

# DEPARTURE MEETING 2

LOYAL HEIGHTS ELEMENTARY SCHOOL

October 15, 2015

CITY OF SEATTLE DPD  
DEPARTMENT OF NEIGHBORHOODS  
Seattle Public Schools

**BLRB** architects



Loyal Heights Elementary School  
SDAT Workshop No. 1

## Activities and Objectives

★Break-Out Group - 'NOW' Activity

- Who Are We?
- ✓ what are our core values?
- ✓ what are our unique characteristics?
- educational programs
- school culture
- community/neighborhood

Report Back - 'NOWS' and...

Will next 'break-out' change  
times?

- Future (flexible) program
- 'Self' driven activities
- have 'open' time 'break-outs'
- in the past

SDAT - Safety Issues

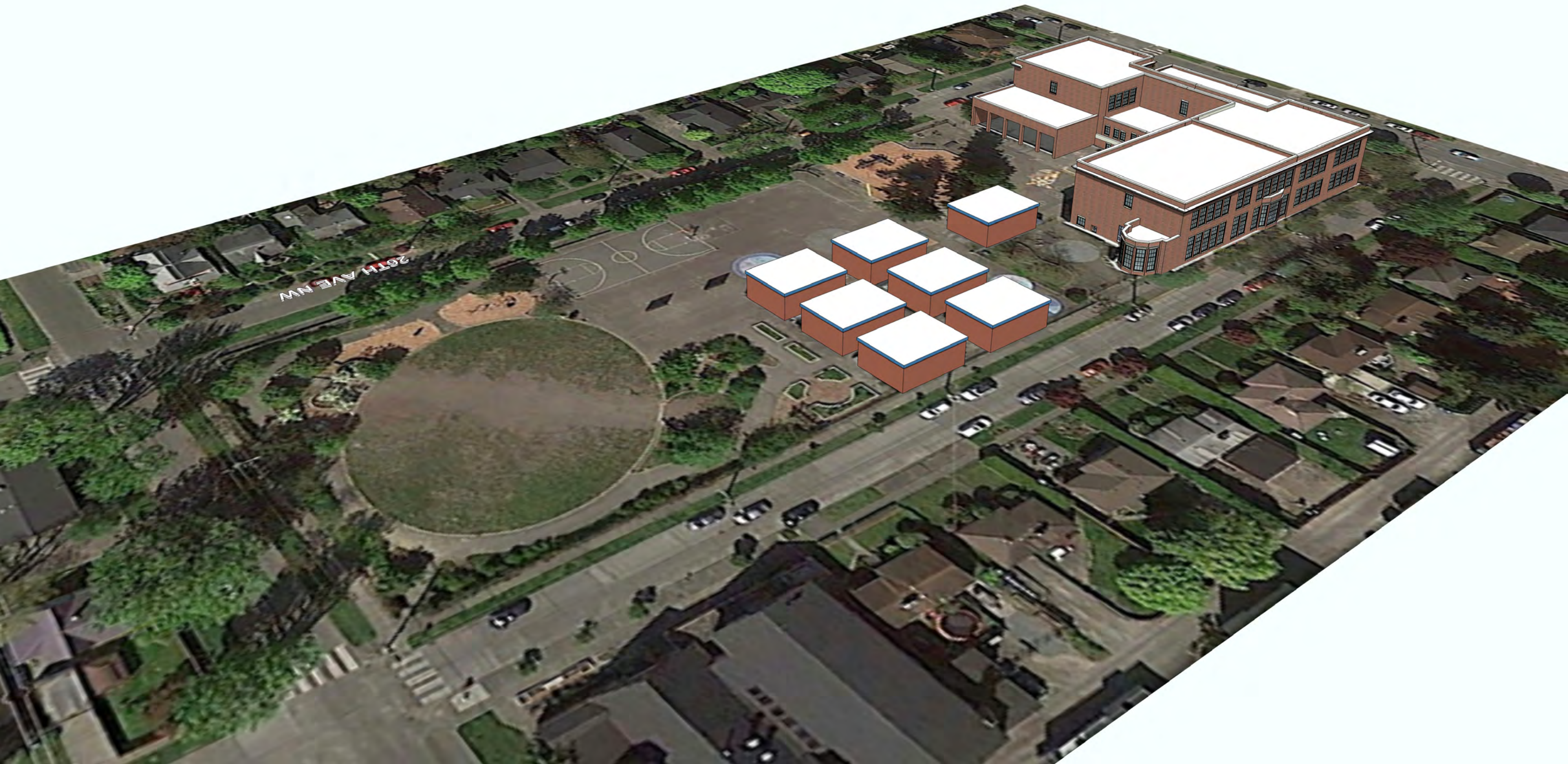
1. INFORMATION STRATEGIES  
2. INFORMATION SEEKING STRATEGIES  
3. LOCATION AND ACCESS  
4. USE OF INFORMATION  
5. SYNTHESIS  
6. EVALUATION







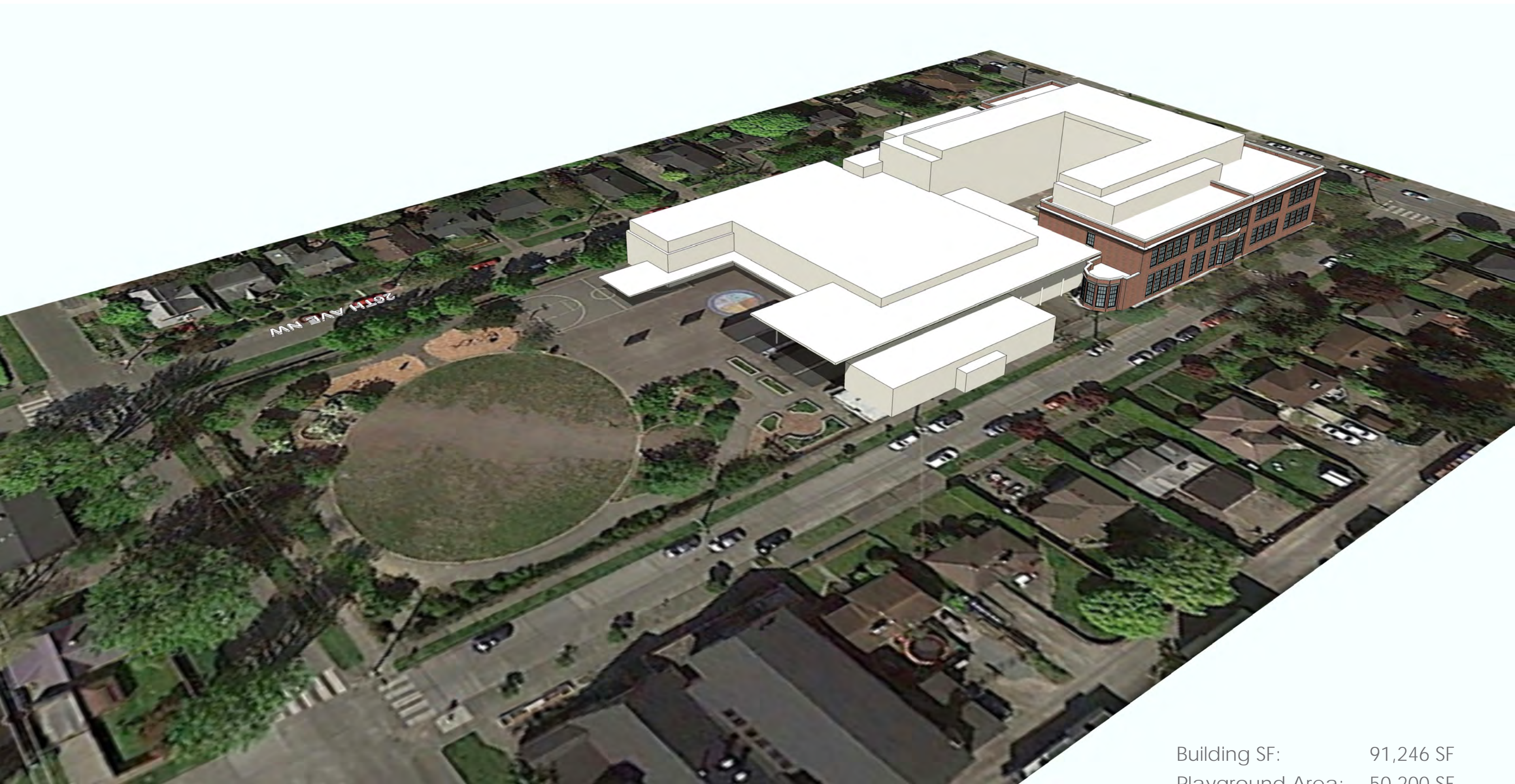




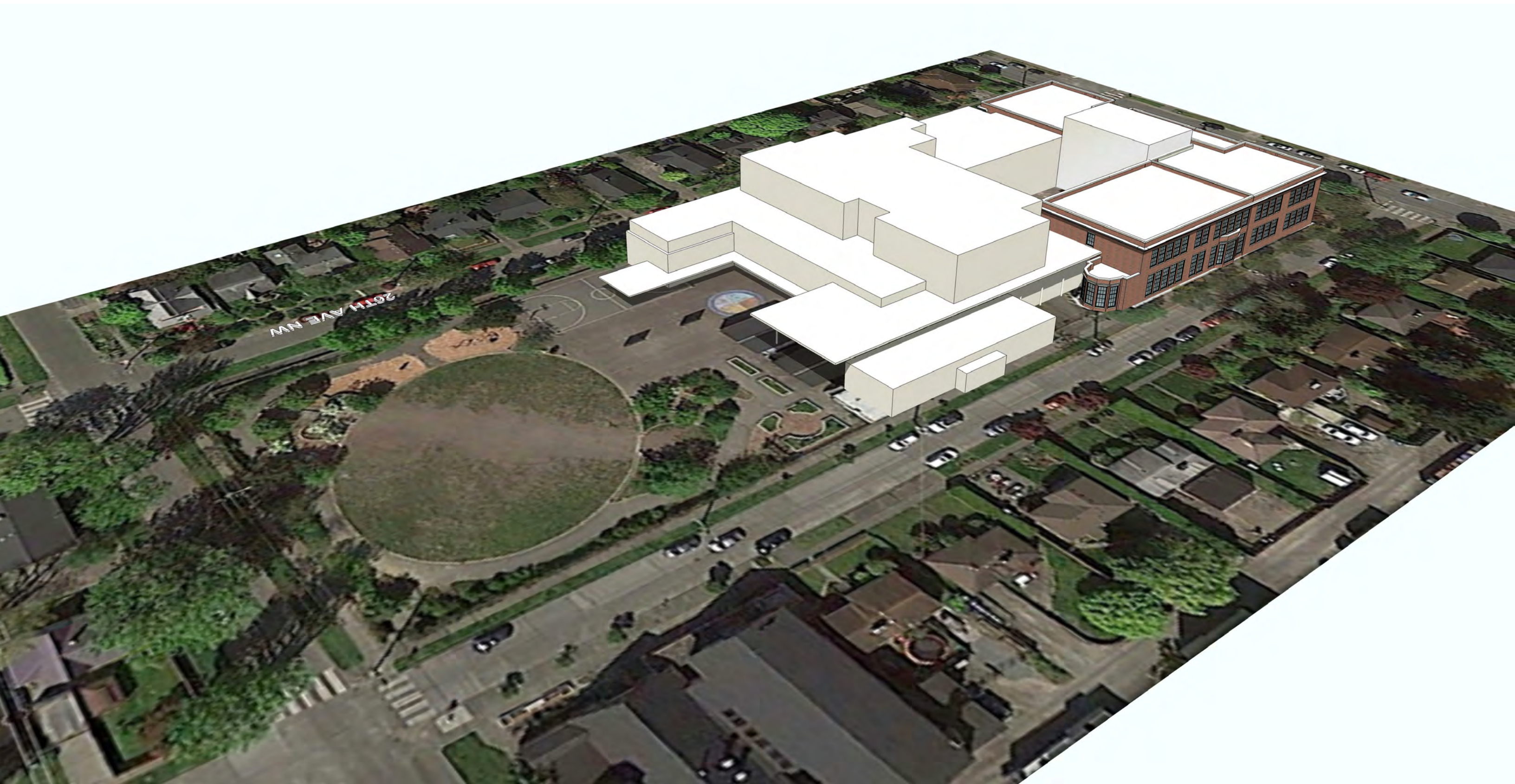


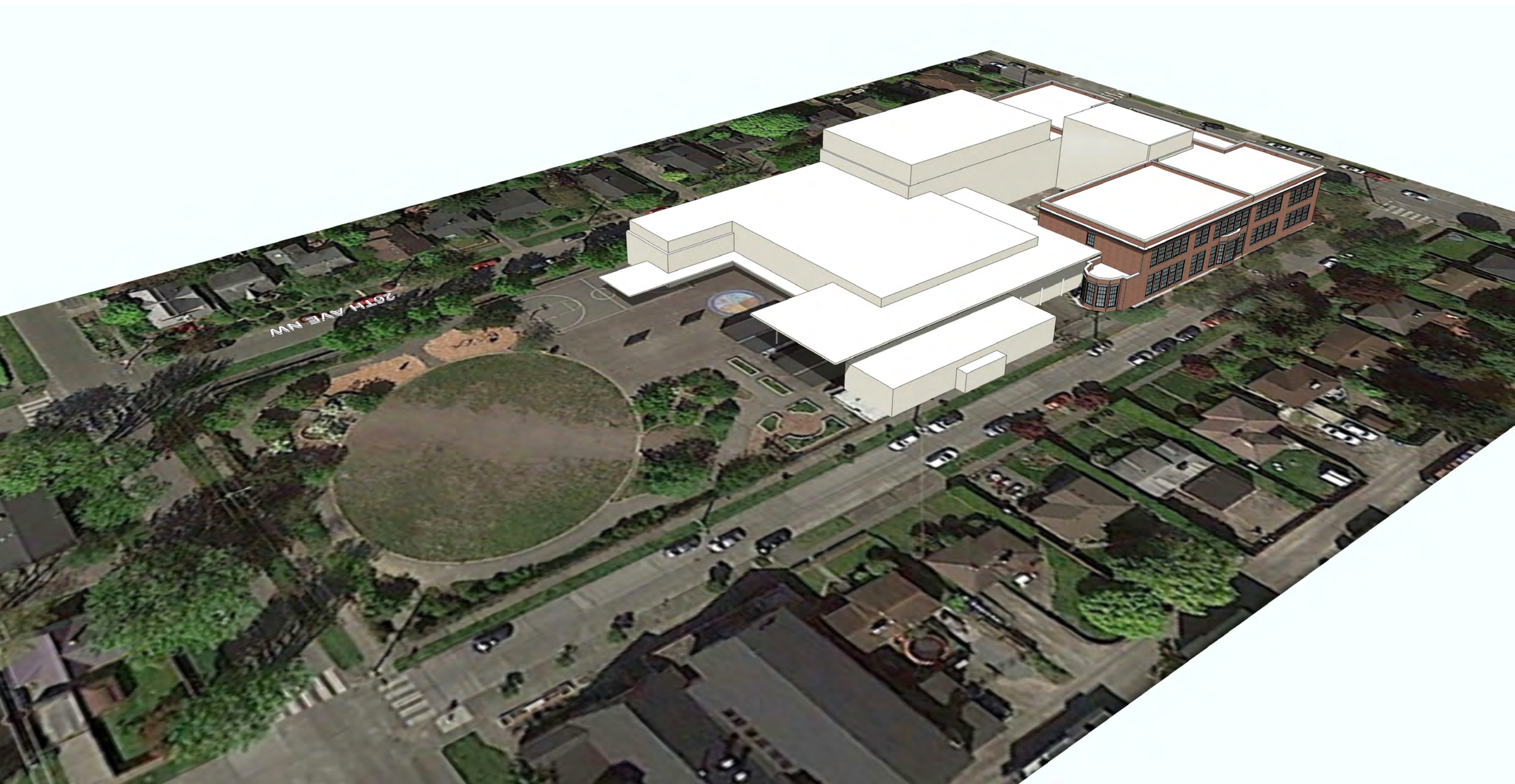






Building SF: 91,246 SF  
Playground Area: 50,200 SF



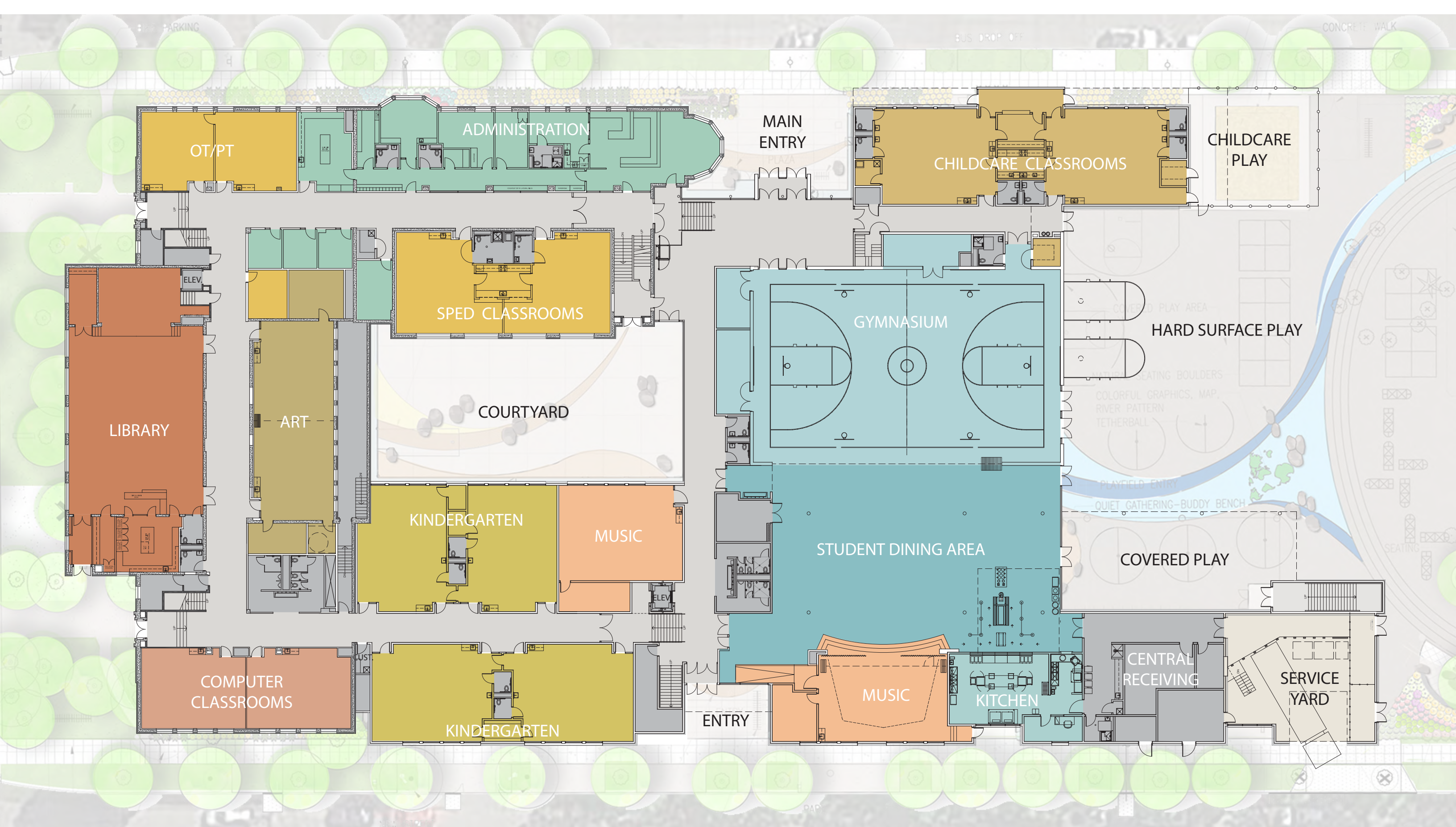




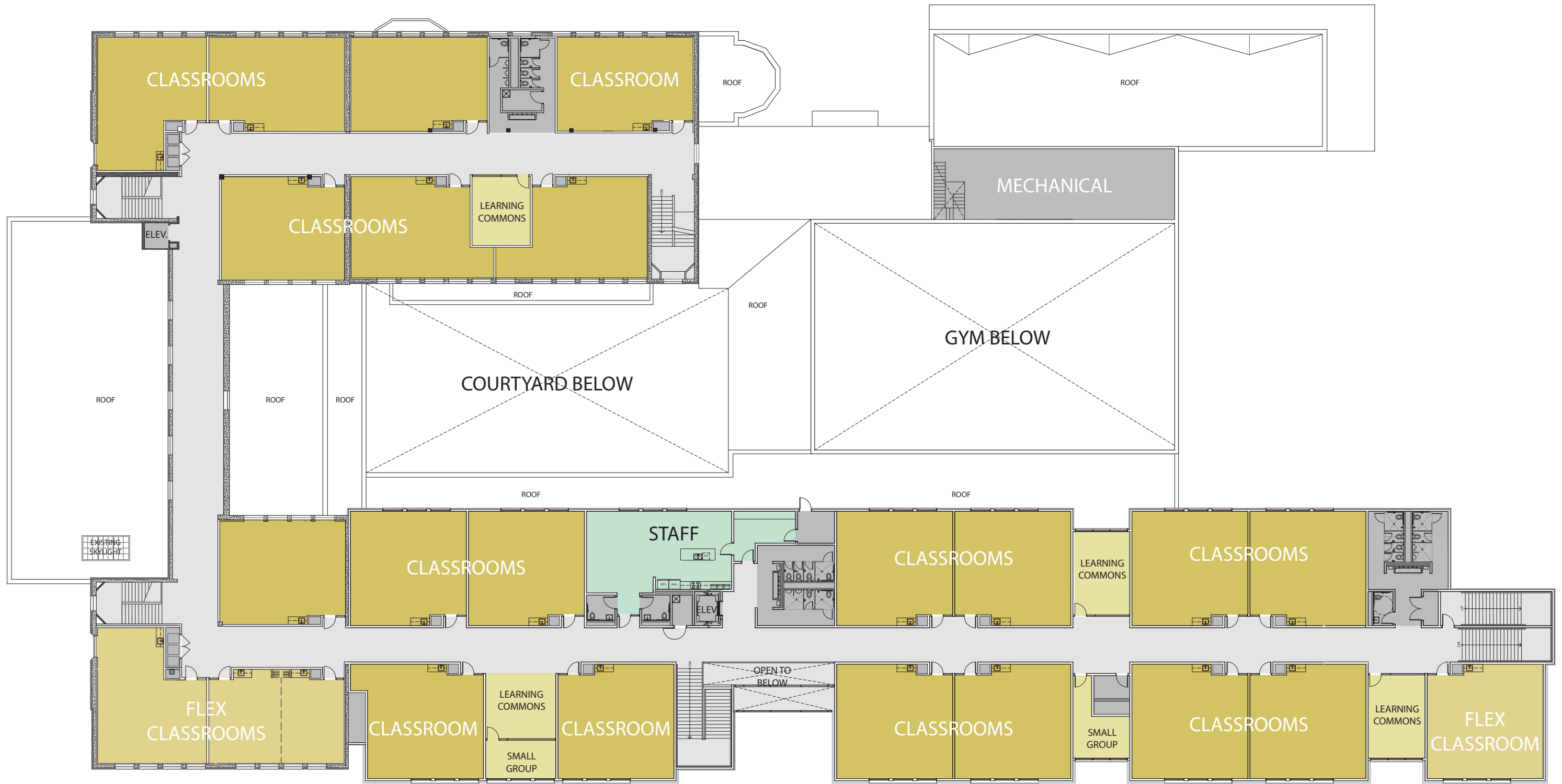


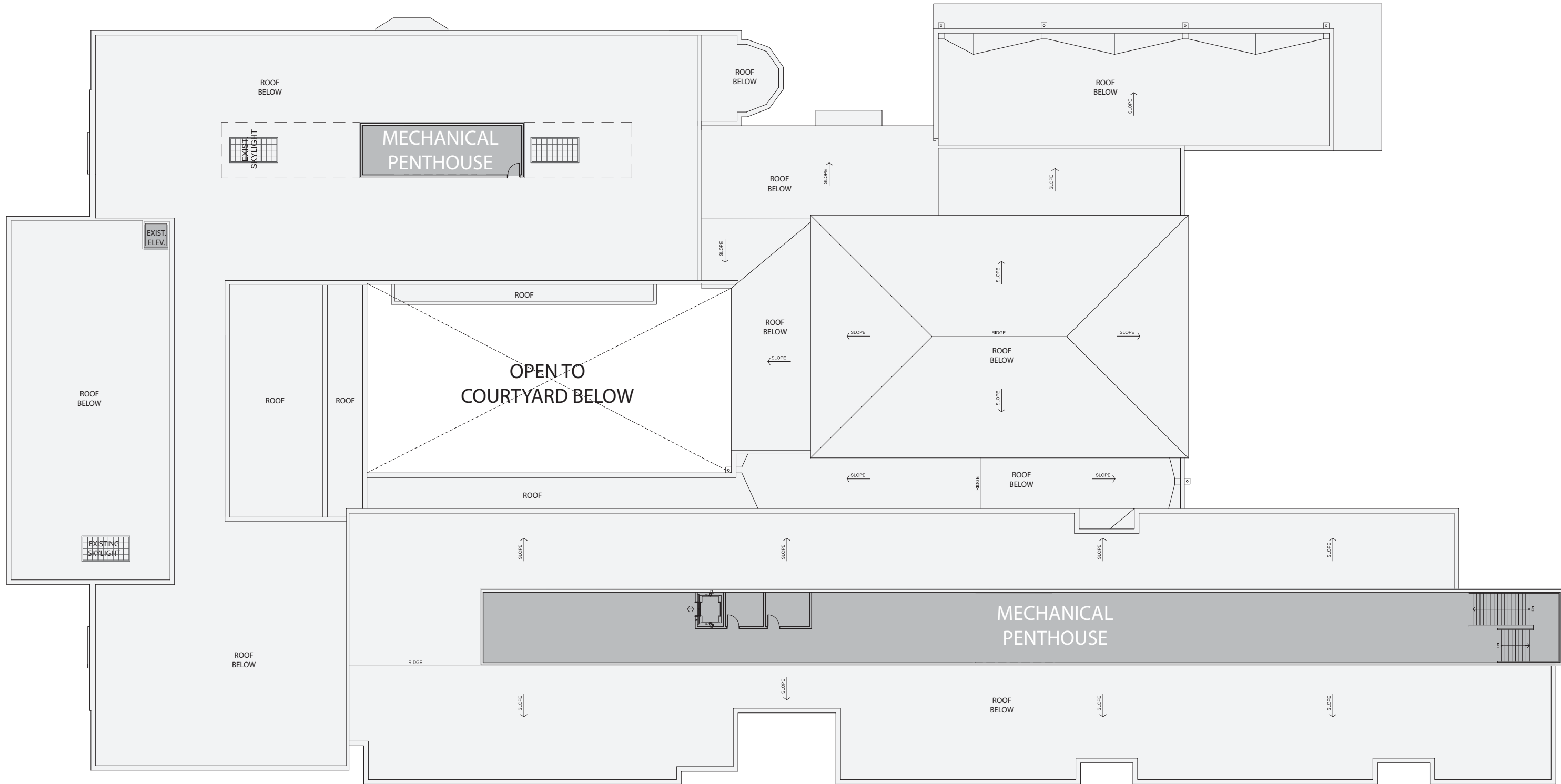
Building SF: 91,804 SF  
Playground Area: 50,320 SF















**LOYAL HEIGHTS  
ELEMENTARY SCHOOL**

**BLRB** architects



October 15, 2015

**BUILDING VIEWS | NORTHWEST CORNER**





# LOYAL HEIGHTS ELEMENTARY SCHOOL

## *DEPARTURES*

1. PARKING
- X** BUS LOADING (NOT REQUIRED)
2. LOT COVERAGE
3. SETBACKS
4. BUILDING HEIGHT
- X** MODULATION/STRUCTURE WIDTH (NOT REQUIRED)

Elementary School Single Family Zone | **PARKING**

| Item | Code         | Citation             | Code Requirement  | Proposed Design   | Departure Request   | Rationale  | Decision  |
|------|--------------|----------------------|---|---|---|--|---|
| 1    | Parking      | 23.51B.002G          | One space for 80 SF in auditorium and one space for each 10 children in Child Care Center, with an additional one space of loading area for each 20 children. Total required spaces: 72.  | 0 Stalls  | 72 Parking stalls.  | The present school does not have any on-site parking. The parking analysis indicates that ample on-street parking near the site is present to accommodate typical school day and large event parking within 800 feet walking distance. | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 2    | Lot Coverage | 23.51B.002C3         | Departures from lot coverage limits may be granted -- up to 45% lot coverage for structure of more than one-story. Lot coverage restrictions may be waived by the director as a Type I decision when waiver would contribute to reduced demolition of residential structures. | 47.7% lot coverage.   | 47.7% lot coverage.   | The design concept provides the most economic compact plan efficiently laid out to maximize site playground area. The plan is a full two-story build-out, except for the gymnasium and childcare portion of the plan.                  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 3    | Setbacks     | 23.51B.0024a Table E | Minimum setbacks for additions on an existing school site located across a street or alley where the building is between 35' and 50' high shall be 15'-0".  | Propose building within setback on East and West portions of additions. | On West side of site, request departure for 1'-6" for a combined 290' wall length and an overall average of 4.46'. On East side of site, request departure for zero feet at childcare addition for 28' and an average of 11.72' | The existing building is built in to the setback along the East and West facades. Building within setbacks would push the additions South, taking up more valuable play space.   | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |



# PARKING



Elementary School Single Family Zone | **LOT COVERAGE**

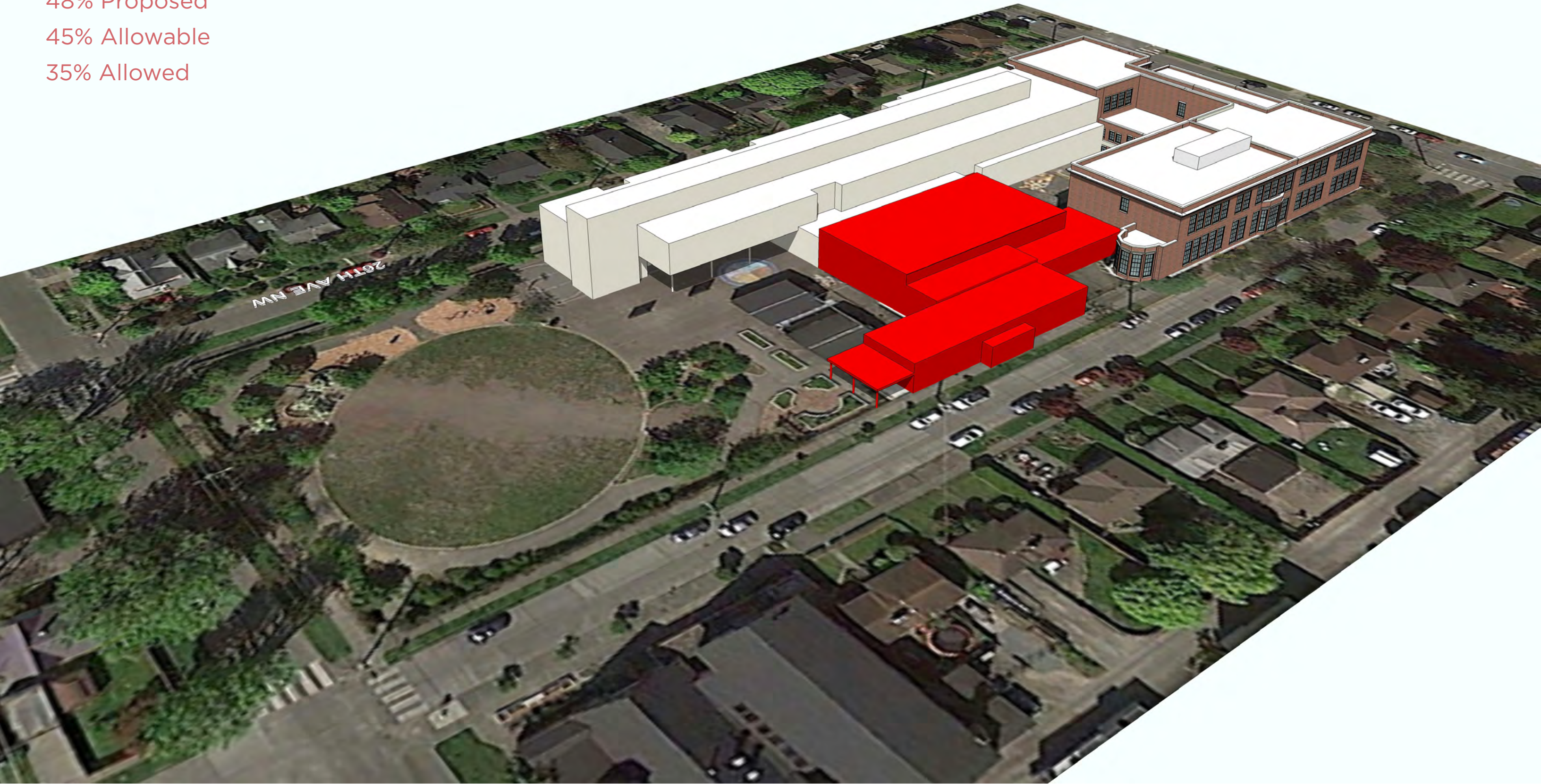
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## LOT COVERAGE

48% Proposed

45% Allowable

35% Allowed

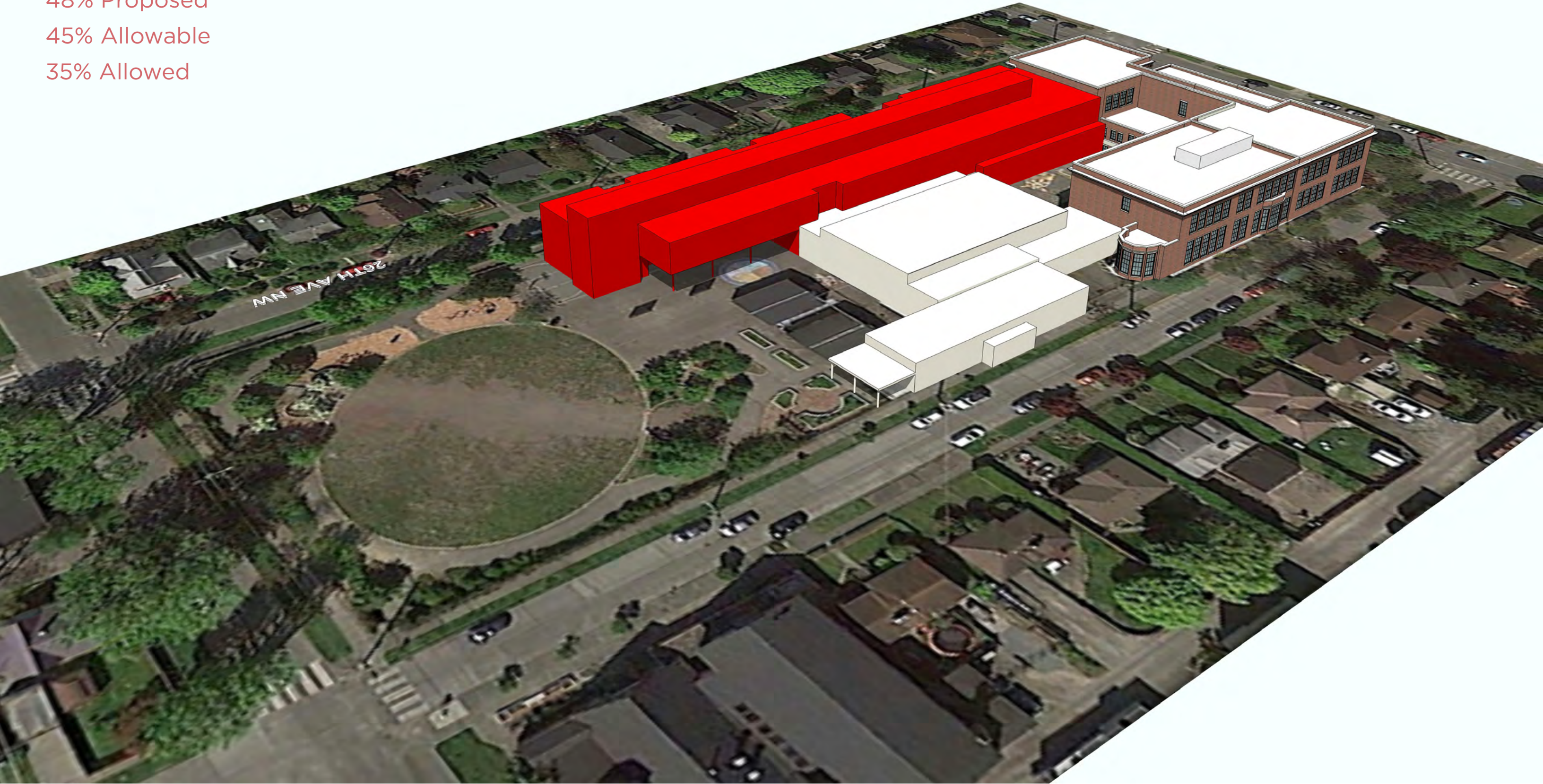


## LOT COVERAGE

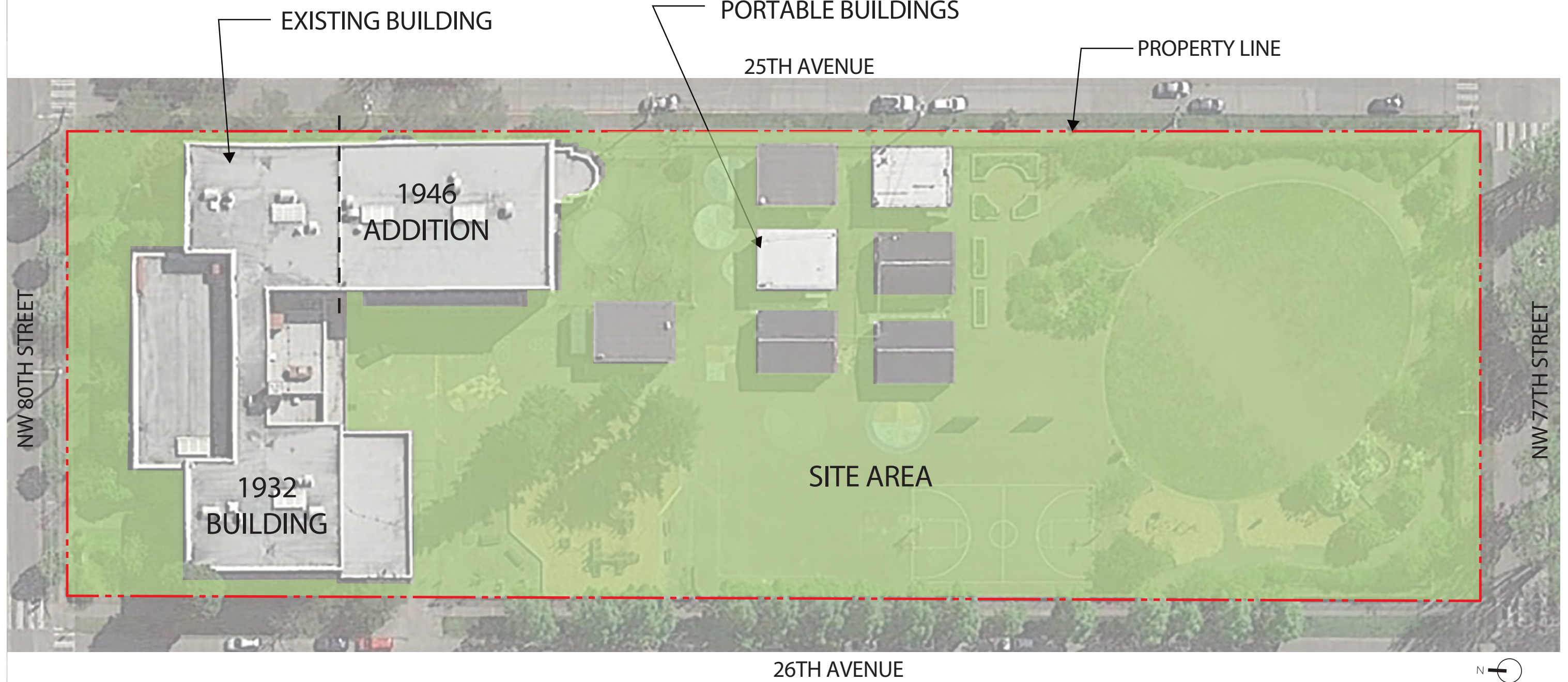
48% Proposed

45% Allowable

35% Allowed



SITE AREA: 124,593 SF (2.85 ACRES)



EXISTING BUILDING  
PORTABLES

24,462 SF  
6,300 SF

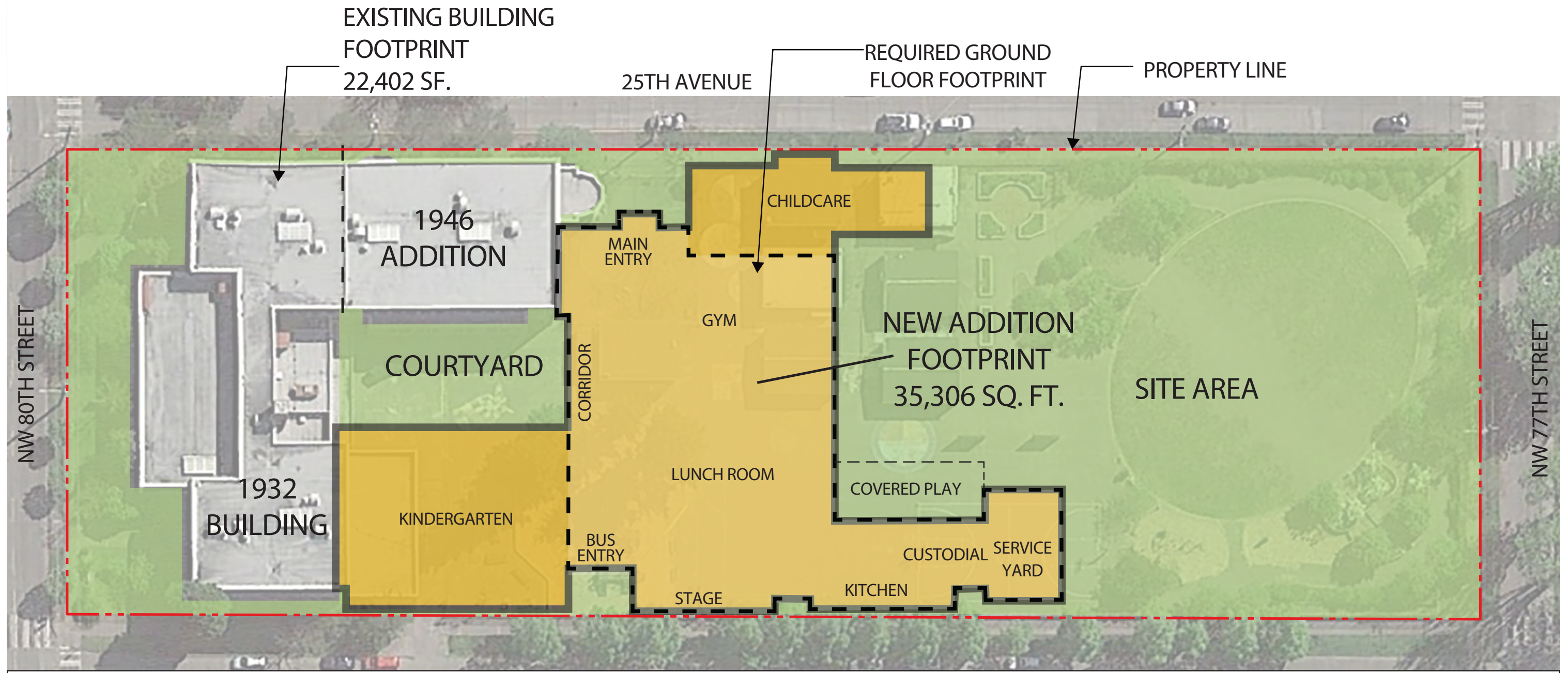
$$\frac{30,762 \text{ SF}}{124,593 \text{ SF}} \times 100 = 25\%$$

25% LOT COVERAGE  
35% MAXIMUM PER 23.51B.002C

TOTAL EXISTING FOOTPRINT

30,762 SF

SITE AREA: 124,593 SF (2.85 ACRES)



|                                 |                  |
|---------------------------------|------------------|
| EXISTING BUILDING               | 22,402 SF        |
| NEW ADDITION                    | 35,306 SF        |
| COVERED AREA                    | 1,830 SF         |
| <b>TOTAL BUILDING FOOTPRINT</b> | <b>59,538 SF</b> |

$$\frac{59,538 \text{ SF}}{124,593 \text{ SF}} \times 100 = 47.7\%$$

48% LOT COVERAGE  
 35% MAXIMUM PER 23.51B.002C  
 45% ALLOWABLE

SITE AREA: 124,593 SF. (2.85 ACRES)

Elementary School Single Family Zone | **SETBACKS**

| Item | Code         | Citation             | Code Requirement  | Proposed Design   | Departure Request   | Rationale  | Decision  |
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## SETBACKS

0'-0" to 1'-6" Proposed

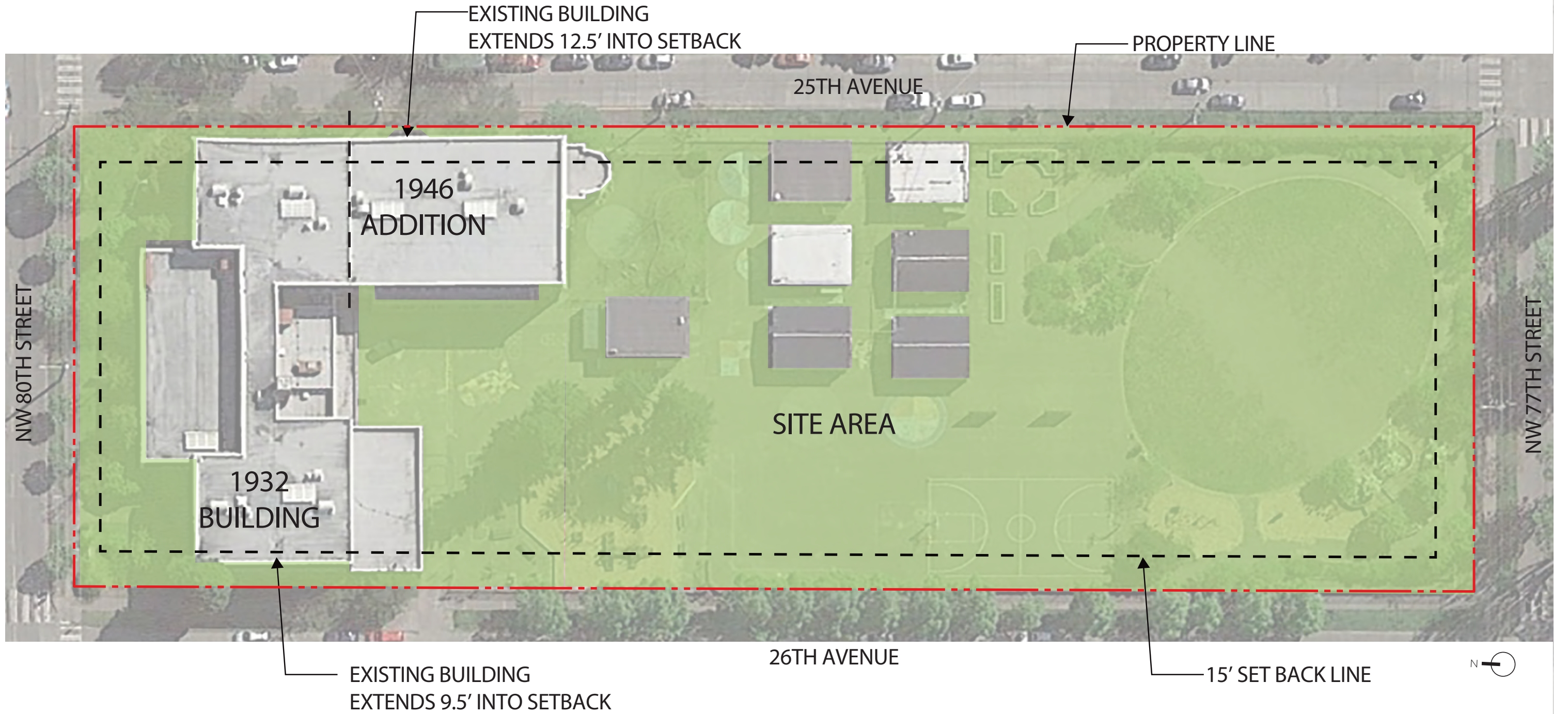
Average Setback Proposed: East Side 4.46' and West Side 11.74'

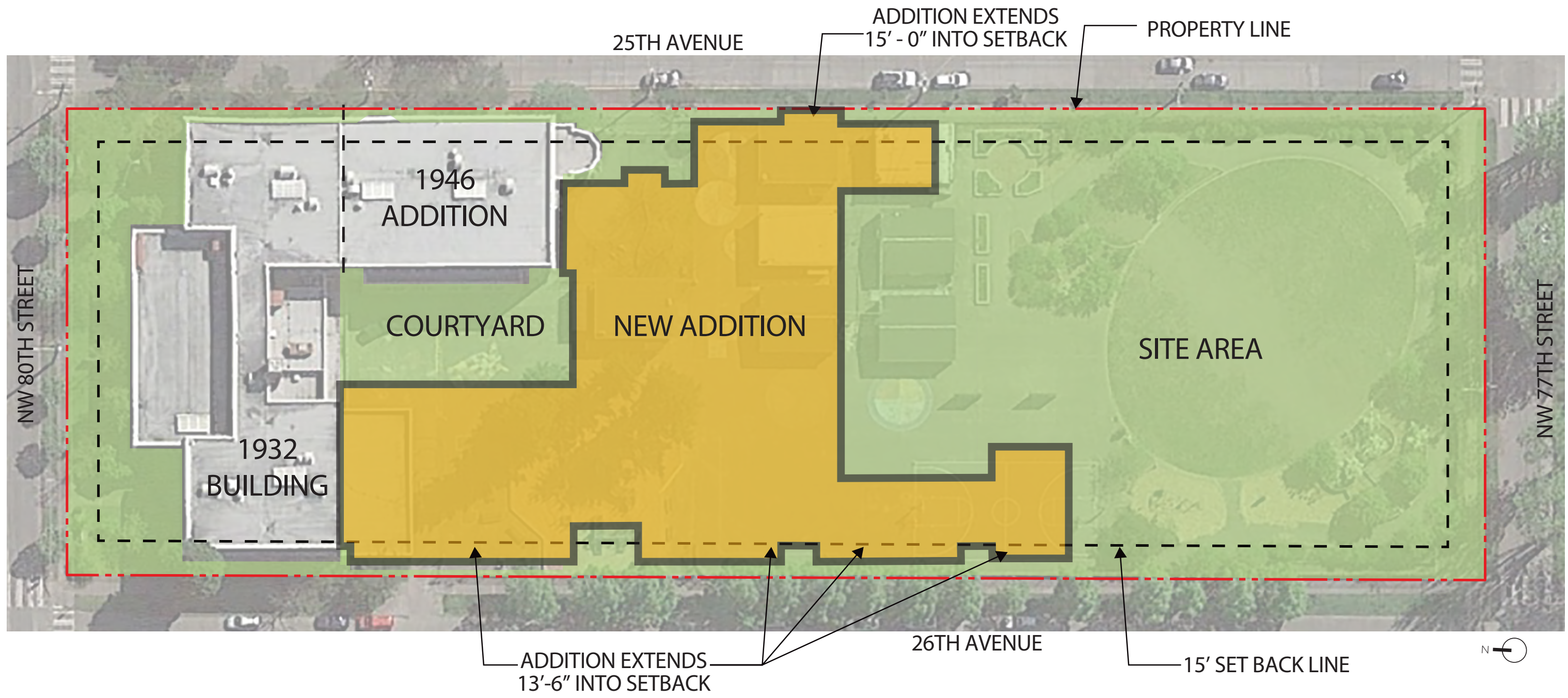
5'-0" Minimum / 10'-0" Average Allowable

15'-0" Required









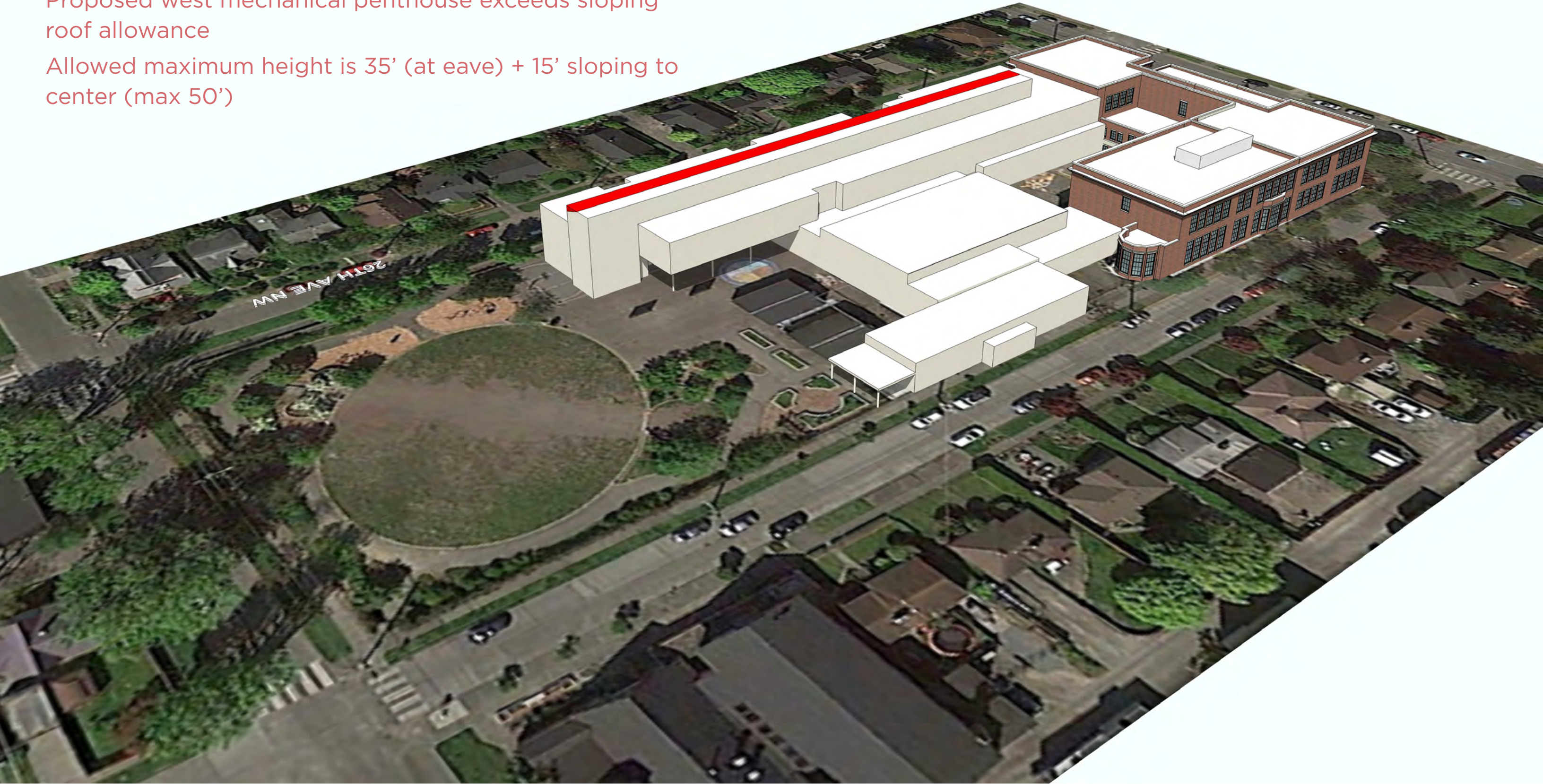
Elementary School Single Family Zone | **BUILDING HEIGHT**

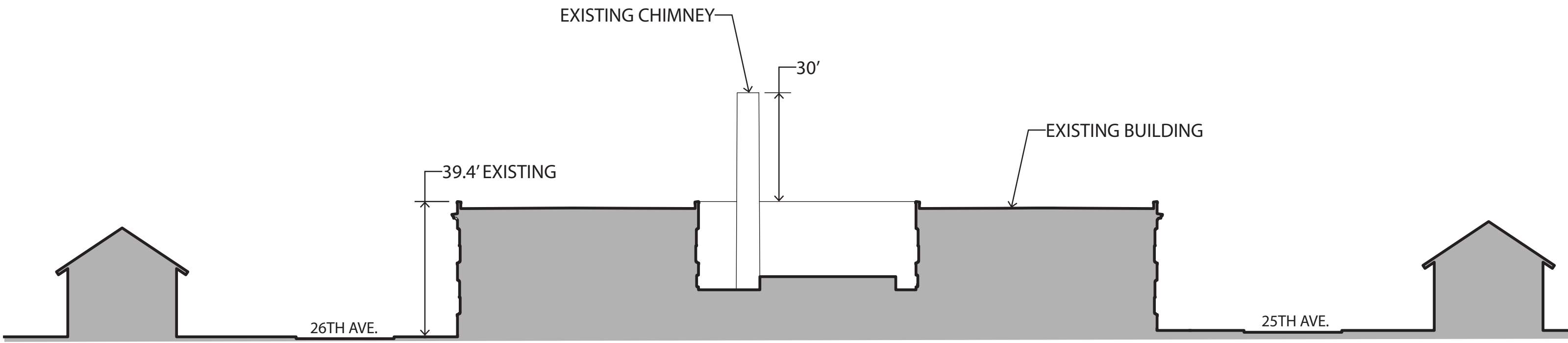
| Item | Code            | Citation      | Code Requirement   | Proposed Design  | Departure Request   | Rationale  | Decision  |
|------|-----------------|---------------|--|--|---|--|---|
| 4    | Building Height | 23.51B.002D1b | For additions to existing public schools on existing public school sites, the maximum permitted height is the height of the existing school or 35-feet plus 15-feet for a pitched roof, whichever is greater. All parts of the roof above the height limit must be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 35-foot height limit under this provision. | Building height less than existing, except for mechanical penthouse on west portion of building.                     | At one location the mechanical penthouse extends up beyond the sloping allowable height by approximately 4'-0". | A penthouse for the mechanical equipment screens views of the equipment and reduces noise to adjacent properties, while providing necessary physical space to access equipment for maintenance purposes from the attic. The penthouse combined area is less than 10% of the roof. SMC 23.44.012.C.5: For nonresidential principal uses, the following rooftop features may extend up to 10-feet above the maximum height limit, as long as the combined total coverage of all features does exceed 15% of the roof area a) Stair and Elevator penthouses, and b) Mechanical equipment. | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |
| 5    | Structure Width | 23.51B.002    | When a new public school structure is built on an existing public school site, the maximum width of a structure is 66-feet, unless modulation option or landscape option is met.   | Modulation option is met with total modulation width exceeding 20% and modulation depth meeting a minimum of 4-feet. | Departure request is withdrawn.   |  | <input type="checkbox"/> Yes<br><input type="checkbox"/> No |

## BUILDING HEIGHT

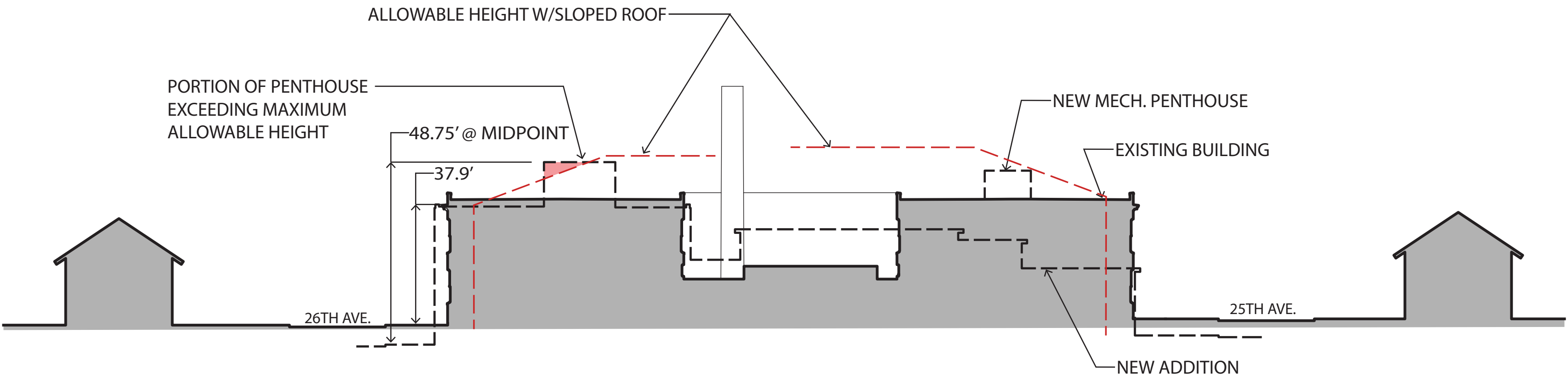
Proposed west mechanical penthouse exceeds sloping roof allowance

Allowed maximum height is 35' (at eave) + 15' sloping to center (max 50')





BUILDING SECTION - LOOKING NORTH



BUILDING SECTION - LOOKING NORTH

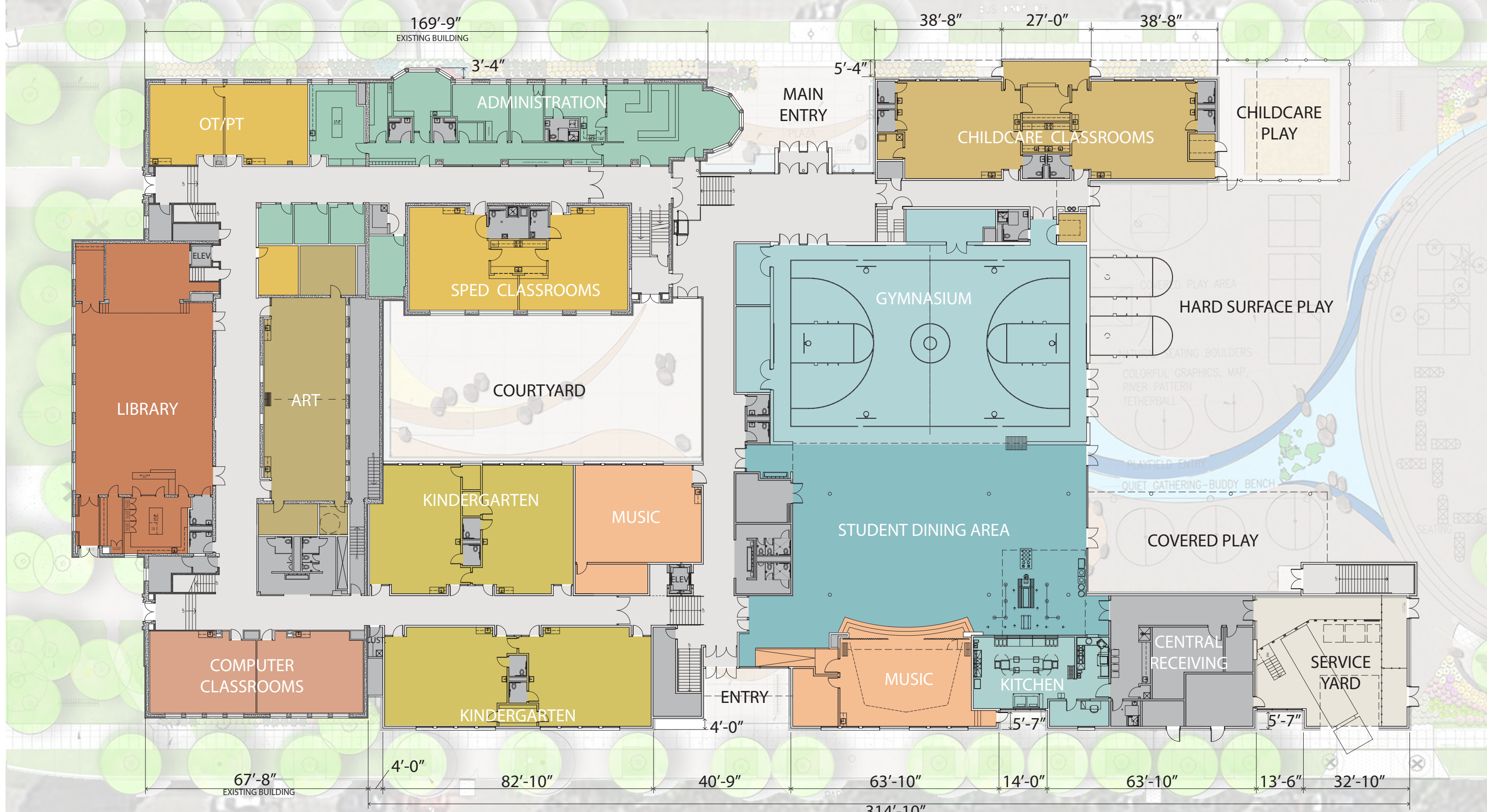






Elementary School Single Family Zone | **STRUCTURE WIDTH**

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**MODULATION WIDTH**

WIDTH OF STRUCTURE: 314.92'

MODULATION PORTION OF WIDTH: 4' + 40.75' + 14.0' + 13.5' = 72.25'

**MINIMUM WIDTH OF MODULATION EXCEEDS 20 PERCENT**

MODULATION MEETS SMC 23.51B.002.F.a

MODULATION WIDTH: 72.25' = 22.9%

WIDTH OF STRUCTURE: 314.92'



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Thank You!

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