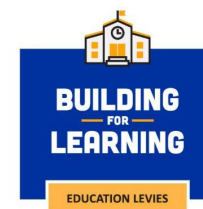




# LOUISA BOREN STEM K-8 SCHOOL DESIGN DEPARTURES







EXISTING POLE MOUNTED SIGN TO BE DEMOLISHED

> PROJECT OVERVIEW

Demolish an existing pole mounted sign and construct a new ground mounted sign with a double-sided, electronic, changing image message board at Louisa Boren Stem K-8 school (Seattle Public Schools).

> ANTICIPATED START OF CONSTRUCTION / Summer 2022  
END OF CONSTRUCTION / Fall 2022

> DESIGN TEAM

Architect: NAC Architecture  
Electrical: NAC Electrical





# DEVELOPMENT STANDARD SCHOOL DEPARTMENT

**Nelson Pesigan**

City of Seattle

Major Institutions and School Coordinator

# PROCESS CHANGES DUE TO COVID-19

- The school departure recommendation process typically requires in-person public meetings, which are prohibited due to public health mandates on social distancing and limited gatherings.
- While this ordinance is in effect, DON staff will accept written public comment and the Director of Seattle Department of Neighborhoods will make a recommendation to the Seattle Department of Construction and Inspections (SDCI), taking into consideration the public's comments, in lieu of the committee holding public meetings.
- Due to public health mandates on social distancing and limited public gatherings related to COVID-19, the Seattle City Council approved, and Mayor Durkan signed, Ordinance 126188 in October 2020.
- The ordinance allows certain City land use processes to be handled administratively for the duration of the COVID-19 civil emergency declared for the City of Seattle in March 2020.
- Thus, the DON Director is temporarily authorized to submit this recommendation report to SDCI in lieu of a public advisory committee process. The content of the report is informed by public comments solicited and reviewed by DON staff.

# PURPOSE & INTENT

- Most schools are in single family zone neighborhoods, the land use code does not include a “school zone”
- Renovation and additions often will not meet the underlying zoning; therefore, the public schools can request exemptions, known as departures, from the land use code.
- This process is an opportunity for neighbors and the surrounding community to give the City feedback on the requested departures.
- At this time, the Department of Neighborhoods Director, taking into consideration public comment, can recommend to grant, grant with condition, or deny the requested departures.

# EVALUATION CRITERIA – CONSISTENCY

(SMC 23.79.008)

Departures shall be evaluated for consistency with the general objectives and intent of the City's Land Use Code, including the rezone evaluation criteria in Chapter 23.34 of the Seattle Municipal Code, to ensure that the proposed facility is compatible with the character and use of its surroundings.

# EVALUATION CRITERIA – RELATIONSHIP

(SMC 23.79.008)

In reaching recommendations, the advisory committee shall consider and balance the interrelationships among the following factors:

**Relationship to Surrounding Areas.** The advisory committee shall evaluate the acceptable or necessary level of departure according to:

- 1) Appropriateness in relation to the character and scale of the surrounding area;
- 2) Presence of edges (significant setbacks, major arterials, topographic breaks, and similar features) which provide a transition in scale;
- 3) Location and design of structures to reduce the appearance of bulk;
- 4) Impacts on traffic, noise, circulation and parking in the area; and
- 5) Impacts on housing and open space. More flexibility in the development standards may be allowed if the impacts on the surrounding community are anticipated to be negligible or are reduced by mitigation; whereas, a minimal amount or no departure from development standards may be allowed if the anticipated impacts are significant and cannot be satisfactorily mitigated.

## EVALUATION CRITERIA - NEED (SMC 23.79.008)

**Need for Departure.** The physical requirements of the specific proposal and the project's relationship to educational needs shall be balanced with the level of impacts on the surrounding area. Greater departure may be allowed for special facilities, such as a gymnasium, which are unique and/or an integral and necessary part of the educational process; whereas, a lesser or no departure may be granted for a facility which can be accommodated within the established development standards.



# RECOMMENDATIONS

Recommendations must include consideration of the interrelationship among height, setback and landscaping standards when departures from height or setback are proposed.



# PUBLIC COMMENT

Please submit your comments on the requested departures, including any mitigation measures or conditions of approval by June 24, 2022 to:

Nelson Pesigan

[Nelson.pesigan@seattle.gov](mailto:Nelson.pesigan@seattle.gov)

City of Seattle, Department of Neighborhoods

Attn. Nelson Pesigan

PO Box 94649

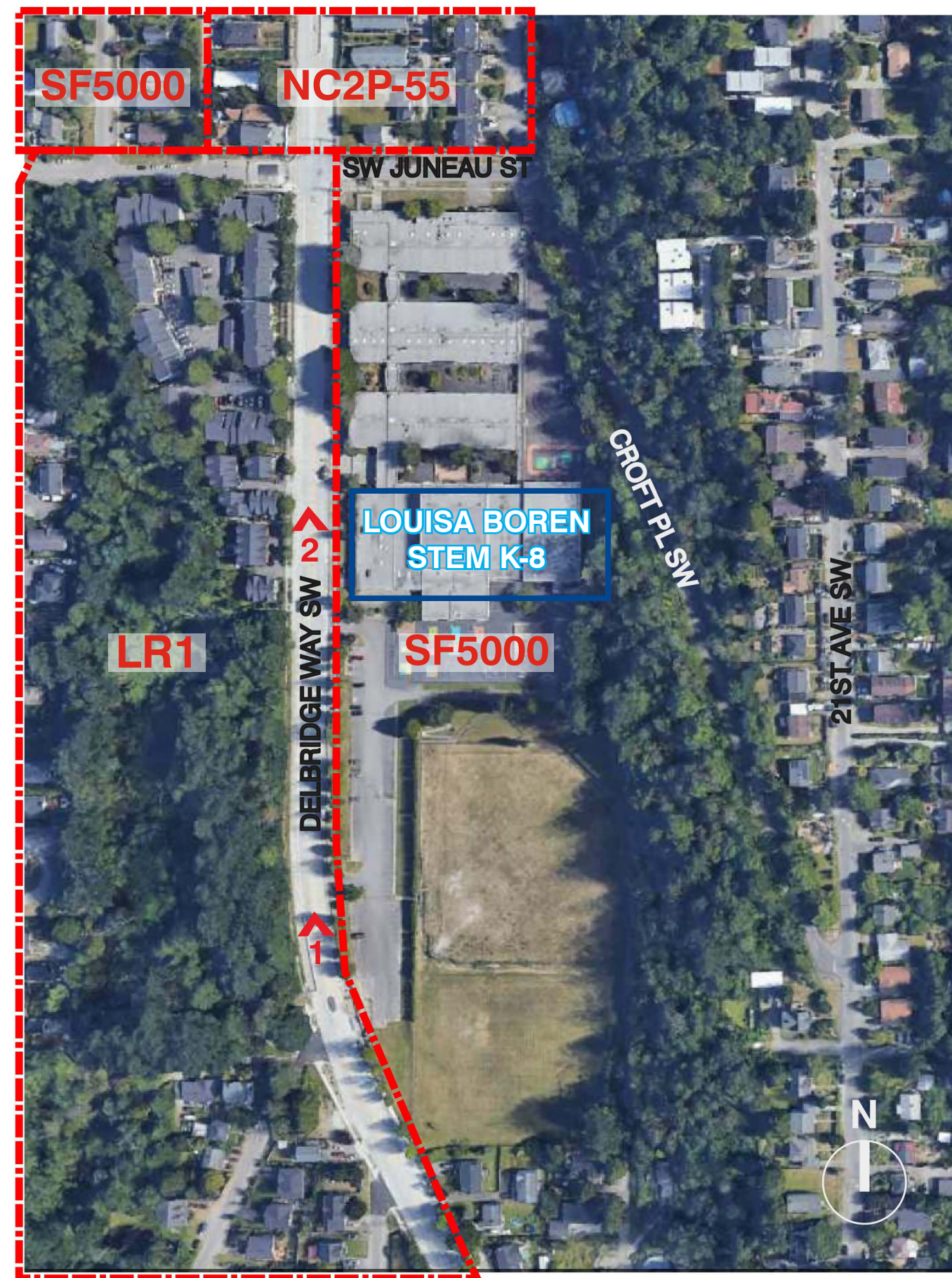
Seattle, WA, 98124-4649



> Delridge Way SW is a principal arterial with two driving lanes, on street parking, bus dropoff, and a protected bicycle lane. Longfellow Creek Green Space is on the opposite side of the street from the playfields and parking South of the school.



> The existing pole mounted sign is located at the school's main entry. Multi-family housing is on the opposite side of the street from the school.





> North of the school, zoning changes to NC2P-55(M). This zoning requires commercial uses at the street level and allows building heights up to 55'.





# DESIGN DEPARTURE: CHANGING IMAGE, MESSAGE BOARD

SMC 23.55.020.B, D.7

Seattle Public Schools proposes to install a double sided, electronic, changing image message board to replace the existing pole-mounted electric sign.

Zoning code for single family residential zones doesn't allow signs that have changing images. The reason the district seeks a departure from the Seattle Municipal Code to install a sign that can display changing images is because of the following reasons:

1. Changing image signs make it easier to alert families and the community to events taking place at the school.
2. Messages can be displayed in multiple languages.
3. This is an equitable way to communicate about school events since not all families have equal access to technology.

The location along Delridge Way SW is proposed because it is near the school's main entry where it will replace an existing electric sign. Delridge Way SW is also a the school's most active street frontage.

Proposed message board location



## KEY

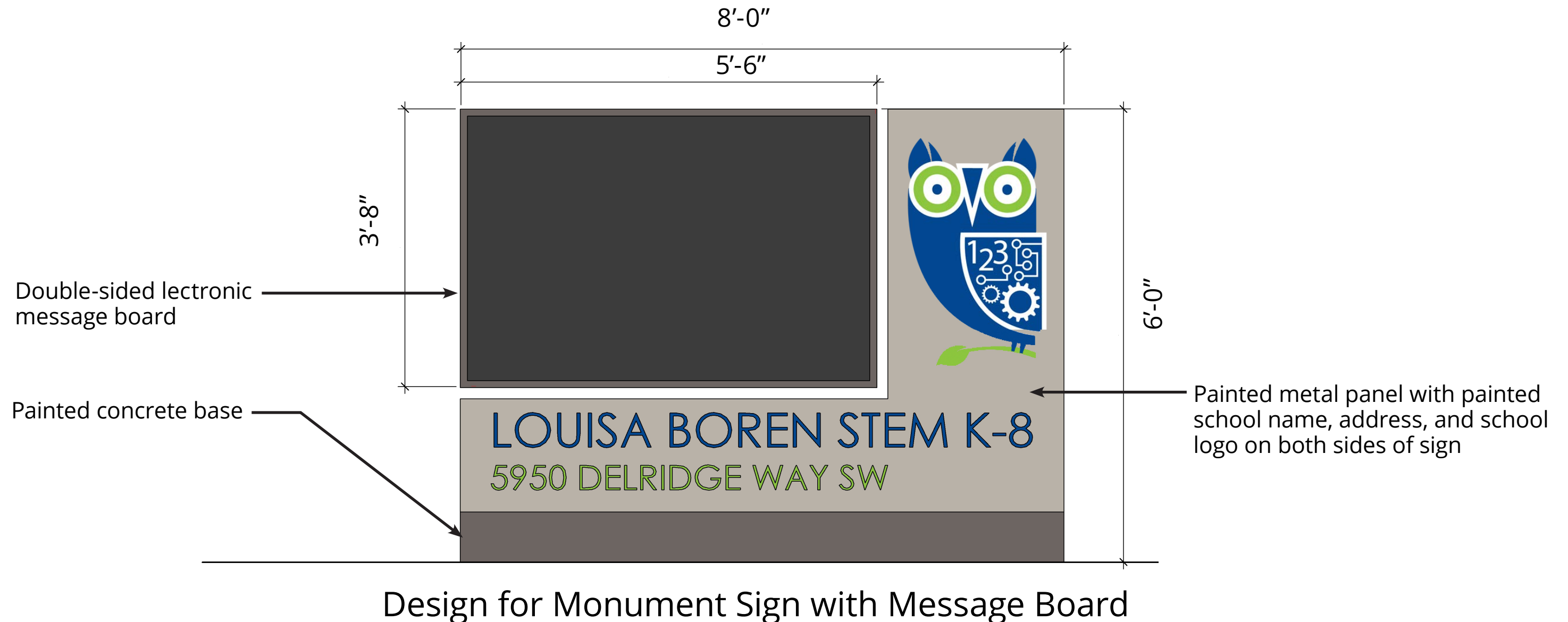
■ PROPOSED MESSAGE BOARD

▲ MAIN ENTRY





## DESIGN DEPARTURE: CHANGING IMAGE, MESSAGE BOARD



Seattle Public Schools proposes the following limitations on the sign's operation:

1. Messages would only be displayed in one color.
2. Messages can change to show different content, but no messages would flash.
3. The sign would only display messages when school is in session, and would not be used on the weekends, holidays, or vacations.
4. The sign would only operate between 7:00am and 7:00pm.





Current pole-mounted electric sign that would be demolished

Proposed ground mounted sign with changing image message board

The proposed sign is lower to the ground than the previous pole-mounted sign. This is more appropriate to the scale and character of the surrounding area.

The proposed sign is also oriented to face passing vehicles and pedestrians instead of facing neighboring properties. This mitigates its visibility from surrounding residential properties.



## DESIGN DEPARTURE: CHANGING IMAGE, MESSAGE BOARD

SMC 23.55.020.B, D.7 - Signs in single-family zones

B. No flashing, changing image or message board signs shall be permitted.

D. The following signs are permitted in all single-family zones:

7. For elementary or secondary schools, one electric or nonilluminated double-faced identifying sign, not to exceed 30 square feet of area per sign face on each street frontage, provided that the signs shall be located and landscaped so that light and glare impacts on surrounding properties are reduced, and so that any illumination is controlled by a timer set to turn off by 10 p.m.

> DEPARTURE REQUESTED FOR A CHANGING IMAGE MESSAGE BOARD



## YOU MADE IT TO THE END!

- > THANK YOU FOR TAKING THE TIME TO READ THROUGH THIS DOCUMENT!
- > WE WELCOME YOUR INPUT. PLEASE SUBMIT YOUR COMMENTS ON THE REQUESTED DEPARTURES, INCLUDING ANY MITIGATION MEASURES OR CONDITIONS OF APPROVAL BY JUNE 24th, 2022 TO:

Nelson Pesigan

[Nelson.Pesigan@seattle.gov](mailto:Nelson.Pesigan@seattle.gov)

City of Seattle, Department of Neighborhoods

Attn. Nelson Pesigan

PO Box 94649

Seattle, WA, 98124-4649