

ATTENDEES

Officers: President Pegeen Shean; Treasurer David Docter; Secretary Nancy Brainard

Guests: Kent Hickey, president, and Trudy Powers Hoffman, owner's representative, Seattle Prep; Sam Miller, partner LMN Architects; Scott Redman, president and Scott Bastiani, senior project manager, Sellen Construction.

Residents: residents of the neighborhood received invitations by flyer and postcard. Several residents of Portage Bay interested in Prep's construction plans also attended by invitation.

PRESIDENT'S REPORT—Pegeen Shean

Thanks to Seattle Prep

We owe thanks to Seattle Prep for providing us our meeting space tonight and financing the announcements members received for this meeting.

Seattle Department of Neighborhoods

We are always looking for a few good volunteers to serve on NCHNA's board or any of our committees. In addition, Thomas Whittemore, neighborhood district coordinator with the Seattle Department of Neighborhoods has invited us to send a representative to the monthly meeting of nearby neighborhood councils, which meets next on November 1st. Interested? Please contact Pegeen at pegeen@nchna.com.

Crime Alert

There have several burglaries in the neighborhood recently. Beware of inviting trouble by leaving valuables on porches. If you are interested in forming a neighborhood watch group for your block, contact Officer Tim Greely of the Seattle Police Department.

New curb at Harvard and Lakeview

If you have complaints about the new curb installed at Harvard and Lakeview, please call the Seattle Department of Transportation. Enough calls might make a difference.

Web site nchna.com

Keep in touch with NCHNA at www.nchna.com. E-mail nancy@nchna.com to add yourself to our e-mail list for updates and announcements.

SECRETARY'S REPORT—Nancy Brainard

At our last meeting 2/17/10, attendees re-elected our current board: President Pegeen Shean, Vice President Bryan Jarr, Secretary Nancy Brainard and Treasurer David Docter. Minutes of that meeting are available at www.nchna.com.

TREASURER'S REPORT—David Docter

Our treasury currently holds \$1,833. Annual expenses include fees for registering with the state, maintaining the Web site, renting meeting spaces and producing announcements and mailings. We ask and need neighbors to contribute annual dues: \$10 for individuals or \$25 for households. Checks may be made to NCHNA and mailed to:

NCHNA c/o David Docter 1015 E. Newton St. Seattle, WA 98102-4041

UPDATE ON CAMPUS IMPROVEMENTS PLANNED AT PREP

Pegeen Shean

Since NCHNA's 2/17/10 meeting, the board has met again with Prep, its architects and construction company to review plans for campus improvement. At Prep's request, we have called tonight's general meeting primarily for the purpose of sharing the details of those plans with all neighbors.

Prep asks that direct questions you have about the project after tonight's meeting be directed through NCHNA. Contact pegeen@nchna.com or nancy@nchna.com. (Residents of Portage Bay should direct questions through Ann Preston.)

Kent Hickey, Prep president and Trudy Powers Hoffman, owner's representative

Plans for new construction are the result of seismic studies that show Adelpia Hall, built before 1910, cannot withstand a major earthquake. Adelpia will be torn down and Peyton Hall enlarged, but enrollment size will remain the same.

The Neighborhood Agreement between NCHNA and Seattle Prep (available at www.nchna.com) will govern all work as the project progresses.

Fund raising for the project is currently in the initial stages. The estimated construction periods (below) are contingent on the availability of funds yet to be raised.

Sam Miller, partner LMN Architects

The project will be completed in three phases (A, B and C).

Phase A—Between Boyer and Delmar (3 months, summer 2011)

The level sports area about halfway up the hill between Boyer and Delmar will be converted to a bus parking lot. An entrance drive will lead up to the new lot from Boyer and a path paved up from the lot to Delmar. Neighbors will be welcome to walk this drive and path up or down the hill.

A second lot for two larger busses will be created on the north side of Delmar.

Non-invasive vegetation on the hillside will be retained. Security lighting will be installed and designed so as not to invade homes.

Phase B—Peyton Enlargement (13-14 months, summer 2012 and 2013)

Peyton Hall, the L-shaped building at the northwest corner of campus, will be enlarged by filling in the L to make a rectangle and adding a second story on the building's south side.

Additional large-caliper trees will be planted along 11th. Peyton's rose garden will be moved to surround a newly designed entrance to campus in the same location as today's entrance off 11th.

Phase C—Demolition of Adelpia (3 months, summer 2014)

Adelpia will be demolished and replaced with a small sports field. A new emergency enclosed stairway exit will be added on the roof of McDonnell Hall to replace the emergency exit which formerly led through Adelpia.

Some of the "historic" brick and timber from Adelpia may be recycled into campus landscape elements.

Scott Redman, president and Scott Bastiani, senior project manager, Sellen Construction

Haul routes, limited construction hours, offsite parking for construction workers and timely communications with neighbors are priorities with Sellen.

Construction will be limited the hours between 7:30 a.m. and 5:00 p.m. and take place only on weekdays. Workers will park offsite and be bused to the construction zone.

Most of the hauling during Phase B will be done from Delmar up 11th to Peyton and back down 11th to Delmar. Hauling during Phase C will have to include E. Miller. Sellen will get back to us with information on how trucks coming to and from South Seattle proceed between these streets and I-5.

Sellen will have a single-point-of-contact person on duty 24/7 to answer any calls from neighbors. There will also likely be regular bulletins and updates from Sellen available by e-mail throughout the project.

SR 520 UPDATE—Nancy Brainard

The state has announced its preferred design for 520. The decision could be final as early as next spring. NCHNA is working on several fronts to oppose this “preferred” design and to mitigate the effects it would have on the neighborhood. We have allies in The Coalition for a Sustainable 520 and are participating as consultants to protect the eight North Capitol Hill properties adjacent to 520 that have been identified as historical by the Federal Highway Department. To read Nancy’s full report to the meeting, click on 520 Update October 2010 at www.nchna.com.