public Comment:**

Andy Engelson supports the idea for artist dwelling studios, cottage housing, maybe where portable, rental homes with caretaker. Leah Mena asked about reuse. Sabrina Kang stated that the committee should discuss what we will not exclude. Tamara Garrett read from the code about the cottage.

Peter Triandafilou would prefer not to have market rate or above market housing, condos or rentals and absolutely no luxury units. This would better serve the community other than housing and that it was unlikely that people in luxury units would not likely want to live in a facility with community uses.

Ron English pointed out that luxury units might help pay for other parts of building.

Marie Floyd stated that to serve the community in a better way would be to have a community center or childcare as opposed to housing.

Peter Triandafilou stated that it was important for the community to have input. He didn't believe that the notification of this meeting was adequate. Thao Tran stated that public notice is required to announce the first meeting and notices were posted on local library and community center. Peter Triandafilou suggested that the meetings be posted on a website, government site, or Seattle Public School site.

## **Open Space**

Tamara Garrett described open space from the Land Use Code.

Leah Mena asked about playground structures. Thao Tran stated that, if acquired by Parks, there is still the question of how that use would be reconciled with the building use. Leah Mena expressed that there are community concerns about safety, liability and insurance. Ron English spoke about areas of hidden activity that can not be seen from the street that might make it unsafe.

Kimberly Larson-Edwards expressed safety concerns and wanted more secure and safe playground space.

Chanin Kelly-Rae would prefer a community center with open space, a variety of activities, and flexible hours. She stated that the neighborhood doesn't want after school program. She noted that Phinney has a childcare facility, playground during day, and community center all in one.

Leah Mena mentioned that if no caretaker is in place, some illegal activity will happen if there is not someone on the watch.

Gino Perine agreed not to oppose a community center as long as it's for the community.

**Voting in favor of community open space: 6/0**

There was no public comment.

**Use or Reuse of Existing School**

Ron English gave a list of uses at different schools. catering, cafeteria, dance studios, martial arts studios, community college, Northwest Girls Choir, senior learning at Sand Point, drivers education and parks, daycare, gyms for basketball or exercise equipment, office- rent, rent out school office. Mixed and match for that neighborhood in a couple of places.

**Public Comments:**

Kathryn Keller asked if allowable uses are commercial, administrative, housing, that the committee consider limiting to the percentage of each use. Criteria could be weighed between community center versus commercial use. Ron English raised concern regarding minimum community use or don't want over a fixed percentage. Asked if that was defined?

Michelle Anthony asked about faith based organizations? Tamara Garrett said that would be considered a religious facility.

Peter Triandafilou supports community use. He agreed that there would be a limited amount of profit. He stated that retail, light manufacturing, photography studio uses are consistent with other community facilities. They would add to the community and bring revenue.

Chanin Kelly-Rae asked if the uses would be market rate and geared toward a larger community. She supports market rate for the community and supported that the master tenant be viable and also compatible with community.

Leah Mena asked if there have been other retail uses in other re-used schools?

Ron English replied that there had not in other locations.

Peter Triandafilou asked about Fauntleroy. Ron English replied that the catering hall is a limited use and not a daily use. Fauntleroy is a restaurant and they have a lot of parking. Peter Triandafilou asked if retail, like a framing store with four customers is compatible with securing funding.

Ron English explained more about retail – who are the customers, uses and traffic. He was concerned that there isn't any parking unless you take away land from the playground.

Kimberly Larson said they need to be considered under commercial use.

Thao Tran gave examples of catering food prep, public or professional office, cottage light, storage for personal property.

Sharon Tomiko-Santos appreciates that the Department of Neighborhood is initiating this SUAC process amidst three jurisdictions running their own processes. If the City is running this process, what will they commit and feed into SPS sale or lease. The money shall be use for rehabilitation or expansion of school building to convert into community delivery for non-residential for child and family. State capital appropriations are usually one time. And state anticipates there will be partners with City for financial commitments for purchase for 4/5 school properties. Going back there are some uses that capital monies will not cover, there is a cap on operating costs.

Andy Engelson wants a community center. He has the survey asking what the community preferred among certain uses. He has the results. Thao Tran has them. Please include this survey with the official minutes. Thao Tran will e-mail this survey to the Advisory Committee members to obtain copies.

Thao Tran wants to review the minutes from the last minutes?

Kimberly Larson-Edwards wants to do a wider community outreach. We have e-mail lists to send out. Peter Triandafilou also wants a broader posting. Thao Tran will work with his DON department to see where are the opportunities are for greater outreach.

Leah Mena verbally committed to posting the meeting announcement to her listserv. Peter Triandafilou talked about sending out a postcard on this meeting. Larry Levine seconded it.

The next meeting was scheduled for Wednesday, September 11, at 6:00pm for a tour of MLK and the committee will convene the SUAC meeting at 7:00pm at a location to be determined. Ron English will try and see if T.T. Minor is available on that date for a meeting space. If T.T. Minor is not available then he will try the next nearest school Madrona Elementary and MLK.

The meeting adjourned at 9:15pm.

**MLK School Use Advisory Committee  
September 11, 2008  
Madrona Elementary School  
7:00pm - 9:00pm**

**Meeting Minutes**

**Committee Members:**

Leah Mena  
Kimberly Larson-Edwards  
David Barfield  
Chanin Kelly-Rae  
Sabrina Kang  
Ron English

**City Staff:**

Tamara Garrett  
Thao Tran  
Sharon Star  
Karen Gordon

**Welcome and Introduction:**

The meeting commenced at 7:12pm. Thao Tran welcomed everyone and thanked them for attending the third MLK SUAC meeting. He proceeded to share information of SUAC roles and responsibilities: MLK has closed for last couple of years and the tasks for the SUAC committee is to come up with a report that lists preferred re-use options for reuse opportunities of the vacated MLK School. This report comes with conditions such as parking, traffic impact, lighting, playground, and open space etc. Thao Tran will write the report on behalf of the Committee, than forward it to Department of Neighborhoods Director who reviews the findings and adopts it as the Departments recommendation to the Seattle Public School (SPS). SPS will do its own selection process for the new tenants of MLK School.

Thao Tran explained that we are here to keep all acceptable options open and not limit the community's options. The parcel can accommodate multiple uses. In the first meeting, the Committee laid out ground rules and at the second meeting, the Committee made some decisions about potential uses. At this meeting, the plan is to discuss the remaining re-use categories as options for MLK School.

The major categories for different re-uses for existing school buildings are education, business, residents and services. The SUAC committee decides if these are viable options for neighborhood and those that live around it.

Thao Tran opened the meeting to the public for questions. Thao Tran stated that in the last meeting some folks felt that this committee deliberated too much and did not have enough public input from the audience. This is an effort to ensure that everyone will be able to be heard in these meetings.

An audience member asked about the timeline for the SUAC process? We will have a fourth meeting and perhaps a fifth to complete the whole process. For us to complete it today will require us making decisions today at a relatively fast pace. Thao Tran anticipates that there will be at least a fifth to cover all the issues.

Thao Tran - reviewed the previous meeting decisions.

**Affordable housing – in favor voted 6/0 (yes/no).**

**Public Space – need further discussion.**

**Playground – in favor voted 6/0.**

**Open Space – in favor voted 6/0.**

We talked about community center and public safety, in hindsight we were all over the place.

The members of the SUAC introduced themselves.

Richard Greene stated that he was new to the meetings and wanted to know if the School District has ruled out of further use of the MLK School? Ron English responded that the schools was surplusd a year ago to be leased out and there are no plans to restore it as a school.

Chris Jackins spoke about how schools should not be sold and should be kept for community and public use.

Thao Tran proposed that the committee should begin agenda business by discussing interest for the re-use options under the categories for arts, business, housing, education, and services. The committee as a whole agreed.

### **ARTS:**

Chanin Kelly-Rae wants to keep the option open for artist lofts and residential use to be taken in consideration for the MLK site.

Ron English thought he was the one who would weigh the least on the subject. He recalled that four different artist type activities and just read them off: studio or school, classes in dance, ballet and martial arts, and community cultural activities such as theater and dance group presentation and artist dwelling unit. We have one school that has several dwelling units in it. He suggested we look at all four of those and say yes we are in favor for four of those or in favor of three or something like that. All four seem to be very compatible with a large number of neighborhoods and work in all of the other community schools buildings that we have.

Kimberly Larson Edwards asked if there were restrictions around parking for performing arts facilities or does it depend on the size of the seating within a theater?

Tamara Garrett responded that there are some restrictions regarding parking as based on the assembly area size and fixed seating.

Kimberly Larson Edwards asked about the requirements for parking for a performance space.

Tamara Garrett asked if Kimberly Larson Edwards was referring to a performing arts theater. Kimberly Larson Edwards replied yes. Tamara Garrett stated that currently there is no established parking on the MLK property. It would be up to the committee to have that conversation on whether or not parking would be required on-site.

Leah Mena asked if the City will apply zoning for this parking change? Tamara Garrett replied yes. Kimberly Larson Edwards thought there are a lot of regulations around this parking issue and Tamara Garrett said you have to consider it as part of this conversation for choosing uses that may generate a lot of parking. Kimberly Larson Edwards said we have to consider parking as well as aesthetics and safety and noise and other hazards.

Thao Tran asked about parking and is it possible to build out a parking lot? The Committee consulted the site map and asked if it would be possible to add parking spaces to accommodate arts facilities? Tamara replied you could accommodate parking on that site but not a lot unless the proposal was to remove some of the accessory structures on site. Someone asked about accessory structures and Tamara Garrett replied that it was the portables. Thao Tran said that right now it's possible and we can talk about it when we get to conditions.

Peter Triandafilou asked if the school has historically been used as a parking lot on occasion and if there were no requirements for on-street use? How much qualified parking should there be? Tamara Garrett replied that based on research she performed on this site, there isn't any established parking. There may have been some parking occurring on this site, but there are no on-site parking records with DPD's.

Peter Triandafilou also asked for the number of approved parking spaces in the school's current configuration so we can know how much parking is supported in this space.

Tamara Garrett said that there are a variety of ways in which one can configure parking. There are different parking sizes that need to be taken into consideration and is not a straight forward answer. The committee's

responsibility is to determine whether certain uses are appropriate for the school and what the hours and times of use will be. The Committee will have to take into consideration that one, they will have to have established parking on that site and they can add a condition of use that basically states that whoever tries to change the use of that education facility to performing arts use that they have to provide a certain amount of parking spaces. Then it will be up to the applicant that applies to meet that baseline.

Ron English asked if the same problem exists for a community hall. If the community meeting is in the lunch room, would it be possible to write a SUAC recommendation that said that whether it is for a theater or community use that events on the site will have to provide at least enough parking for all participants so that you can have limits on number of people that come. Tamara Garrett said yes.

Kimberly Larson Edwards stated that community meetings will have a lot more people of who live in the neighborhood and will walk versus a performance space where people will travel from farther distances.

Tamara Garrett said that she would research those parking requirements based on size of and the proposed use. She continued to say that would be the next step after this conversation about just the uses.

Peter Triandafilou stated that whatever the uses are, parking is an issue so it comes up with any number of uses and I think it needs to be addressed so we people can have an understanding.

Doug Ito wanted clarification for SUAC designated parking for this site. So it doesn't necessarily have to go with land use code or not. The SUAC can establish no parking if they wanted to or establish it as whatever they decide.

Peter Triandafilou noted that at the Youngstown Art Center the parking was included in the overall development with SUAC recommendations.

Kimberly Larson Edwards wanted to make sure the SUAC knew in general what the building code required to get some sense of guidelines for what seems reasonable for a request within that site.

Sabrina Kang stated that parking and mitigating traffic are a major issue because traffic has been an issue in that area.

Thao Tran stated that parking should be discussed under conditions.

Tamara Garrett wanted Thao Tran to know that the artist studio dwelling should fall under the housing. This is considered a residential use. An unidentified audience member stated interest in a community use multi-purpose arts facility

where people could do a performance (we are not talking about a giant theater like the Benaroya Hall or anything like that). We are talking about arts where people could work with children and they would have an opportunity to perform or rent out space for dancing performances. We are getting confused with the meaning of “theater”.

Chanin Kelly Rae wanted to motion for a vote on arts category.

Harvey Sadis noted that one thing that isn't being talked about is day use versus evening use – what the community wants or allows for increase use of that building in the evening. Is that a variable that needs to be examined? Thao Tran stated yes. Harvey Sadis said some schools have certain covenants with immediate neighbors about the use of the building in the evening so that it doesn't undue pressure on the neighborhood. Thao Tran stated that was going back to parking and Harvey Sadis said that it included people too and the flow of traffic.

Kimberly Larson Edwards wanted more clarity for artist dwelling or studio.

Tamara Garrett read residential use from the code on arts/studios. Kimberly Larson Edwards asked if there is a second type that isn't considered in the housing group. Tamara Garrett replied that was a work space.

Doug Ito offered some clarification on artists dwelling/studios. Arts studio dwelling are a residential use, it is to live and work in spaces of non-toxic hazards. Live work units are commercial uses, live and work and arts or insurance agent. Arts studios are work places that artists travel to and do their arts as commercial use.

Chris Jackins handed out a list of uses that he believes do not serve children and should not be allowed since the purpose of this school and property has been to essentially serve children.

**Thao ask for a vote on Arts: 6/0 in favor.**

***BUSINESS:***

Ron English read what was passed out at the first meeting that included the following possible business uses: catering, daycares, professional offices, with limited walk in customer services, this is one that I added, retail with a lot of walk in, food preparation that refers to a restaurant in Fauntleroy, cottage type light manufacturing, private hall storage for personal property, and archives. This was on the list at each of those at one or more except for the retail, at SUAC decisions that were made.

Leah Mena asked in terms of education, where does private school fit in the business versus education? Chanin Kelly-Rae replied under education. Leah Mena asked about the daycare piece?

Kimberly Larson Edwards asked if commercial use of artist studio or the live work space would be put on here as a possibility. There are three categories under this, one residential and two are commercial use. So, those two would fall under business commercial.

Andy Engelson asked about dance classes or fitness class. Do those generally fall under arts or are they basically renting the space to offer services to the community, whether its children dance classes or allowed to offer classes at reasonable rates. Would that fall under business or arts?

Chanin Kelly Rae stated that it would go under education or private or non-profit.

Kimberly Larson Edwards said she thought that would be considered non-profit agency providing community service or fitness classes and educational classes.

Ted Howard asked when the committee completes the list, will the Seattle Public Schools lease it to one entity or to a property management company. Ron English stated the tentative plan is to sell or lease to one entity who might have serve as an umbrella for others but the District has experience managing community buildings and in the past someone needs to be an on-site manager whose coordinating different events. The District prefers to get someone who will take over whole building with a variety of different use and we call it a master tenant.

Chanin Kelly Rae asked if that would look like the Phinney Neighborhood Association so that citizens can come together to advocate for a similar organization.

One citizen asked if there was an important distinction with the users as to whether they are for-profit or non-profit. Ron English clarified that the District does not make those distinctions but the District would not choose a purchaser who did not comply with Equal Opportunity Employer standards (EOE). He also noted that once the District sold the property, they no longer had any enforcement power.

Tamara Garrett clarified the differences between artists use and the community center use.

Katherine Keller supports a community center and wants to see the greatest number of people served, given the location and given some of the issues with that. She also wants uses to be targeted to youth activities. She recommended that some of the uses discussed have "caps" limiting the amount of space used.

Thao Tran responded that the Committee will take those concerns into consideration when discussing conditions.

Mary Lynn Jensen stated that she would like a vibrant facility and not a storage facility and urged the committee to help create a balance and economic feasibility.

Thao Tran asked for a motion to vote on the use for Business/Commercial.

**Chanin Kelly Rae made a motion to adopt the Business/Commerce for general use that is listed.**

Sabrina Kang stated that she does not want the MLK space to become storage since security is an issue.

Kimberly Larson Edwards asked what other people on the committee thought about storage.

Chanin Kelly Rae clarified that no one is suggesting that the whole building be used for storage, but we need to be open to fact 2-5% of the structure might be available for storage. We can talk about limit storage to tenants such as accessory storage. Let's rule out storage for individuals who don't live or work in the building.

**Kimberly Larson Edwards seconded the motion.**

**The motion passed 6/0 was approved unanimously for Business/Commercial use for MLK.**

**The following sub-categories of re-use options were approved:**

- Catering – 6/0 in favor**
- Public/Private Daycare (Tamara stated this should be added to Services) – 6/0 in favor**
- Professional office – 6/0 in favor**
- Food Preparation – w/conditions (Thao – what are the conditions – they need to be stated here) – 6/0 in favor**
- Custom craft (please see discussion below) – 6/0 in favor**
- Entertainment rental – 6/0 in favor**
- Accessory storage, archives 6/0 in favor**

***COTTAGE MANUFACTURING:***

Tamara Garrett stated the manufacturing definitions. David Barfield had an objection to cottage manufacturing because he believes it doesn't fall under community but is more of a private business. A member of the audience asked if

a community class produces pottery, does that fall under the same category. Tamara Garrett replied yes. Tamara Garrett also read the definition of Custom Craft from the Land Use Code.

Chanin Kelly Rae stated that she would support custom craft over cottage manufacturing. Thao Tran then asked for a motion.

**Chanin Kelly Rae made a motion to change the wording from “Cottage Manufacturing” to “Custom Craft”.**

Tamara Garrett read the definition of “private halls.”

**Chanin Kelly Rae made a motion to restrict from future possible a private hall with parking. David Barfield seconded the motion.**

Ron English noted that in other schools, the master tenant rents out rooms on an hourly rate. This is a good money maker for these buildings and we should be discussing this option as a revenue potential.

Chanin Kelly Rae proposed hourly rental and Tamara Garrett clarified that under the definition of “entertainment use,” one of the uses is a lecture or meeting hall, which means a theater and spectator sports facility intended expressly designed for public gathering such as but not limited to commercial spaces available for rent or lease for the purpose of holding meeting or the presentation of public speeches.

**Chanin Kelly Rae made a motion to change private rental to entertainment use hourly rental.**

Chris Jackins asked if that was only private rental?

Sabrina Kang said that includes entertainment and then including private rental and this is excluding private clubs being able to use the space all the time.

**Committee voted in Favor of having weekly rental spaces available 6/0**

There was a question from the audience about the procedure they were following and where the lists were from. A committee member stated that the list was from previously approved SUAC processes.

**Chanin Kelly Rae made a motion to have some of the space open to accessory storage or archives. Seconded by Leah Mena. Committee voted in favor 6/0.**

Ron English asked about retail as an option.

**David Barfield made a motion to exclude retail. Chanin Kelly-Rae seconded. Committee voted in favor 6/0.**

**Public Comment on Arts:**

The Committee agreed to discuss the uses for arts, business/commerce now, and wait for next meeting on housing education and other services.

Andy Engelson thanked the Committee for the process and stated that he wanted to meet a 50% target for youth, that he wanted arts and spaces for business/commerce and to serve the community as well as having life long learning into mix.

Peter Triandafilou read a resolution passed to support Andy's community use proposal for MLK School. Peter Triandafilou said there is broader community council to support efforts by the neighborhood to develop that site as a community center. Chanin Kelly Rae asked if that included money. Peter Triandafilou said that the community council was not specific at this time and that the community council does not get any kind of general funding except for grants from DON. The resolution will be sent to Thao Tran for the record.

An unidentified audience member suggested that the SUAC consult community newspapers and the greater Madison Valley Community Council minutes to find out what the community interests were.

Dan Schmitt stated that he and his wife prefer art activities in the building, both performing and visual arts.

Libby Sinclair was supportive of after school program that would be a place for arts program for all ages.

Rich Green stated that he wants the community to have a place for healthy activity, where people are able to walk, ride and get picked up and dropped off.

Sabrina Kang asked if arts and education were a high priority for the community members here tonight.

Andy Engelson said he wanted to ensure that there is a good mix of uses and that there is a balance to serve the community.

Larry Kron stated that he likes education/arts and favors a playground because we don't have that in the neighborhood.

Ron English stated that certain uses are not viable if the State is putting up money. State funding requires that financial strength and the business plan must be demonstrated in order to qualify for funding.

Heidi Randall stated that the playground needs to be open to public and urged the School District to give credit to organizations that will maintain the playground for public use.

**Public Comment Business/Commerce:**

An unidentified audience member asked if a farmers market was considered retail use and noted that it would bring traffic issues.

Peter Triandafilou stated that he was not adverse to retail with certain caps.

David Barfield thought that groups interested in lease by square feet should be set a triple net rate meaning that the landlord doesn't pay anything and all tenants are responsible for \$3-5/square foot per year with a discount for youth to support kids. A sale would obligate the School District to do an appraisal.

David Barfield was also concerned about retail noting the difficulty of not much parking for potential shoppers.

Chris Jackins asked what is allowable in current zone. Tamara Garrett read the code for SDS reuse and said they are required to go through SUAC process.

Retail will be tabled for now.

Next meeting is scheduled for Tuesday, September 30 at Madrona Elementary.

**MLK School Use Advisory Committee**  
**September 30, 2008**  
**Madrona Elementary School**  
**7:00pm - 9:00pm**

**Meeting Minutes**

**Committee Members:**

Leah Mena  
Kimberly Larson-Edwards  
Ron English  
Sabrina Kang

**City Staff:**

Tamara Garrett  
Thao Tran  
Sharon Star

**Welcome and Introduction:**

The meeting commenced at 7:10pm. Thao Tran welcomed everyone and thanked them for attending the third MLK SUAC meeting. He proceeded to share information on the roles and responsibilities of SUAC: MLK has closed in the last couple of years and the tasks for the SUAC committee is to come up with a report that lists preferred re-use options for the vacated MLK School. This report comes with conditions such as parking, traffic impact, lighting, playground, and open space etc. Thao Tran will write the report on behalf of committee, the report will then be forwarded to the Department of Neighborhoods Director who reviews the findings and adopts the report as the Departments recommendation to Seattle Public School (SPS). SPS will do its own selection process for the new tenants of MLK School.

Thao Tran explained that we are here to keep all acceptable options open and at the same time not limit options as a community. The parcel can accommodate multi-uses.

The major categories for different re-uses for existing school buildings are education, commercial, residents and services. The SUAC committee decides if these are viable options for neighborhood.

The Committee members introduced themselves.

Thao Tran explained that at this fourth meeting the Committee will continue to discuss the various use options for the school and cast our votes for them. After the discussion on re-use options are complete then we will talk about mitigation or conditional factors that we want to recommend to the Seattle Public School.

Thao Tran explained the public comment period and how there will be opportunities for the public to comment under each categories of re-use options discussed.

## ***PUBLIC COMMENT***

Chris Jackins passed out written comments from neighbors to committee members stating that they want it left as a school. He also commented that the meetings should be at MLK School.

Thao Tran reminded the Committee and audience that it is not the purpose in this meeting to decide whether the school will remain a public school. That decision has been made and if there is Committee members who agree with Mr. Jackins that position can be included as part of a minority report.

Adrienne Bailey stated that she wants the community to work together to have a holistic educational program.

Ron English expressed that the report should state what is already allowed and what the Committee recommends.

David King suggested that the art studios be considered. This is his first meeting and he asked about the committee process. He wanted to know who gets to ultimately decide on the use of the MLK.

Thao Tran responded that the Seattle Public Schools (SPS) is the decision maker as the owner of the property.

## ***MINUTE APPROVAL***

**The minutes were unanimously approved with a vote of 4/0.**

## ***DISCUSSION***

Andy Engelson asked if there is quorum.

Thao Tran stated that the quorum is a simple majority and there is a quorum because there are 5 out of 7 voting members present.

Thao Tran reviewed the lists of previously approved uses, uses pending discussion and conditions.

Sabrina Kang asked if there are any objections to any of the categories that will be discussed in the evening.

Thao Tran reviewed the **Education** list that was previously discussed – public / private college class, adult/elder education, vocational / education for disabled.

Ron English suggested adding tutoring, childcare, and daycare.

Sabrina Kang suggested adding preschools.

Kimberly Larson suggested adding library and museum to the list.

Andy Engelson asked again about a quorum. Thao Tran responded again that a quorum is a simple majority.

Ron English suggested adding a basketball and participatory sports activity under education. He is concerned about the definition of community center. He wants to know the definition of entertainment use.

Tamara Garrett read from the Code defining “entertainment use” as a commercial use which benefits the public. Entertainment use is accessory to playground and will not be a part of commercial use. A “Community Center” is an institution use by a non-profit organization... open widely for the public and community use”

Ron English wants to spell out participatory or sports activities such as open gym or play court.

Andy Engelson asked that after school program to be added to the list.

Adrienne Bailey asked that structured and unstructured physical activity be included as a way to include everyone. This would include exercise but also dances, free activity, pick up game, tai chi groups and things with free flow of activities.

Leah Mena asked if there are any objections to the list.

Chris Jackins stated that the only uses that should be allowed are to bring back the educational use.

Adrienne Bailey stated that she is feeling angst with public, private colleges and tech schools, big institution being crammed down our throats in small spaces. MLK School is the heart of the valley. She wants to see the institution as a partner and not a lead in the programs.

Ron English disagreed and gave the Sandpoint School as an example of a master tenant who uses half the building for classes.

Katherine Keller stated that the list speaks to master tenants and we don't want these entities to come in and be a master tenant. The groups in this list appear to be groups that would want total site control.

Thao Tran suggested changing the label “college” to “courses”.

Ron English suggested changing it to college, university and technical school classes?

Rep. Sharon Tomiko-Santos asked if Ron English was representing himself of the School District.

Ron English replied that he has used his own discretion in terms of putting himself in the neighborhood and what he would like to see for the school as an individual.

Rep. Sharon Tomiko-Santos stated that his role needs to be clarified.

Sabrina Kang stated that Ron's experience and background has contributed to the working knowledge of the committee. Ron English responded that in the future he will state when he is speaking from his own viewpoint and not that as a representative of the SPS.

Leah Mena asked for a straw poll from the audience on the private college issue. Are there just one or more people that are concerned about private colleges?

Doug Ito said that it is a redundancy to add private college when you already have education use.

Adrienne Bailey stated that the community has a history of private institutions taking over the community so you will have a whole group in the community that will be concerned over that.

Thao Tran said that the proposal is to adopt inter-generational label and erase private and public education.

Ron English asked to add child, adult and senior education.

Tamara Garrett stated that the list of things being discussed are not labeled under land-use code and suggested that she and Thao Tran meet to review under which categories these suggestions would fall.

Thao Tran asked for a motion to keep inter-generational language putting parenthesis with adult, children and senior.

Kimberly Larson said she would support museums for use but would not be an entire use of the school.

## **MOTION**

**The Committee voted to approve the list of Education category 4/0 in favor.**

## **DISCUSSION ON 'SERVICE' CATEGORY**

Religious Service: faith-base, church, sinagog and mosque; daycare, well-baby clinic, co-op nursery, public health, non-profit organization providing public service.

Kimberly Larson wanted to note that she would be in favor of percentage of use and not have religious services use the whole facility.

Ron English wanted to discuss daycare, and to better define the co-op nursery category?

Kimberly Larson stated that her recollection at the last meeting was that the Committee did not approve private clubs and wanted to know why they were still listed under the 'business' category?

Ron English stated that it appears as if there was already a pre-natal care facility near the school.

Leah Mena asked if the Committee should change it to public health services.

Ron English stated that if the Committee includes health service, does that also include dental office, wellness center and baby clinic?

Tamara Garrett said that it did.

Sabrina Kang read the section on private club uses to clarify Andy Engelson's question on the Committee previous decision in regards to allowing private clubs rent the school facility.

Ron English clarified that the word "rental" is under business.

The Committee members concurred that was their previous decision.

Ron English stated that the Seattle Public Schools have traditionally rented out our auditorium and parking spaces as a fundraising and profit making venture. Several audience members objected to the use of public space for religious purpose. Ron English asked Tamara Garrett what the Code process would be for a church to buy MLK and then convert it into a church.

Tamara Garrett stated that without a SUAC, the church would have to go through an administrative application process.

Ron English said that the School District does not support a restriction that is listed as permissible in the code.

Tamara Garrett stated that the following institution uses may be permitted uses in a single-family zone; community centers, child-care centers, private schools, centers for advance schools, religious institutions, and libraries and other similar institutions. The following are prohibited: hospital, colleges, museums, vocational schools and private clubs.

There are certain uses that are allowed outright and there are others that are permissible uses with application pending approval by DPD.

***MOTION to VOTE on PROPOSED LIST OF SERVICES AS PROPOSED***  
**Leah Mena made the motion and Kimberly Larson seconded. The vote was unanimously in favor, 4/0.**

The next meeting is scheduled for October 21 at T.T. Minor.

The meeting adjourned at 9:25 PM.

**MLK School Use Advisory Committee**  
**October 21, 2008**  
**T.T. Minor Elementary School**  
**7:00pm - 9:00pm**

**Meeting Minutes**

**Committee Members:**

Leah Mena  
Kimberly Larson-Edwards  
Ron English  
Sabrina Kang  
Chanin Kelly-Rae  
David Barfield

**City Staff:**

Tamara Garrett  
Thao Tran  
Sharon Star

**Welcome and Introduction:**

The meeting commenced at 7:10pm. Thao Tran welcomed everyone and thanked them for attending the fifth MLK SUAC meeting. He proceeded to share information on the roles and responsibilities of SUAC. Thao Tran will write the report on behalf of committee, and then the report is forwarded to the Department of Neighborhoods Director who reviews the findings and adopts the report as the Departments recommendation to Seattle Public School (SPS). An initial notice was sent to residents and property owners within 600 feet of the school and multiple outreach advertisements with local newspapers and worked with community organizations to identify candidates to serve on the Steering Committee. We interviewed and selected the Committee members who were introduced to the audience. All meetings are open to the public and the meetings are recorded and summarized in minutes

The Committee is tasked with coming up with comprehensive uses and the goal is not to exclude use but consider all uses that would be desired to benefit the neighborhood. The second part is to come up with conditions to mitigate the impacts of the different various uses. Thao Tran then gave examples.

Thao Tran handed out MLK SUAC Possible School Re-Use Options – Approved to Date (10/15/08). This meeting is dedicated to identify conditions to mitigate impacts of the possible re-uses. The committee reviewed and approved the agenda.

Sabrina Kang made some suggestions to the last set of minutes, specifically changing “with the report that the list preferred re-use options for the vacated school and this report comes with conditions, Sabrina Kang would like it to say “that list preferred re-use options and conditions for the vacated MLK School.” Thao Tran asked to have Sabrina Kang write the suggested changes on the minutes and give it to him after the meeting.

Ron English suggested a change on page 4, with regard to an exchange between himself and Representative Sharon Tomiko Santos. He said two things, one that is written there and would like to add a sentence “in the future I will be clear when I’m stating the district position as opposed to when I’m stating my own personal opinion.” Thao Tran asked Ron English to make note and will incorporate all into the minutes.

Kimberly Larson-Edwards wanted to make note on name spelling corrections.

Adrienne Bailey also said she wanted to send Thao Tran her comments.

***MOTION:***

**Ron motioned to have the minutes approved as amended.**

**Chanin Kelly-Rae seconded**

**All in Favor – All**

**All Opposed – None**

Minutes were approved with a unanimous vote.

***PUBLIC COMMENT - 10 minutes***

Ted Howard asked what the timeline was for a decision to be made. Thao Tran spoke about the City’s timeline and Ron English spoke about the School District’s timeline. The hope is to wrap up the meeting today with the adoption of conditions. After the final meeting, Thao Tran has 30 days to write a report. The report will be comprehensive and technical information with discussion and what the community would like to see with the re-use options with those conditions. DON Director will review and approve the report. Within 30 days, the SUAC will be given a copy and be able to view it and with the approval from Stella Chao, DON Director, the report will then be forwarded to Seattle Public School as the City’s recommendation. The SUAC doesn’t decide on the tenant/landlord. Ron English stated that the School District will go through a process to pick and entertain offers to either buy the property or to lease it. The School Board will give advantage to master tenants or buyers who are going to provide services to kids. The process will take several months before we conduct formal solicitation for proposals. We will have public hearing not unlike the one tonight. Basic framework has been set by the school board and a combination of money and service to kids.

Andy Engelson asked if there will be another public meeting to discuss the recommendations. Ron English said he would be more comfortable doing a formal meeting to approve the full report. Thao Tran agreed that the committee will meet again for a sixth meeting for this purpose.

Adrienne Bailey asked to get the draft report before the meeting.

Thao Tran agreed to provide the report.

Ron English said that he would post the report on the SPS website. Once posted community would like the link to access the report.

Cheryl Harris asked how “services for children are defined.” Is it open ended or particular services, can it be used as a playground in the neighborhood or daycare center?

Ron English replied if it involves kids K-12 and helps kids, then it will be good for them. The School Board will be very flexible with that definition.

Chris Jackins made two points. The first is that he doesn’t want the City to allow uses or departures from the zoning codes on parking, etc. unless they will agree not to sell the property. He also opposes all re-uses even if they are compatible with the zoning. He wants SPS to quickly re-open the facility to serve as a public school. He also referred to Bagley school and their parking situation in which SPS expanded the school site and took 25% of the kid’s playground to create parking. This is an example of poor use of public schools.

Thao Tran referred to the “MLK SUAC Possible School Re-Use Options” list and asked the Committee to review it. Kimberly Larson-Edwards wanted to ensure that the list states: “performing arts space to designate that it is not only for theater and dance but for other performing arts”. She also wants to clarify that the intention was to include “accessory storage not personal property storage” meaning that any of the tenants could be allowed to store items on site within reason and it not for resident storage.

Ron English referred to the last meeting and talked about medical services to non-hospital type medical services and human services that we had listed under Services category. For inter-generational educational classes, child, adult and elder will be added in parenthesis.

David Schmidt asked what the difference is between physical education and participatory sports and structure and unstructured physical activity and why there is a need for both of these. Adrienne Bailey clarified the difference and why. She stated that the mind set is usually focused on organized sports and she wants it to be more flexible. Ron English suggested to keep “physical education and participatory sports” and put in parenthesis “structure and unstructured physical activity”.

Kimberly Larson-Edwards commented that she thought that the committee had said no to a Farmer’s Market because of traffic. Leah Mena thought that a portion with a condition was discussed. Chanin Kelly-Rae said that at other Farmer’s Markets, parking is an issue. Sabrina Kang stated that she remembered that Farmer’s Market was not approved.

John Coldewey asked that since the committee has worked out priorities, what the community can do here to help.

Thao Tran clarified why and how the list was prepared. John Coldewey said he feels he should be voicing his position on these items.

Ron English said what the Committee is trying to develop an approved list of possibilities and the school district will look at the priorities the neighborhood is talking about. Kids are a priority and what is most important to see in the building needs to be addressed to the school district when that process starts at the beginning of next year.

Kimberly Larson Edwards thought that in the SUAC report we could note that in meetings the community voiced strong preference for XYZ. Chanin Kelly-Rae said that information will be in the report so they can see it and the Committee needs to stay clear and focus on approving a list and conditions of approval.

Molly Cleveland of the First A.M.E asked that it be noted that the HeadStart program is interested in the building. Sabrina Kang wanted them to make sure they give their input too.

John Coldewey stated that having something for the kids is good and he would like to see it move beyond to benefit the neighborhood.

Yann Christensen asked if there is bias towards the specific needs of the neighborhood. Tamara Garrett said this was a public asset and noted that parking will be an issue for whatever goes into the school. Chanin Kelly-Rae concurred and said that even when the school was in use, parking was a problem.

John Coldewey asked if the Committee will be working on a list of priority or ranking. Committee members said no.

Sabrina Kang was concerned because the Committee wants to be as inclusive as possible and open minded to what conditions would work for the neighborhood.

Peggy Papsdorf passed out an invitation to a meeting to discuss State funds and legislation involved with the process.

Kimberly Larson Edwards said that playground/field space will be brought up with conditions.

Chanin Kelly-Rae stated that "preservation of open space for community use" be put in parenthesis after structure and unstructured physical activity. She clarified playground versus outside.

At this time the meeting was convened to talk about conditions, with five minutes for public comments.

Thao Tran identified potential conditions that might be imposed.

Sabrina Kang spoke about the traffic issue and that it should not be categorized as a major condition. Sabrina Kang does not see parking as a problem. She explained her reasons.

The Committee discussed the following conditions: parking – percentage of usage, landscaping, playfield, safety, light, traffic flow, open space, hazardous materials, signage, extension and maintenance/ground, play area usage, noise, hours of operation access within reason – min/max.

The committee included adopting the CAM 117 which is a DPD Client Assistance Memo with an analysis of traffic flow and parking needs with recommended standards that need to be met. Ron gave examples of how they use it to help a neighborhood recently.

Kimberly Larson Edwards asked if they had examples of parking for performing arts space or anything like that.

Tamara Garret stated that the code dictates what can be mitigated and it says Code 23. 78.0101 SUAC responsibilities, sub C which she read. She thinks the code restricts how broad the conditions can be and includes parameters.

### **Public Comment**

Robert Stevens said that all the parking can be a part of the master building permit. If you don't have enough then you move to mitigating.

Tamara Garrett said the Land Use Code parking requirements are based on the use proposed within the building or on site. It states that there can be a 20 parking space waiver that is allowed and additional space for non-residential uses. If a proposal to re-use a school and uses the SUAC process in order to re-use the school, then any parking requirement identified in the SUAC over rules the Code.

Andy Engelson stated that the community wants a multi-use facility and Doug Ito had suggested that some of the existing blacktop be used for parking spaces. They have had conversations with the Bush School who are currently making their parking available to community group and a Buddhist church. They wanted to let the Committee know and any proposal that comes need to seriously look at parking impacts.

Sabrina Kang asked if they would have to tear down the portables to accommodate the parking. Andy Engelson replied that they would.

Sabrina Kang stated that the neighborhood is very interested in the play-court. A short discussion on the various options of how to use the blacktop/play-court area followed.

Adrienne Bailey spoke about the Police Environmental Safety program and talked about lighting and sound. These are important issues as well.

Andy Engelson wanted to state that they want to address the parking issues and encourage the committee to recognize that their group is concerned with this issue.

Thao Tran closed public comment.

The Committee decided to add other nuisances to the list.

Thao Tran began the discussion of parking/traffic flow. Ron English suggested using the existing Code standards, referring to the CAM. Ron provided more of an explanation on this condition. There was a question from the audience about the “service level” that Ron referred to as “C” and Tamara Garrett clarified the service levels ranging from “A” to “F” with “A” being the lowest and “F” the highest.

**Action item:** Ron English will get the above information/definition to community.

There was another discussion on uses of the parking and the blacktop area. Chanin Kelly-Rae gave examples of why she thought it best not to exclude parking in this area and asked for options. Sabrina Kang said she thought that the condition is to allow the tenant to create parking on the site because right now there is not an existing use for that. David Barfield spoke about McGilvra School covered play area and he is in favor of using some of the playground for parking.

**Ron English made a motion: 1) Allow parking to be established on the playground area and don't specify the amount, provided adequate space is retained for open unstructured playground use and provide appropriate safety measures that take to assure the safety of kid's versus vehicles.**

***Public Comment:***

Chris Jackins requested more conditions because parking is taking more playground space that is meant for children.

Robert Stevens asked if both the District and the City, if creating a mixed-use of facility would require a permit process to change from play to mixed-use property?

Andy Engelson wanted some parking and didn't mean to confuse the community or the Ccommittee.

**Thao Tran asked for a second on the motion, Leah Mena seconded. The vote was in favor, 7:0.**

A quick discussion continued on **Traffic/Parking** flow because Kimberly Larson Edwards stated that the committee needs to find out first what level to ask from any tenant/user before we vote. Committee decided to return to this item.

### **Land and Exterior Maintenance**

Chanin Kelly-Rae stated there needs to be some dedicated resource for maintenance and upkeep of surrounding area. Ron Englishread from the Macdonald SUAC, paragraph K. The master tenant shall keep the building and grounds well maintained clean and litter free, graffiti on property whether of sides, building or property.

Chanin Kelly-Rae wanted to vote on Ron's suggestion from MacDonald SUAC.

**Chanin Kelly-Rae - motioned for comment. Leah Mena seconded the motion. The motion passed unanimously, 7:0.**

Public Comment - no comments

Ron English read from Macdonald SUAC, that it does not specifically refer to noise but it does cover hours of operation. He read the recommendations for activities to stop at 8:00pm and that the Director of the Department of Neighborhood overruled the hours in 2004. Ron English stated the hour of operation should be from 6:00am to 9:00pm. He believed that quiet activities after 9:00pm are appropriate for a community center.

Leah Mena asked about permits and stated that the neighborhood has an agreement between the Bush school and the neighborhood.

Ron English also included provisions of limiting how many times an event can happen in a year. The committee discussed the actual hours briefly.

### **Public Comment**

Robert Stevens suggested looking at the City's Park & Recreations Department hours of operations to develop a baseline.

Adrienne Bailey spoke on the difference between inside/outside noise. She stated the conditions for outside hours of operation should be 10:00pm and that there should not be a noise issue inside. Putting too tight parameters will injure the master user's ability to utilize the space. It is easy enough to look at the sound ordinance and use the basic.

Robert Stevens suggested the programming should regulate the hours.

Kimberly Larson-Edwards asked if the discussion is for 6:00 a.m. – 10:00 p.m. and if people were disagreeing.

Andy Engelson said that saying 10:00 p.m. is setting limitations that could impact a wedding, for example. Adrienne Bailey asked if Kimberly Larson-Edwards meant 10:00pm outside but longer times for inside. They all agreed to limit activities outside of the building from 6:00 a.m to 10:00 p.m., which they thought would be reasonable.

Thao Tran asked about the Parks guideline and if that can be incorporated similarly to the MacDonald guideline. Robert Stevens said you need a baseline then special programming hours of operations. Thao Tran asked a motion to adopt the Parks guideline. Ron English clarified asked that we deal with the inside versus outside and special events separately. He stated that normally amplified noise is not allowed after 10:00 p.m. Thao Tran closed public comment.

**Chanin Kelly-Rae made a motion to vote on hours of 6:00 a.m. to 9:00 p.m. for exterior use. Leah Mena seconded the motion. The motion was approved by a unanimous vote, 7:0.**

**Chanin Kelly-Rae made a motion to vote on hours of 6:00 a.m. to 10:00 p.m. for interior use with an exception for special occasions not to exceed 12 occasions per year where the evening time can be extended to 12:00 midnight. Leah Mena seconded the motion.**

### **Public Comment**

Andy Engelson stated that he was uncomfortable with this motion because uses such as performing arts and music performance could have a conflict.

Adrienne Bailey suggested hours of 7:00 a.m. to 11:00 p.m. for the interior and 7:00 a.m. to 10:00 p.m. for outside.

Leah Mena asked about why they couldn't work out an agreement with the neighborhood like the Bush school does. An open discussion ensued.

Robert Stevens stated that traditional and special baseline hours of special events will be based upon City Ordinance for the particular program.

Chanin Kelly-Rae was concerned that any user would want two to three months of events happening until midnight. She thought this is not appropriate for this neighborhood.

Adrienne Bailey thought some kind of language that says you will work with the community but cutting it off totally is wrong. She thought keeping users to an exact number is detrimental. Thao Tran closed out public comments on this issue.

Chanin Kelly-Rae made a motion for hours of operations from 6:00 a.m. to 10:00 p.m.

Angie Bolton said that theater and/or dance isn't loud and is inside. She gave an example on a show that gets out at 11:00pm. Sabrina Kang said in those hours three times a week would not work in this neighborhood.

Ron English made a suggestion of renting out the gym for adults who will pay.

**Chanin Kelly-Rae made a motion to recommend hours of operations for non-residential uses inside facility, Monday through Sunday, from 6:00am until 10:00pm and at the user's discretion 16 nights over the course of a year at the time of their choosing until midnight. David Barfield - seconded the motion. The motion passed, 4:0:1 (Kimberly Larson Edwards opposed).**

Doug Ito asked if it is possible for DON and DPD to draft motions for all this and send it out early so the public can give concise and precise comments to the School Board.

The next meeting is scheduled on Thursday, November 20, 2008 at T.T. Minor from 7:00pm – 9:00pm.

Tamara Garrett will bring information on City Noise Ordinance Regulations to next meeting.

The meeting adjourned at 9:15 PM.

**Martin Luther King Jr. School Use Advisory Committee**  
**November 20, 2008**  
**T. T. Minor Elementary School**  
**7:00 PM - 9:00 PM**

**Meeting Minutes**

**Committee Members:**

Sabrina Kang  
Kimberly Larson-Edwards  
Ron English  
Chanin Kelly-Rae  
David Barfield

**City Staff:**

Tamara Garrett  
Thao Tran  
Sharon Star

**Welcome and Introduction:**

Meeting commenced at 7:10 PM. Thao Tran welcomed everyone and thanked them for attending the sixth Martin Luther King (MLK) SUAC meeting. He stated that the Committee started this process two months ago and we have approved the reuse options. He stated that the Committee is now engaged on the topic of conditions and criterias for the use of Martin Luther King Elementary School. Thao Tran provided a draft report to everyone and said that the 6<sup>th</sup> page contains the reuses for what the committee has approved. The parts that are not bolded or highlighted are a starting point to think about, after hearing public and committee comments he thought that it would be helpful. Thao Tran said he hoped to post it on the Seattle Public School (SPS) website for community members to view and comment before approval.

Thao Tran stated the rule for public comment is to allow for Committee to deliberate and then open for five minutes of public comment and allow for 30 seconds per individual. When public comment has been heard, the committee will make a motion and vote.

Thao Tran asked for comments on draft reports and Ron English handed out his suggested edits on the MLK report. Other committee members had comments as well and asked if they went over the report section by section using Ron English's document.

Ron English also thought it is important to change title and delete some of the appendices because they are not relevant to their decision. Changes he recommended from pages 1 & 2 are because he didn't know what the "Draft Recommendations by SUAC or DCLU January 1998 Letter" is referred to. He thinks if we put the MLK Floor Plan then the Site Plan also needs to be included. Ron English will verify the correct spelling to the MLK. Ron English handed out all the SUAC for the past years that was requested by committee/public members.

At this point the committee reviewed the draft report with all their recommended edits and changes. The committee also gave Thao Tran their handwritten comments on the draft report.

The following edits to the draft report was discussed:

**Page 1**

Ron English will check for the correct name of the school. Spell out all MLK abbreviations to Martin Luther King and center the November 20, 2008 date.

**Page 2**

Spell out codes in the Background section and include Tamara Garrett as resource staff.

**Page 3 and 4**

***Uses***

Ron English suggested deleting “and be given priority”.

***Parking***

Ron English suggested some language cleanup by deleting “kids versus vehicles” and replacing it to “pedestrians” and change “tenants” to “users” in the sentences that reads “tenants shall be encouraged to use alternative modes of transportation”. Add “paved playground” in section C. Ron English is concerned that this is regulatory document and is careful when there are language that are imposing requirements that may become an issue later when enforcement occurs.

Ron English stated that the grassy area is 40x80 equal to 8-9 parking spaces. Kimberly Larson-Edwards wants language to preserve the grassy area on the school. Chanin Kelly-Rae is not comfortable with describing surface type because she anticipates that during events such as PTA people are going to want to park on areas even the lawn. She wants to leave the discretion to the tenants to decide how they want to manage the parking and open space.

Tamara Garrett answered a question from Chris Jackins asking if there are any restrictions about the school grounds being maintained with grassed or can a user decide they want to pave over all the grass? Tamara Garrett said either is possible if the future tenants decide that they will have to go through a change of use then some type of construction application as part of the review and there will be a question whether the tenant is providing parking on-site or not. If they are providing parking on-site, it has to meet development standards. They will determine it by creating a more impervious surface.

David Barfield said that MLK School has always has had a parking problem. He does not know what a big deal is when we should just leave this issue open. The

playground area has never had any grass that you all are speaking of. If that area is so small than who is going to park there?

Tamara Garrett mentioned that the applicants will have to go through DPD anyway to change the use of the surface area so that will be addressed at a later time.

### ***Play and Public Area***

Ron English had three changes. The first is the issue of if there is a school or a daycare operating that they ultimately have control of the playground and can lock others out. He also wants to include a childcare and daycare as possible users of the play and public area. The third issue is that he wants the client or tenant to have the ultimate say in how they want the public or play area surfaced. Delete "east" and add "suitable size." Add "when not in use by the occupants..." and "or childcare or daycare..."

Peter Triandafilou gave a suggestion to allow reconfiguring the area and require a minimum requirement area for the playground for so many square feet to give the tenants the possibility of rearranging the space to meet all needs. Ron English articulated the point if you specify in some effect you are dedicating that many square feet to open public park use, you are converting into public and Parks Department is not willing to pay for it. You will essentially change from school to park. Chris Jackins brought up a joint use between schools and parks and Ron English said it doesn't apply to this because there is no school.

Tamara Garrett said per code 23.78.010.C which she read to help committee needs to be included in first paragraph. The Code said the priority for the neighborhood is encouraged rather than the SPS. After hearing Tamara Garrett's comment, Thao Tran stated that the community point out that they want stronger language that preserves playground and have more control and the code actually favors this.

### **Page 5**

E. - Ron English wants to delete the statement "reasonable times and fees" and replace it with "some space in the building and gym should be available for community use at reasonable times and fees."

J. - Add "including consulting with the police department" to help prevent illegal activity. Ron English said that the School District will do the police a favor by requiring the tenant to sign a good neighbor agreement that would give the police access to the property when suspected of illegal activity.

K. - Add "except security lighting."

L. - Include "reader boards that comply with DPD standards should be allowed"

Ron English also suggested changing the formatted of document.

Tamara Garret said she was concerned with what reasonable fees should be. Kimberly Larson-Edwards fees would be comparable with other places.

Adrienne Bailey says that comparable with other community center that is owned by the City but this fee structure will be different because this is a non-governmental landlord. David Barfield expressed that he doesn't want to restrict what the tenant charges. Adrienne Bailey thought this a police protocol and it needed to be included in line item J. Tamara Garrett proceeded to read from code about reader boards and their size. This was for L. Katherine Keller asked if people care if the signs are handwritten at all. There were consensus that that is not an issue.

## **Page 6**

Chanin Kelly-Rae made a motion to approve the recommendations on the entire page.

### ***Arts Uses***

Kimberly Larson-Edwards requested to add "custom" before crafts at the beginning of the sentence.

### ***Business Uses***

Kimberly Larson-Edwards thought FARESTART was an example of a program and wanted to say "social services programs like FARESTART". Spelling change – "none" to "non". Kimberly Larson-Edwards asked about retail. Chanin Kelly-Rae proposes to add the sentence from University Height SUAC in Criteria H at the end of non-retail category "to limit retail sales and service uses as accessory to principal use. These accessory uses may include but are not limited to outdoor cafes, coffee shops, arts and crafts sales, flea markets."

Tamara Garrett states her concerns that the uses listed don't correlate with what's in the code so DPD who are the ones to implement this SUAC when reviewing proposals for change of use or establish of use may find this report confusing. Tamara Garrett wants to work with Thao Tran to categorize these uses and create a chart or list referencing each one by code and then matching it to the MLK list. Andy Engelson asked to be sure that the public sees it.

### ***Housing Uses***

Kimberly Larson-Edwards asked to have "unit" changed to "unit(s)".

### ***Education Uses***

Adrienne Bailey asked to remove "for the disabled" and replace with "all activities with ADA".

### ***Service Uses***

Ron English had changes under "religious/spiritual use" and wants to change "offices;" to "office for".

Doug Ito brought up the issue that in the McDonald School SUAC the Advisory Committee excluded certain uses specifically any needle exchange programs

(page 4). A discussion between committee and community regarding a dispensing medications and/or needle exchanges lasted for 20 minutes. Many opinions were express and taken into account for this document. Andy Engelson said that he thought it was a worthy program but would not fit in the current neighborhood. Chanin Kelly-Rae stated that if we open the door to human services and social services that we are very careful with NIMBYism (not in my backyard).

Katherine Keller said that she does not want needle programs in her neighborhood. In needle exchange programs there are always people nearby on the streets trying to sell needles. Chanin Kelly-Rae asked what about diabetics who uses needles. She wants the group to be clear and asked if we would allow for diabetics and inoculation uses but not needle exchange programs.

Adriane Bailey said that the problem with needle exchange programs is that it relates to drug use and that brings out a certain population that is undesirable into the community. This is a very close proximity to the residence. Katherine Keller said that there is a difference between dispensing versus administering so on an emotional level she does not want the needle exchange program. She prefers to see administering medication versus dispensing needles. A question was asked if the School District has any policy about drug treatment or needle exchange near or around any school. Ron English said that needle exchange program does not seem appropriate. Ron English said that there is no statutory authority at all around needle exchange.

Kimberly Larson-Edwards asked about what happened to the cottage conversation because there is no mention of this in the draft report? Ron English suggested adding home-improvement programs, fund-raising activities directly associated with tenant uses (such as school festivals) and not designed to draw the general public at-large to the site.

Ron English volunteered to do two things:

1. Take redline version he has and add and send to Committee by Monday, November 24, 2008.
2. When Thao Tran gives permission, Ron English will post on school website the draft report.

Tamara Garret will add code citations and definitions and will meet with Thao Tran for further discussion. This will be posted between now and next meeting. Kimberly Edwards-Larson announced that the School District is allowing community folks on the MLK School on Saturday, November 22 at 9:00 AM for a volunteer clean-up day.

The next meeting was scheduled for December 9, 2008 at 7:00 PM at T.T. Minor.

The meeting adjourned at 9:10 PM.