



## NORTHGATE COMMUNITY CENTER

Citizen Feedback

Northgate Community Center Siting Meeting

**Tuesday, Feb. 12, 2002**

**Olympic View Community Church**

425 NE 95th St.

7 - 8:30 p.m.

The following comments were made during a public meeting to discuss a proposal to purchase the Bon Tire Site for a co-located community center, library and park.

- I have participated in both siting workshops, and the majority of the comments have been toward the South Lot. I believe that is the best opportunity for a "Towne Center." Why has that option not been pursued?
- I live in Northgate Villas. I would like more information for the vision of a park on this site. Also, I think you should consider the impact on the community of putting this at the Bon Tire Site. If this site is chosen, it will lead to some serious problems, including:
  1. There will be an extremely dangerous pedestrian situation. There should be a sidewalk on the hill on NE 105th Street.
  2. I'm concerned about traffic patterns. NE 105th Street should be one-way. Eighth Avenue NE and NE 105th Street are very small streets. How will this proposal affect traffic there?
  3. Will there be adequate parking? Parking already is really tight. Can you have a community center, library and park and still build adequate parking?
  4. The slope on the east side of this property is steep. Taking the trees down will lead to poor aesthetics and decreased slope stability.
- I have followed Northgate closely since the 1950s. I'm from Broadview. The Bitter Lake Community Center is too small. The plan for the Northgate Community Center is too small. Access to the site is poor. Co-location would be bad for traffic. Left turning into the Bon Tire Site would be difficult because it is the only access from the north, east and west. There are no other streets from the west. Pedestrian access will take 10 to 20 years to develop. What's the breakdown in acquisition and development? The site does not appear to have enough space for both a Library and a Community Center. My concern is that the community focus has not been on this site. The community focus has been on the South Lot. Seattle Public Utilities has an environmental mandate to address drainage issues. What have been the conversations with SPU? Park project managers have caused serious delay and have not handled projects well. The Library should not work with Parks.

Why am I not on your mailing lists? How can I be to numerous meetings regarding planning in Northgate and not get on the mailing list for this meeting. Why doesn't Parks and Recreation talk to other departments and share mailing lists? I vote, and I don't think I'll vote for another levy because no one seems to be listening to me. There's a model of what could be at the South Lot. It seems like Simon is calling the shots here? Numerous people have said they want the South Lot. Wouldn't it make more sense to have a park to the north of the mall and to the south of the mall, instead of one to the west of the mall and the north of the mall? That puts them too close together.

- I support the Bon Tire Site. It's so much nearer to where people are - deaf and blind people. We live near 8th Avenue and would use that site more.
- I attended many time-consuming and expensive workshops. From those workshops, there is an alternative, which was most frequently characterized as the most timid alternative and the default alternative. This choice at the Bon Tire Site is worse than that alternative. It has no pedestrian amenities. It does not include a park at the North Park and Ride Lot. Why isn't the City interested in what the citizens said they wanted after the City spent a minimum of \$250,000 on these workshops?

I am in favor of the Bon Tire Site. The site is at the geographic center of Northgate. It would serve communities along Northgate Way and many other close communities. It can serve the area where the Northgate Plan called for a library and community center. It's a common area for a multi-purpose use. A park could enhance the community center. Do not presume that the North Park and Ride Lot would be enough open space. Simon Property Group is a private property owner. We need to get on with this. Environmental issues should not be linked to this project. Recreational linkages are important. This is a start and gives us something to work on. We have a budget that we have to work within. We don't want to delay any longer.

- I am a Maple Leaf neighbor. Thank you for giving us another opportunity for public input. I am pro Bon Tire. Fifth Avenue is a major entrance to our community. The library and community center would really enhance the corridor. Many people have worked a long time on this. It needs to get done on time and within budget. We've had broken promises in the past about parking and traffic mitigation. We need more sidewalks.
- I am the president of the homeowners' association at Northgate Villa. The 5th Avenue corridor is a dangerous site. If the Bon Tire Site were to be developed for a community center and library, the street immediately south of the property should be one-way, preferably east to west. Parking should be adequate. We would like to keep the trees on the site. They create a visual and sound buffer. The

roof of our building is level with the Bon Tire Site. We would like to see a considerable set back, if the site were developed for a community center and library.

- The South Lot is at the geographic center of Northgate. It's closer to a large bus stop. The co-location point is moot. Recreational opportunities are there with the bus too, because you can take the bus to connecting recreational opportunities. Senior homes usually use small buses, which makes the South Lot accessible because of its proximity to a big bus stop. Senior citizens will have a much more pleasing outlook at the South Lot because they can look out the window and see a beautiful natural area. The Bon Tire Site could be dangerous to seniors with its traffic and pedestrian issues. Why can't the City negotiate with the shopping mall owners? The South Lot is the one opportunity for something really special for Northgate. Why can't the "little people" have something special? Why can't we have an "A" project?
- I have tried to stay open to the Bon Tire Site. I have always seen the South Lot as an open space. There's been reasonable consideration for that site. With the money being taken away from the North Park and Ride Lot, there's no guarantee that we'll be able to have that in the future. There's no parking on either side of 5th Avenue with busses zooming by. People don't like all that traffic with water splashing up on them and pollution. We could have a really great opportunity in the South Lot.
- I am focusing on two issues: vision and safety.
  1. Vision: groups of people have gathered many times and developed many options. The South Lot option shows vision.
  2. Safety: Many people have mentioned the difficulty of getting to and from the Bon Tire Site for seniors. No one has mentioned children. I will not let my son ride his bike down 8th Avenue still. 8th Avenue NE is already a problem. We need to make it safer so parents feel comfortable. Have there been conversations between Parks and Recreation and Seattle Public Utilities?
- The South Lot plan is a very beautiful thing. We have to, at some point, think about beauty. We have to think about the dream - not just the practical issues.
- I support the Bon Tire Site, and I'd like to talk about why we shouldn't pursue the South Lot. I support daylighting the creek. I have always supported the creek, but I don't believe that's the answer to this issue. However, I am deeply concerned that litigation could hold up this project. We should continue to work together to daylight Thornton Creek, but we should not allow our differences to keep us from working together on this issue.

- What about all the plans we've done? They just seem to go into a black hole, and we never see them again. We need leadership and decisiveness. We need to work out a public-private partnership. That's very visionary. Co-locating on the Bon Tire Site is not visionary. It's not attractive. It's much more attractive at the South Lot. You don't want to look out the window and see a street. The cost of a public-private partnership could be very reasonable. There are all sorts of additional cost savings that haven't been tapped into. Please listen to the community and act on it.
- I attended the opening of Northgate Mall in 1950. I support the Bon Tire Site. Time is of the essence. We don't want to get entangled in legal concerns. We all want more parks and we want the South Lot creek open. But we need this to happen soon.
- Parks should go ahead and do what it wants to do because you are going to do that no matter what we say. Parks is alienating voters. It's clear that the community wants the South Lot and Parks does not. Mayor Nickels promised to be more neighborhood friendly. Many people feel that these meetings are a waste of time. Parks employees have mufflers on their ears. We need someone who will listen to the people.
- At the South Lot, there is a vision. At the Bon Tire Site, there is consideration of time and money. A stand-alone community center and a stand-alone library would provide enough of a buffer around the creek that there would be no need for a lawsuit. In a city of this many millionaires, if the political will is there, we could make it happen. The whole corridor is on such odd topography that it will be difficult to get to Bon Tire or South Lot. We need a civic park that sets aside space for the people.
- Seattle Public Utilities is part of the City. I don't like the Bon Tire Site because of traffic problems. During peak hours, it's bumper to bumper. If this project is on 5th, traffic problems will only increase. Drivers are blinded by the sun and often drive too fast on 5th. This is not a good place for this development. Is this going to be another KingDome? If we do have a building there, will it be big enough? Do we have to have parks on every corner? The co-located park would be too small there.
- I am pro Bon Tire Site. I think it's a perfect location. We're really anxious for it. It think it's a wonderful site for young people. They go to the mall and then they do the community center. We need to think about who is close by and who are the users?
- We are trying to transform Northgate. Northgate was envisioned as an urban center, not a village. I am pro Bon Tire. It's more central to seniors. It has more pedestrian connections. It is an example of how development can enhance a community, if the design works. I want to blown away by the [design and implementation of pedestrian amenities. If we give up the four acres at the North

Park and Ride, we'll never get that back. We need Thornton Creek daylighted, but we're giving up way too much in the North Park and Ride. The community is divided on the South Lot and Bon Tire. I am on the Maple Leaf Community Council. I believe the whole issue is lacking in overall vision. It is a failure on the part of the City to provide that.

- Why hasn't Seattle Public Utilities helped? Mayor Nickels has been in office a month and a half. What is he doing? You could condemn the property. Flooding is a problem downstream. The City had planned to build a \$20 million pipeline to mitigate drainage problems. The South Lot has the potential for detention and wetland function, as indicated in the Entranco Report. Pro Parks money and other money from Seattle Public Utilities could be enough for the South Lot. The City spent \$20 million on a parking garage for the new City Hall. They condemned the property to build it. Why can't they do that for us? [Citizen read from "Refining our Choices" from the Northgate Plan.] I want a "Towne Center" on the South Lot.
- To me timing, funding and vision are the biggest issues. We were refining our choices in workshops in December 2000. Foot dragging has not happened by the community. A collaborative design has been present since September. This project is not being held up by litigation. Litigation would cease immediately, if the City would do what the community wants. The levies should have reflected real life costs. Why is Parks beholden to Simon Property Group. What has been discussed with Simon? Has Simon said it would build sidewalks? Why 5th Avenue? Why is the City putting us in the position of being powerless victims? We need leadership.
- What was the asking price on the property? I read in three newspapers where the City has already purchased the Bon Tire Site. Is that true? And don't forget about parking. You'll need plenty of space for parking.
- How many cars will you be able to park on the Bon Tire Site?
- A Ballard-sized library would be much too crowded in Northgate.
- This is a lost opportunity. The Bon Tire Site is without flexibility. A set of buildings there would look like in-fill. Once we invest in the Bon Tire Site, we'll have to live with it for the next 50 years.
- I live in the Victory Heights neighborhood. Why has it taken so long to get this done? The South Lot is the place to be. I feel the North end deserves the South Lot. Bon Tire would be too small. The South Lot would be a wonderful area. I strongly support the South Lot.
- Of all the people who have spoken, 19 are in favor of the South Lot; seven are against it.

For more information, or to make comments, please contact Seattle Parks and Recreation Project Manager, Tim Motzer, phone: (206) 684-7060, fax: (206) 233-3949, [tim.motzer@seattle.gov](mailto:tim.motzer@seattle.gov), or write to 800 Maynard Ave. S, Third Floor, Seattle, WA 98134. Comments are welcome in any form.