



September 12, 2011

Dear Seattle Prep Neighbors:

Master Use Permit (MUP) reader boards will be placed on the Prep campus within the next couple of weeks. The project is the same that has been described at neighborhood meetings over the past year and included in communications with the NCHNA. Essentially, the project calls for the renovation and expansion of Peyton Hall (on the northwest of campus) and the demolition of Adelpia Hall (the building behind the gym on the northeast corner). I have included a letter that we are sending to our parents that describes the plan and the process in more detail.

For those of you who have attended meetings or read our materials, there is nothing new to report, with one significant exception. Our initial plan had been divided into Phases A, B and C. Phase A – which is described on a reader board on Delmar – calls for the creation of bus parking and improved athletic spaces to our property between Delmar and Boyer. The change is that we will move this phase to the end of the project.

The reason for this change is sound and highly persuasive suggestions from the neighborhood regarding a desire for a trail that links north Capitol Hill to Boyer and the waterfront below. We met with DOT officials this summer and it appears that the State is open to including this trail when it begins work in our area. As of now, the best (and perhaps only) way to make this connection is by using Prep's property between Delmar and Boyer for the trail. We have decided, therefore, to delay this part of the project in the hope that a trail will be built (probably as an easement through Prep's property) in concert with overall plans for our area.

The timing for the Peyton Hall renovation/expansion is unknown; it all depends upon funding. Please do know, however, that we will remain in contact with the NCHNA as we progress and that we will work very hard to make sure that there will be minimal impact on the neighborhood. (One of the significant advantages to this project is that we will be able to isolate it from much of the neighborhood; the staging area would be located on the north side of Peyton where we currently park busses.)

We look forward to continuing discussions with our neighbors. If you have any questions or would like to visit to see what we plan firsthand, please call me at 577-2141.

Sincerely,

Kent P. Hickey  
President  
Seattle Preparatory School