

DEVELOPMENT STANDARD ADVISORY COMMITTEE

Maureen Sheehan

City of Seattle

Major Institutions and School Coordinator

OBJECTIVES

- Committee Members
- Purpose & Intent
- Schedule
- Roles & Responsibilities
- Evaluation Criteria
- Meeting Process
- Recommendations

COMMITTEE MEMBERS

	NAME	CATEGORY
1	Tammi DeVore	Person residing within 600'
2	Sandra Harui	Person owning property or a business within 600'
3	Laura Cole Jackson	Representative of the general neighborhood
4	Mindy Black	Representative of the general neighborhood
5	Angie Kim	At large to represent citywide education issues
6	Kari Edmondson	Representatives of the PTSA
7	Mark Meuter	Representatives of the PTSA
8	Vincent Gonzales	Representative of Seattle Public Schools
Alt 1	Karen Lonergan	Representatives of the PTSA
Alt 2	Jason Robert	Person residing within 600'
Ex-Officio	Maureen Sheehan	City DON (Non-voting Chair)
Ex-Officio	Holly Godard	City Seattle Department of Construction & Inspections (Non-voting Member)

PURPOSE & INTENT

- While most schools are located in single family zone neighborhoods, the land use code does not include a “school zone”
- Renovation and addition projects often times will not meet the Seattle Municipal Code (SMC) 23.51B development standards for schools. The school district may request a departure from the land use code per SMC 23.79.
- This committee is an opportunity for neighbors and the surrounding community to give the City feedback whether to allow departures.
- The committee can recommend to grant, grant with condition, or deny the requested departures.

SCHEDULE

May 9, 2017 Committee Formed (90 day clock starts to conduct meetings)

June 6, 2017 - First Meeting

July 20, 2017 – 2nd Meeting

TBD – 3rd Meeting, if needed (NLT August 7, 2017)

Recommendation report due to director of SDCI (drafted by DON, with the committee's final approval):

If 1 Meeting = July 6, 2017 (30 days after first meeting)

If 2-3 Meetings = September 4, 2017 (90 days after first meeting)

TBD, SDCI Director issues decision

COMMITTEE ROLES & RESPONSIBILITIES

(SMC 23.79.008)

A. It shall conduct one or more public meetings within a ninety (90) day period from formation of the advisory committee. [May 9, 2017]

B. It shall gather and evaluate public comment.

C. It shall recommend the maximum departure which may be allowed for each development standard from which a departure has been requested. Minority reports shall be permitted. The advisory committee may not recommend that a standard be made more restrictive unless the restriction is necessary as a condition to mitigate the impacts of granting a development standard departure.

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.

MEETING PROCESS

- Robert's Rules of Order - DON Staff serves as non-voting Chair
- Presentations from School and SDOT (if necessary)
- Public Comment
- Committee Deliberation - reference criteria (SMC 23.79.008)
- Vote on each departure individually

RECOMMENDATIONS

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

QUESTIONS?

mahlum



Departure Committee

Queen Anne Elementary School

20 July 2017





Agenda

Introductions

Project Overview

Transportation Study

Departures Requested

Lot Coverage

Off-site Parking

On-street Bus Loading

Committee Clarifying Questions

Public Comment

Committee Recommendation

Introductions

PURPOSE & INTENT

- While most schools are located in single family zone neighborhoods, the land use code does not include a “school zone”
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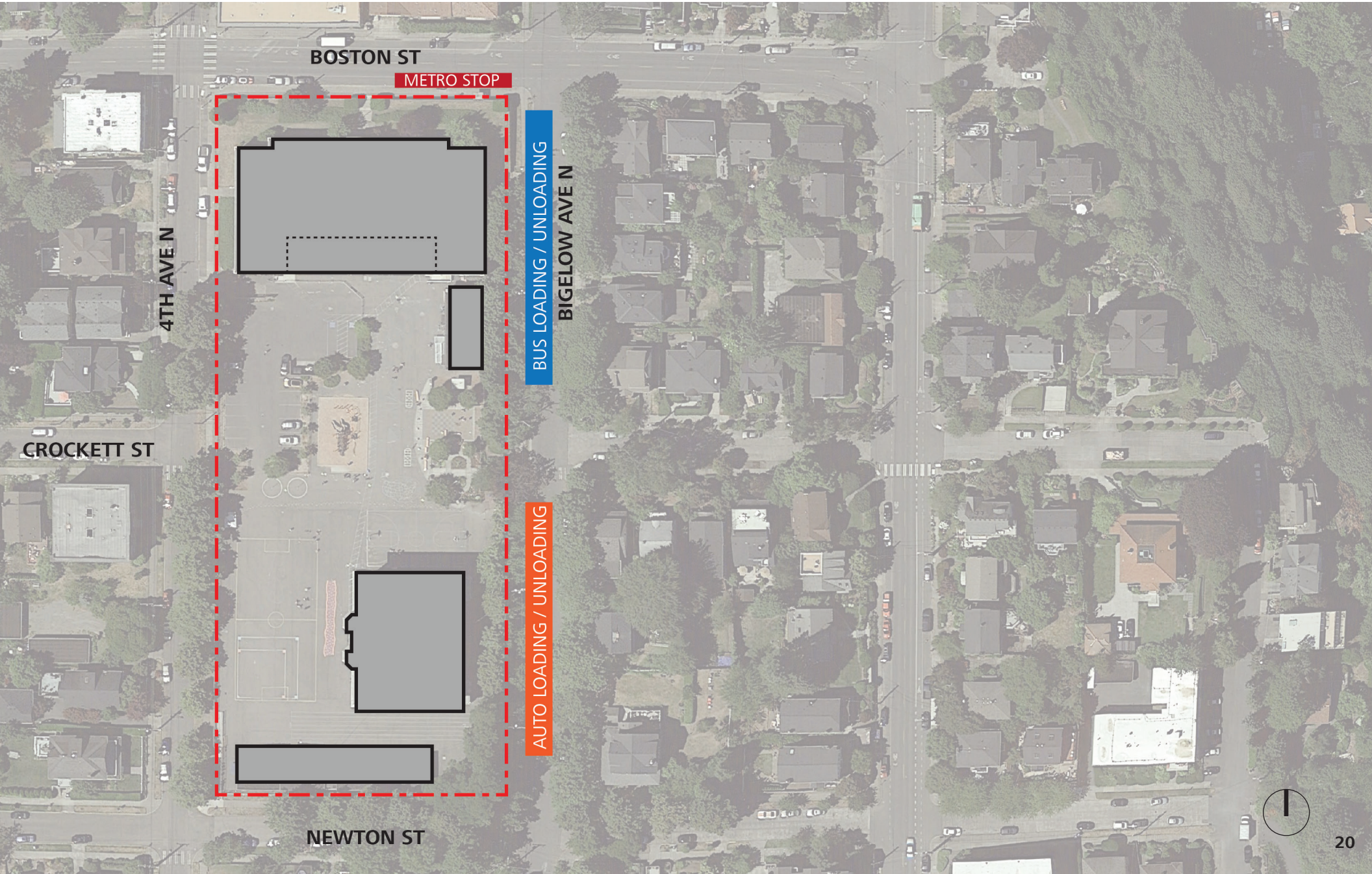
Project Overview



Project Overview



Queen Anne Elementary School has an existing enrollment of approximately 420 students. The proposed project includes building an addition with 8 classrooms of permanent capacity and a gymnasium to provide a total capacity of 500 students to address current and projected elementary growth in Queen Anne and downtown Seattle, and reduce overcrowding at elementary schools in the area.

Existing Site Plan



Proposed Site Plan



EXISTING BUILDINGS TO REMAIN	
PROPOSED BUILDING ADDITION	

Departures Requested by Schools

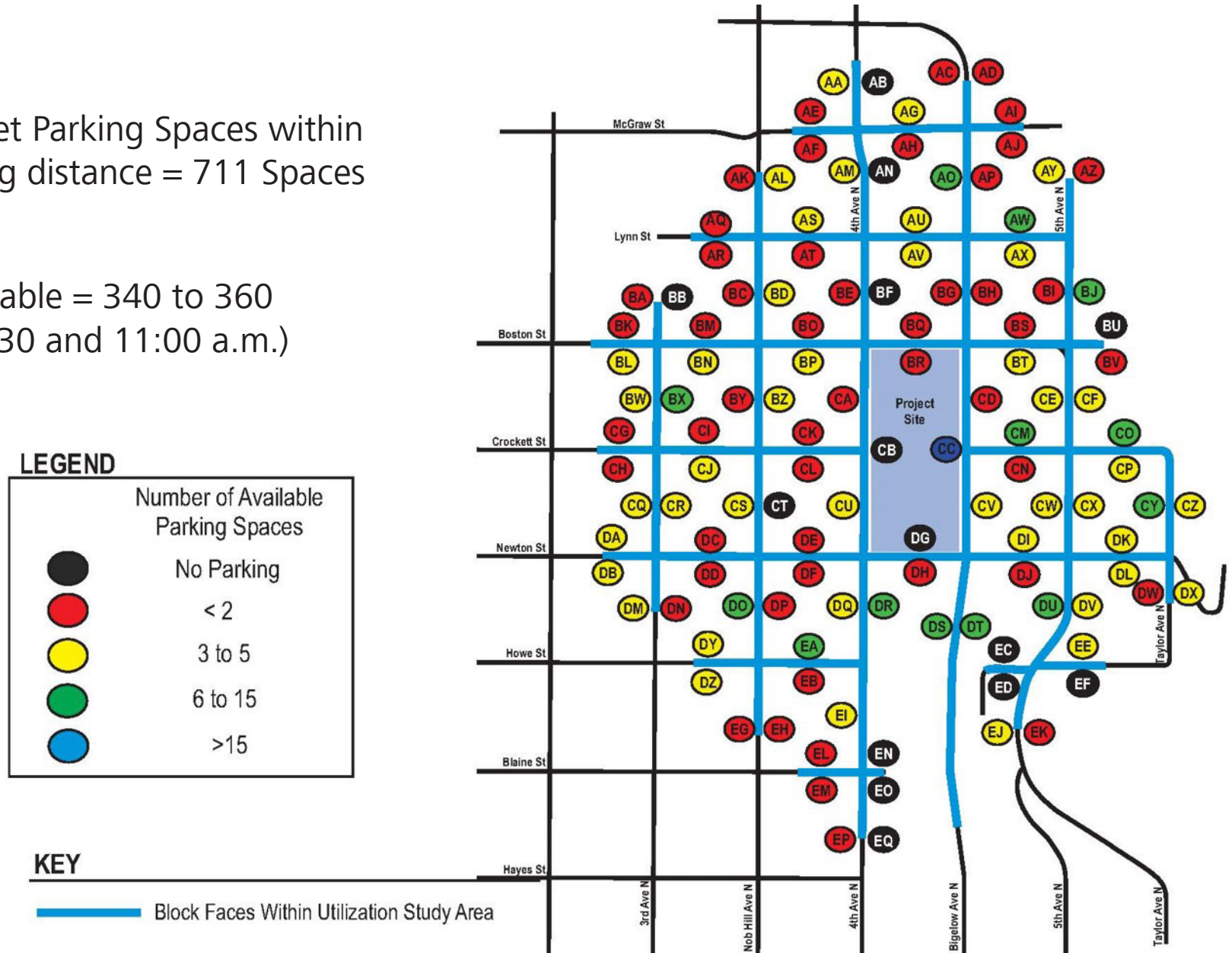
SCHOOL	# OF DEPARTURES REQUESTED
ARBOR HEIGHTS ES	4
GENESEE HILL ES	1
LAURELHURST ES	1
LOYAL HEIGHTS ES	4
MAGNOLIA ES	5
OLYMPIC HILLS ES	3
THORNTON CREEK ES	3
QUEEN ANNE ES	3
WILSON PACIFIC ES & MS	4
GREEN DOT MS	1
JANE ADDAMS MS (HAZEL WOLF K-8 AT PINEHURST)	4
DENNY SEALTH HS	2
NATHAN HALE HS	4
RAINIER BEACH HS	1

Transportation Study

On-Street Parking Availability - Weekday Midday

Total On-Street Parking Spaces within 800-ft walking distance = 711 Spaces

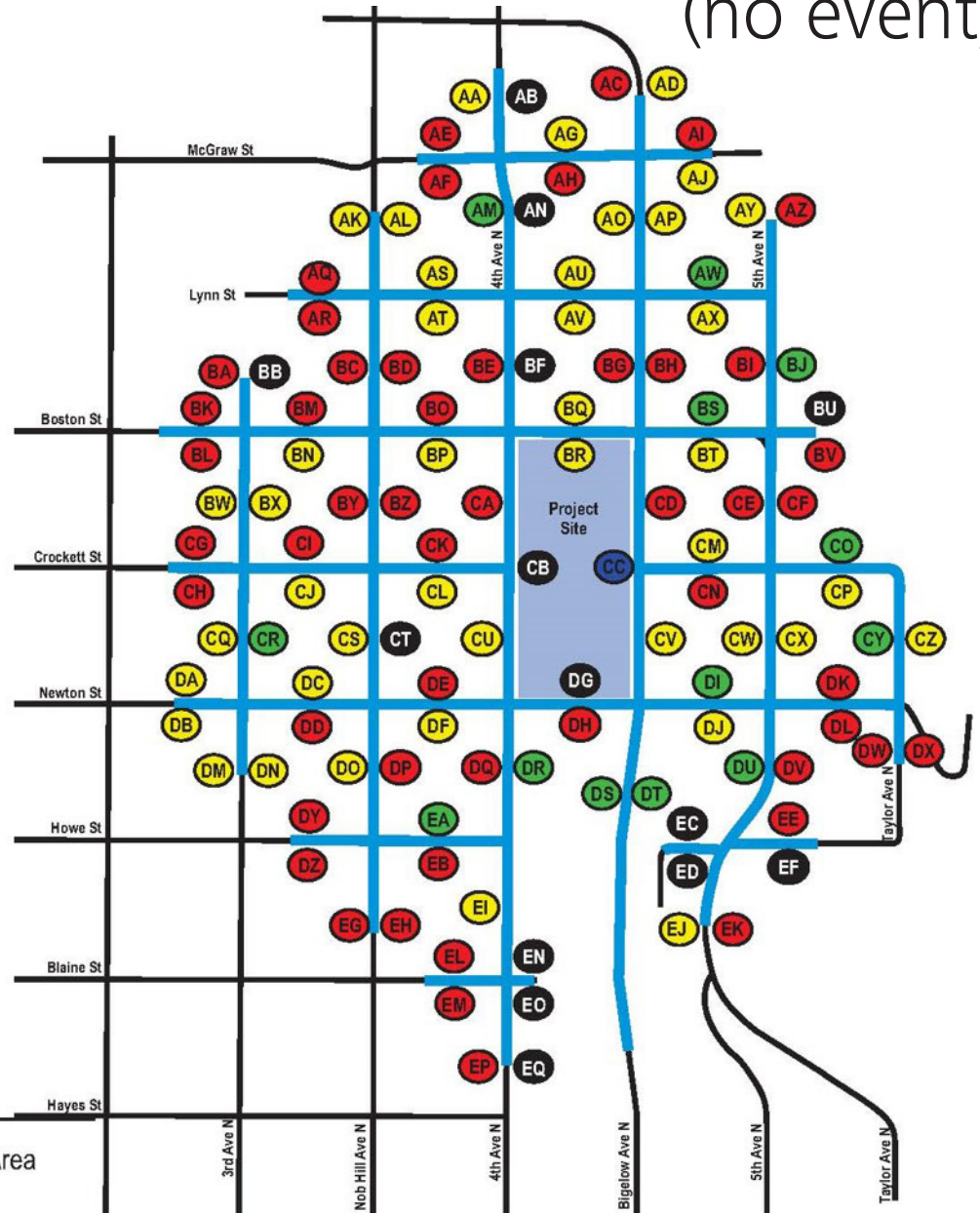
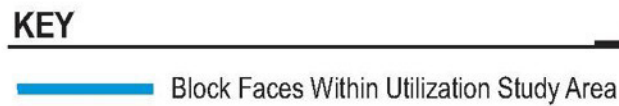
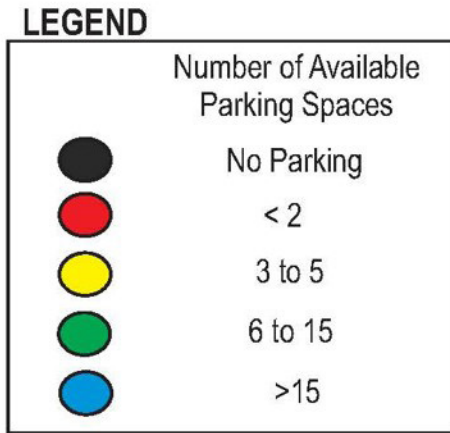
Number Available = 340 to 360 (between 10:30 and 11:00 a.m.)



On-Street Parking Availability - Weekday Evening (no event)

Total On-Street Parking Spaces within 800-ft walking distance = 711 Spaces

Number Available = 300 to 325 (between 7:00 and 8:00 p.m.)



Traffic and Parking Mitigation Recommendations:

A. Develop a Transportation Management Plan (TMP) :

- Educate parents about desired access & load/unload protocols
- Encourage bus ridership, carpooling, and supervised walking to school (such as walking school buses)

B. Work with SDOT and Seattle Parks & Recreation to establish locations, extent, & signage for:

- Family vehicle load/unload zones
- School-bus load/unload zones

C. Construction Management Plan (CMP):

- Define truck routes, lane closures, walkway closures, and parking disruptions
- Direct trucks along shortest route to arterials
- Measures to keep adjacent streets clean
- Identify parking locations for the construction staff

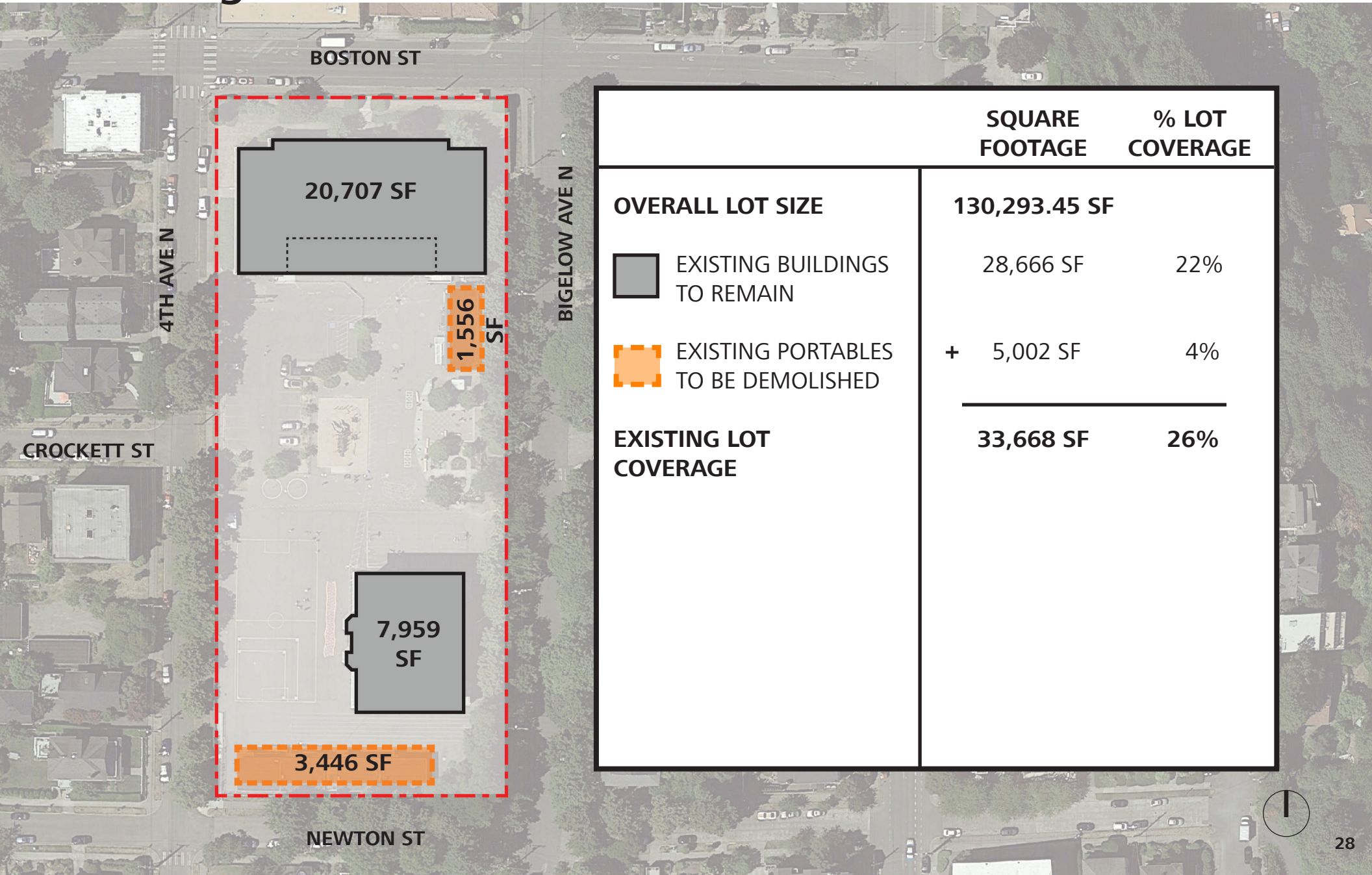
Departures Requested:



Lot Coverage

Off-street Parking

On-street Bus Loading

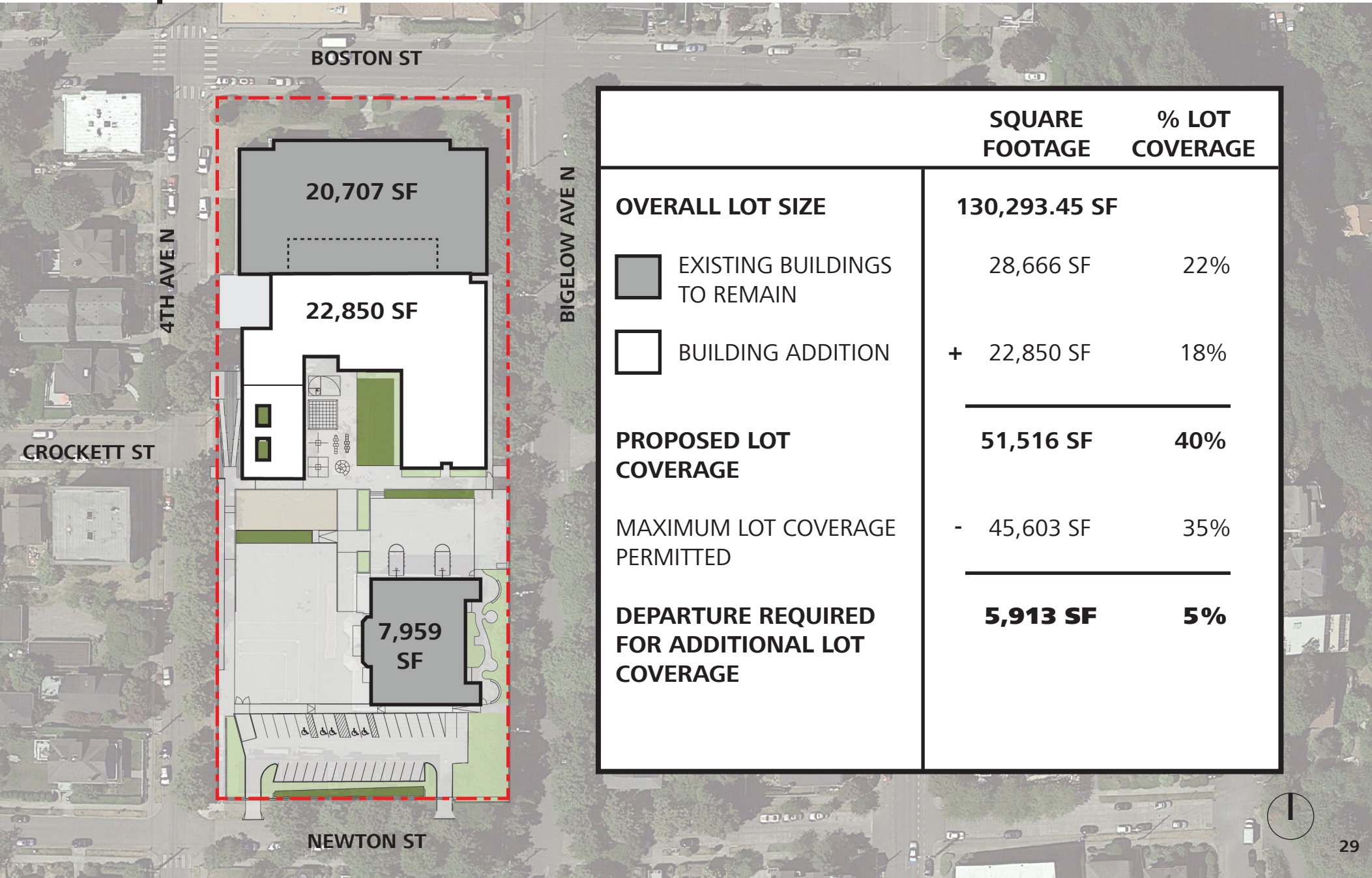
Departure Requested: Lot Coverage, Public Schools Existing



	SQUARE FOOTAGE	% LOT COVERAGE
OVERALL LOT SIZE	130,293.45 SF	
 EXISTING BUILDINGS TO REMAIN	28,666 SF	22%
 EXISTING PORTABLES TO BE DEMOLISHED	+ 5,002 SF	4%
EXISTING LOT COVERAGE	33,668 SF	26%



Departure Requested: Lot Coverage, Public Schools Proposed



	SQUARE FOOTAGE	% LOT COVERAGE
OVERALL LOT SIZE	130,293.45 SF	
<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; background-color: #808080; margin-right: 5px;"></div> <div>EXISTING BUILDINGS TO REMAIN</div> </div>	28,666 SF	22%
<div style="display: flex; align-items: center;"> <div style="width: 20px; height: 20px; border: 1px solid black; margin-right: 5px;"></div> <div>BUILDING ADDITION</div> </div>	+ 22,850 SF	18%
<hr/>		
PROPOSED LOT COVERAGE	51,516 SF	40%
MAXIMUM LOT COVERAGE PERMITTED	- 45,603 SF	35%
<hr/>		
DEPARTURE REQUIRED FOR ADDITIONAL LOT COVERAGE	5,913 SF	5%



Departure Requested: Lot Coverage, Public Schools

LOT COVERAGE

SMC 23.51B.002 - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

SMC 23.51B.002.C - LOT COVERAGE IN SINGLE FAMILY ZONES

1. FOR NEW PUBLIC SCHOOL CONSTRUCTION ON NEW PUBLIC SCHOOL SITES THE **MAXIMUM LOT COVERAGE PERMITTED FOR ALL STRUCTURES IS 45 PERCENT OF THE LOT AREA FOR ONE STORY STRUCTURES OR 35 PERCENT OF THE LOT AREA IF ANY STRUCTURE OR PORTION OF A STRUCTURE HAS MORE THAN ONE STORY.**

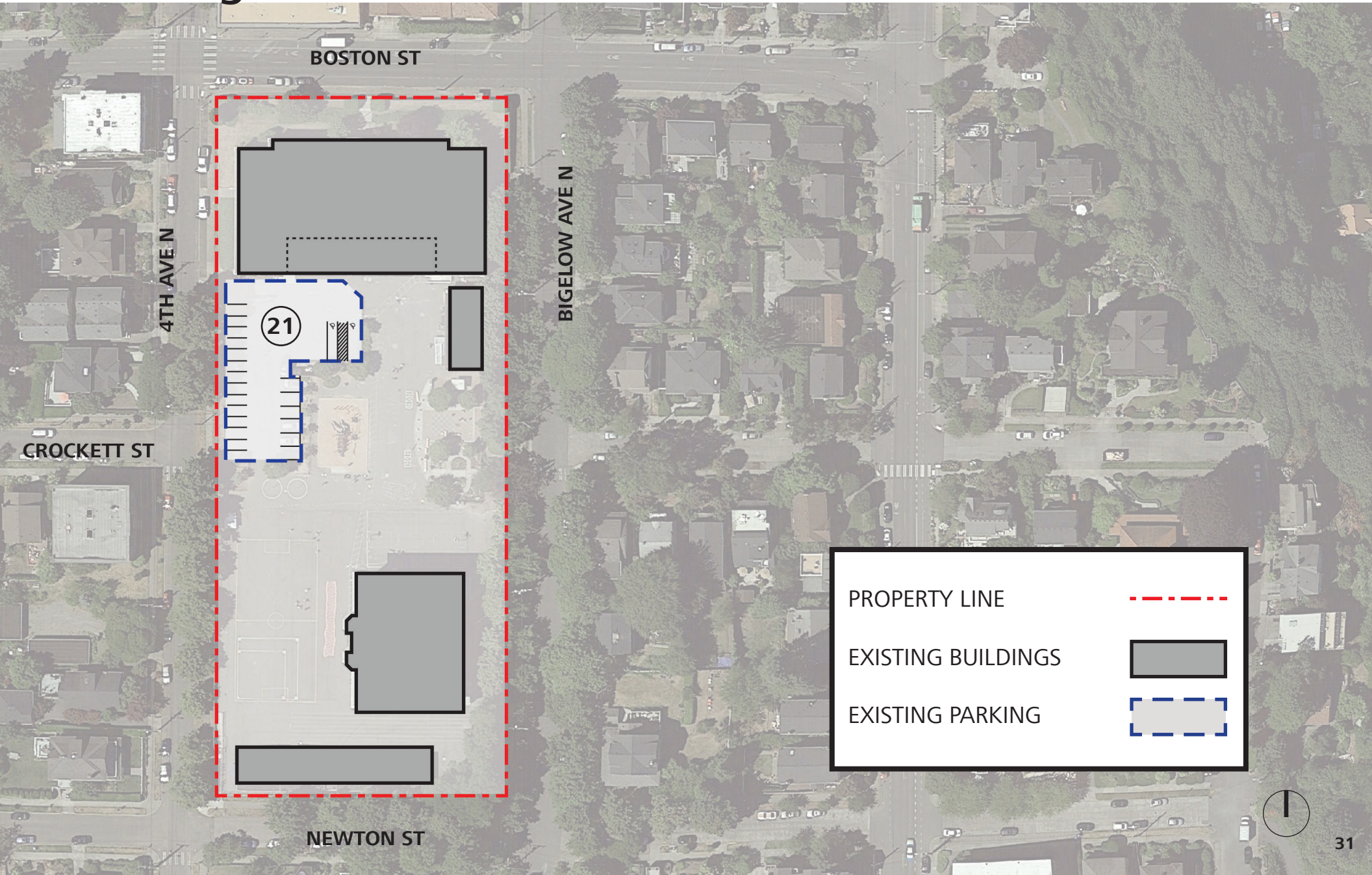
3. **DEPARTURES FROM LOT COVERAGE LIMITS MAY BE GRANTED** OR REQUIRED PURSUANT TO THE PROCEDURES AND CRITERIA SET FORTH IN CHAPTER 23.79. UP TO 55 PERCENT LOT COVERAGE MAY BE ALLOWED FOR SINGLE-STORY STRUCTURES, AND **UP TO 45 PERCENT LOT COVERAGE FOR STRUCTURES OF MORE THAN ONE STORY.** LOT COVERAGE RESTRICTIONS MAY BE WAIVED BY THE DIRECTOR AS A TYPE I DECISION WHEN WAIVER WOULD CONTRIBUTE TO REDUCED DEMOLITION OF RESIDENTIAL STRUCTURES. ALL BUILDINGS, INCLUDING ACCESSORY BUILDINGS, SHALL NOT COVER MORE THAN 35 PERCENT OF THE AREA OF THE LOT.

DEPARTURE REQUESTED LOT COVERAGE

MAXIMUM LOT COVERAGE PERMITTED: 35% (45,603 SF / 130,293.45 SF)
PROPOSED LOT COVERAGE: 40% (51,516 SF / 130,293.45 SF)

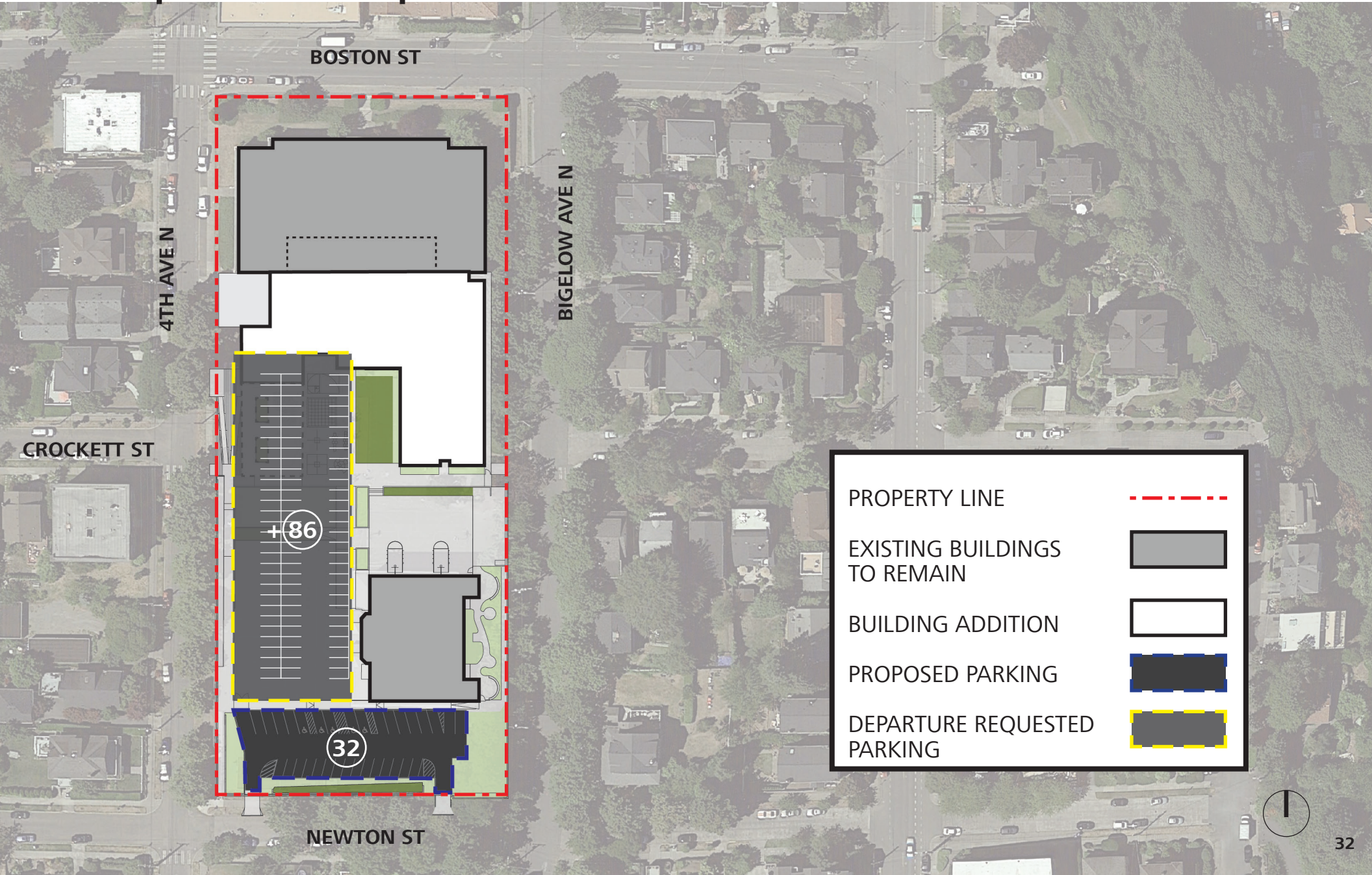
DEPARTURE REQUESTED *FOR ADDITIONAL 5% LOT COVERAGE*

Departure Requested: Parking Requirements Existing



PROPERTY LINE	
EXISTING BUILDINGS	
EXISTING PARKING	

Departure Requested: Parking Requirements Proposed + Departure



Departure Requested: Parking Requirements

PARKING REQUIREMENTS

**SMC 23.54 QUANTITY AND DESIGN STANDARDS FOR ACCESS,
OFF-STREET PARKING, AND SOLID WASTE STORAGE**

REQUIRED PARKING STALLS

**SMC 23.54.015 REQUIRED PARKING
Table C – PARKING FOR PUBLIC USES AND INSTITUTIONS
Row N – SCHOOLS, PUBLIC ELEMENTARY AND SECONDARY**

1 SPACE FOR EACH 80 SQUARE FEET OF ALL AUDITORIA OR PUBLIC ASSEMBLY ROOMS FOR NEW PUBLIC SCHOOLS ON A NEW OR EXISTING PUBLIC SCHOOL SITE.

Footnote (7): WHEN AN EXISTING PUBLIC SCHOOL ON AN EXISTING PUBLIC SCHOOL SITE IS REMODELED, ADDITIONAL PARKING IS REQUIRED IF ANY AUDITORIUM OR OTHER PLACE OF ASSEMBLY IS EXPANDED OR ADDITIONAL FIXED SEATS ARE ADDED. ADDITIONAL PARKING IS REQUIRED AS SHOWN ON TABLE C FOR 23.54.015 FOR THE INCREASE IN FLOOR AREA.

Departure Requested: Parking Requirements

PARKING REQUIREMENTS

SMC 23.54 QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE

REQUIRED PARKING STALLS

**SMC 23.54.015 REQUIRED PARKING
Table C – PARKING FOR PUBLIC USES AND INSTITUTIONS
Row N – SCHOOLS, PUBLIC ELEMENTARY AND SECONDARY**

PARKING CALCULATION

AREA OF EXISTING COMMONS	1,838 SF / 80 SF	=	22.97 SPACES
AREA OF EXPANDED COMMONS	1,865 SF / 80 SF	=	23.31 SPACES
AREA OF GYM	5,664 SF / 80 SF	=	70.80 SPACES

**PARKING REQUIRED 117.08 SPACES ~
118 SPACES**

PARKING PROVIDED OFF-STREET

ADA STALLS	(8' x 19'):	5 SPACES
LARGE STALLS	(8.5' x 19'):	12 SPACES
SMALL (COMPACT) STALLS	(7.5' x 15'):	15 SPACES

TOTAL 32 SPACES

DEPARTURE REQUESTED PARKING

TOTAL PARKING REQUIRED	118 SPACES
PARKING PROVIDED	- 32 SPACES
DEPARTURE REQUEST	86 SPACES

DEPARTURE REQUESTED FOR 86 PARKING SPACES

Parking Count Comparison

SPS Elementary Schools

ELEMENTARY SCHOOL	ENROLLMENT	STAFF	SITE AREA (ACRES)	# OF ON-SITE PARKING
COE	560	58	2.9	19
JOHN HAY	499	46	3.2	26
LAWTON	443	48	5	31
MAGNOLIA	500 capacity	52	2.5	6
QUEEN ANNE	500 capacity	60	3	32

COE



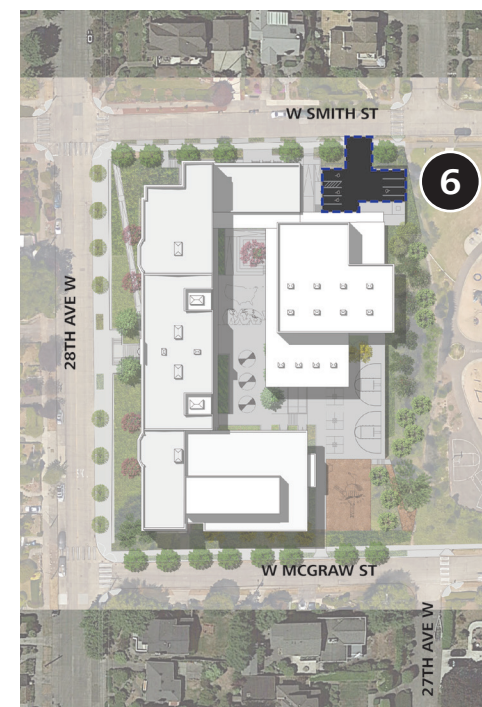
JOHN HAY



LAWTON



MAGNOLIA



Queen Anne - Parking + Overflow



BOSTON ST

4TH AVE N






BIGELOW AVE N

CROCKETT ST

+27

32

NEWTON ST

PROPERTY LINE	
EXISTING BUILDINGS TO REMAIN	
BUILDING ADDITION	
PROPOSED PARKING	
POTENTIAL OVERFLOW PARKING	



On-Street Bus Loading SPS Elementary Schools



58

Elementary Schools



7

On-site Bus Loading
- All Buses



6

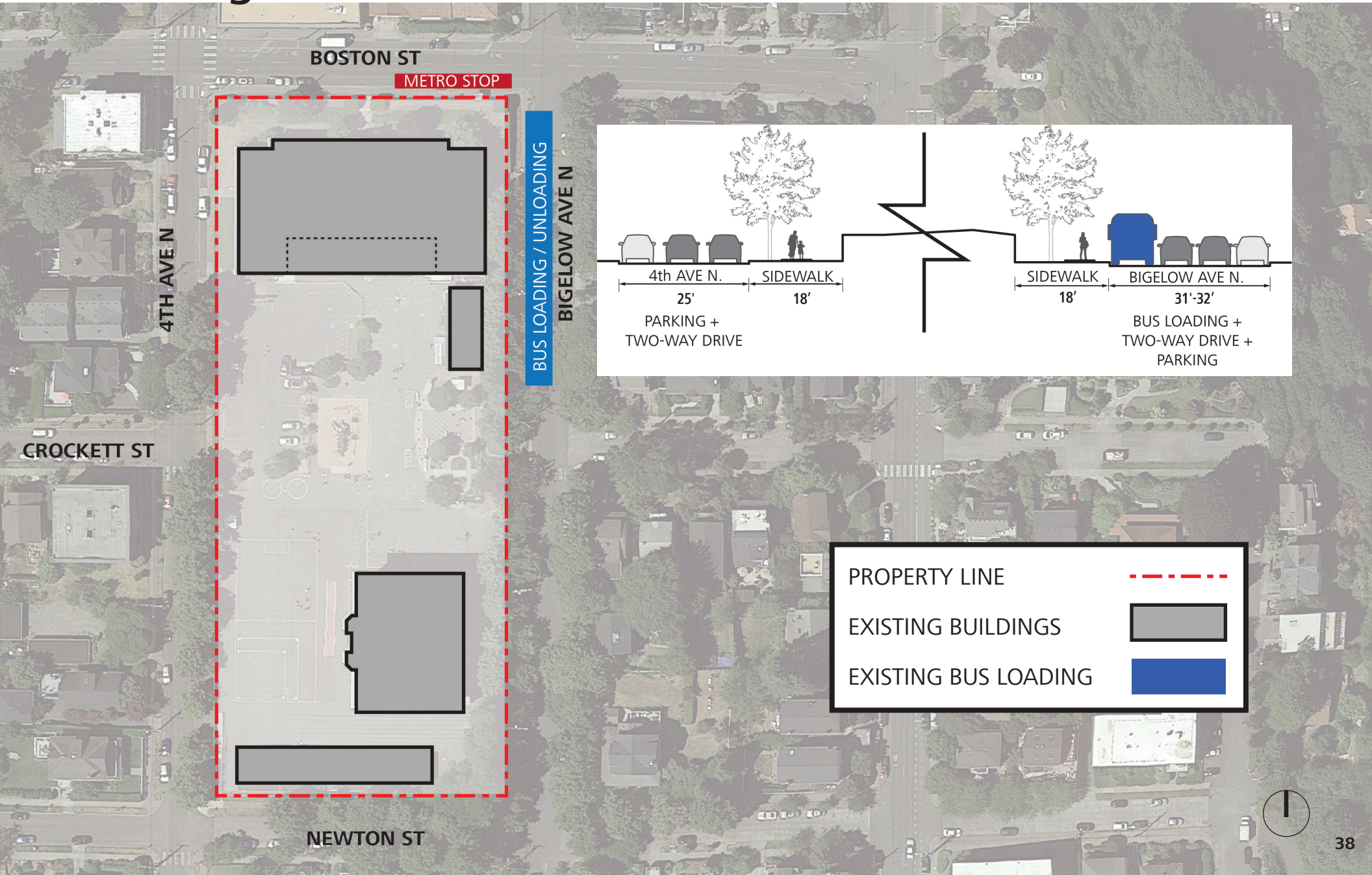
On-site Bus Loading -
Special Education Only
(Full sizes buses on-street)



45

On-street Bus Loading
-All Buses

Departure Requested: Bus Loading & Unloading Existing



BOSTON ST

METRO STOP

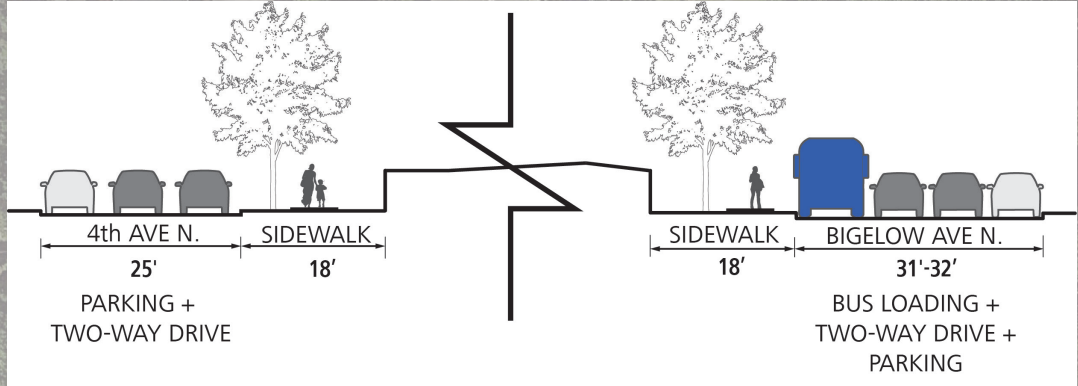
4TH AVE N

CROCKETT ST

NEWTON ST

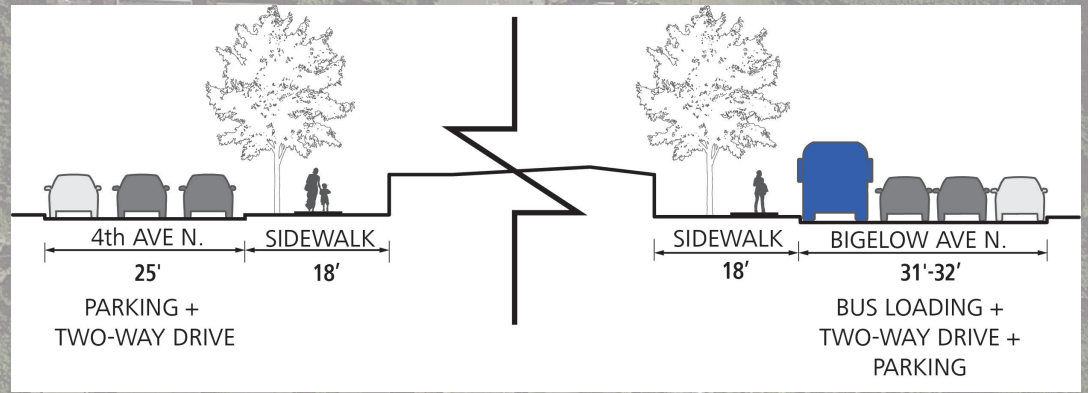
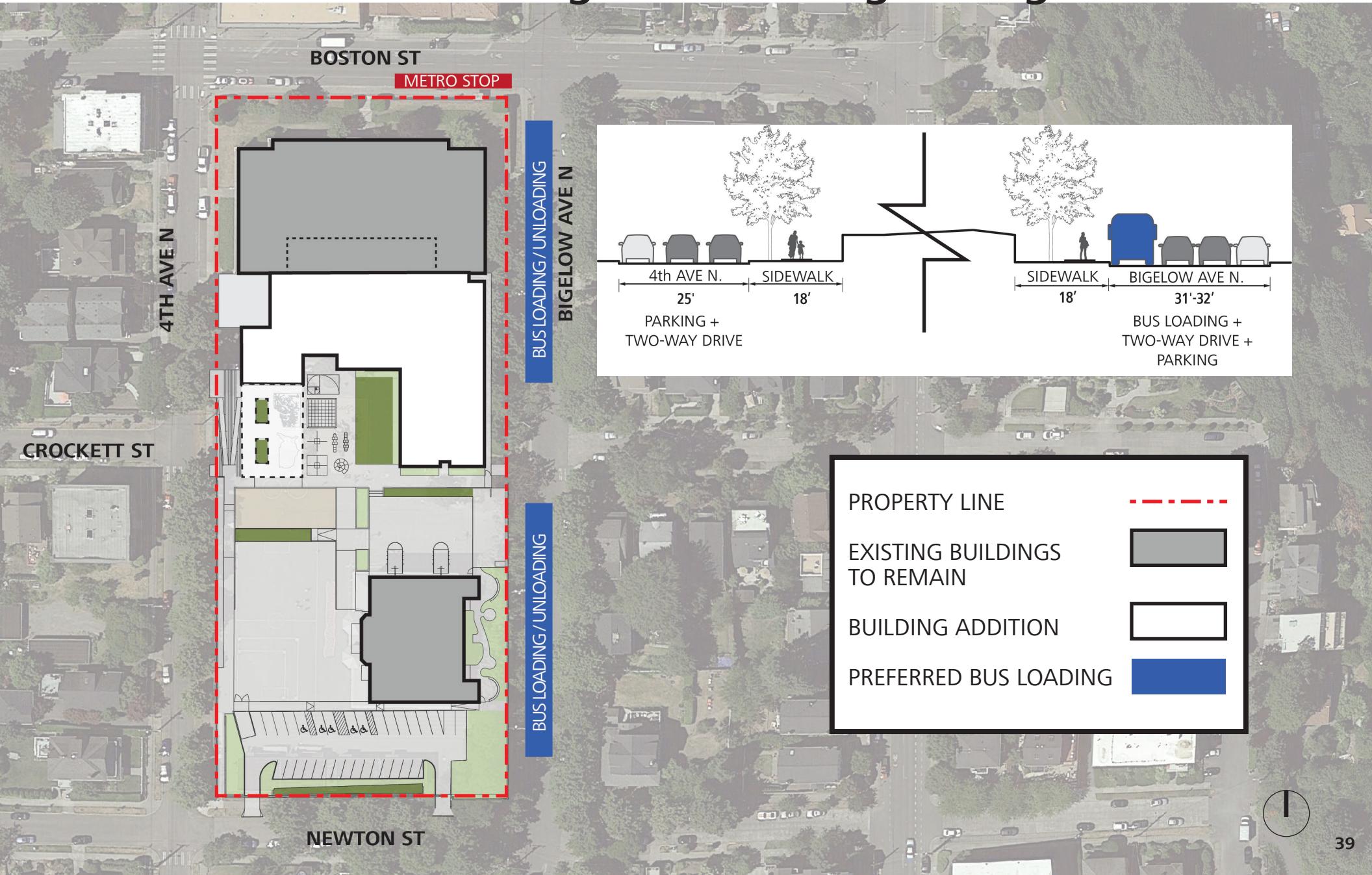
BUS LOADING / UNLOADING





BIGELOW AVE N



PROPERTY LINE	
EXISTING BUILDINGS	
EXISTING BUS LOADING	

Departure Requested: Bus Loading & Unloading Preferred: Bus Loading & Unloading on Bigelow Ave N.



PROPERTY LINE	
EXISTING BUILDINGS TO REMAIN	
BUILDING ADDITION	
PREFERRED BUS LOADING	



Departure Requested: Bus Loading & Unloading Preferred: Bus Loading & Unloading on Bigelow Ave N.

BUS LOADING REQUIREMENTS

SMC 23.51B - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

SMC 23.51B.002.I - BUS AND TRUCK LOADING & UNLOADING

BUS LOADING LOCATION

4. WHEN A PUBLIC SCHOOL IS REMODELED OR REBUILT AT THE SAME SITE, AN EXISTING ON-STREET BUS LOADING AREA IS ALLOWED IF THE FOLLOWING CONDITIONS ARE MET:

- a. THE SCHOOL SITE IS NOT PROPOSED TO BE EXPANDED;
- b. THE STUDENT CAPACITY OF THE SCHOOL IS NOT BEING EXPANDED BY MORE THAN 25 PERCENT; AND
- c. THE LOCATION OF THE CURRENT ON-STREET BUS LOADING REMAINS THE SAME.

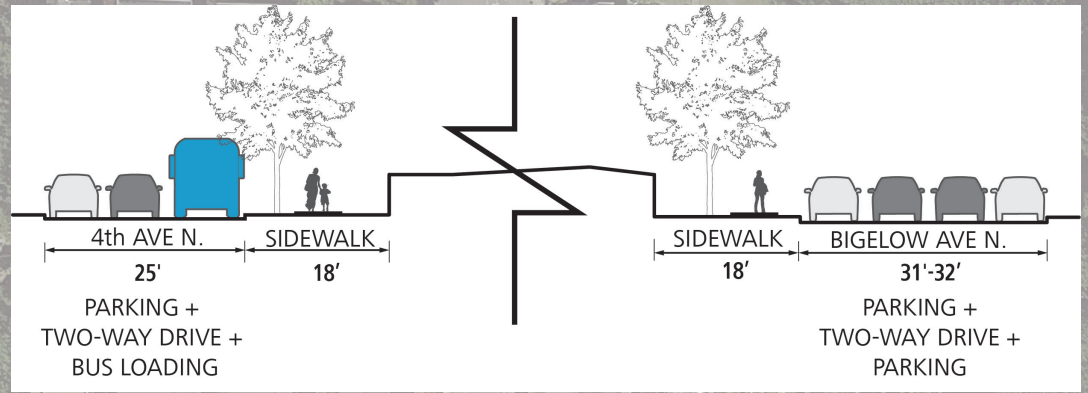
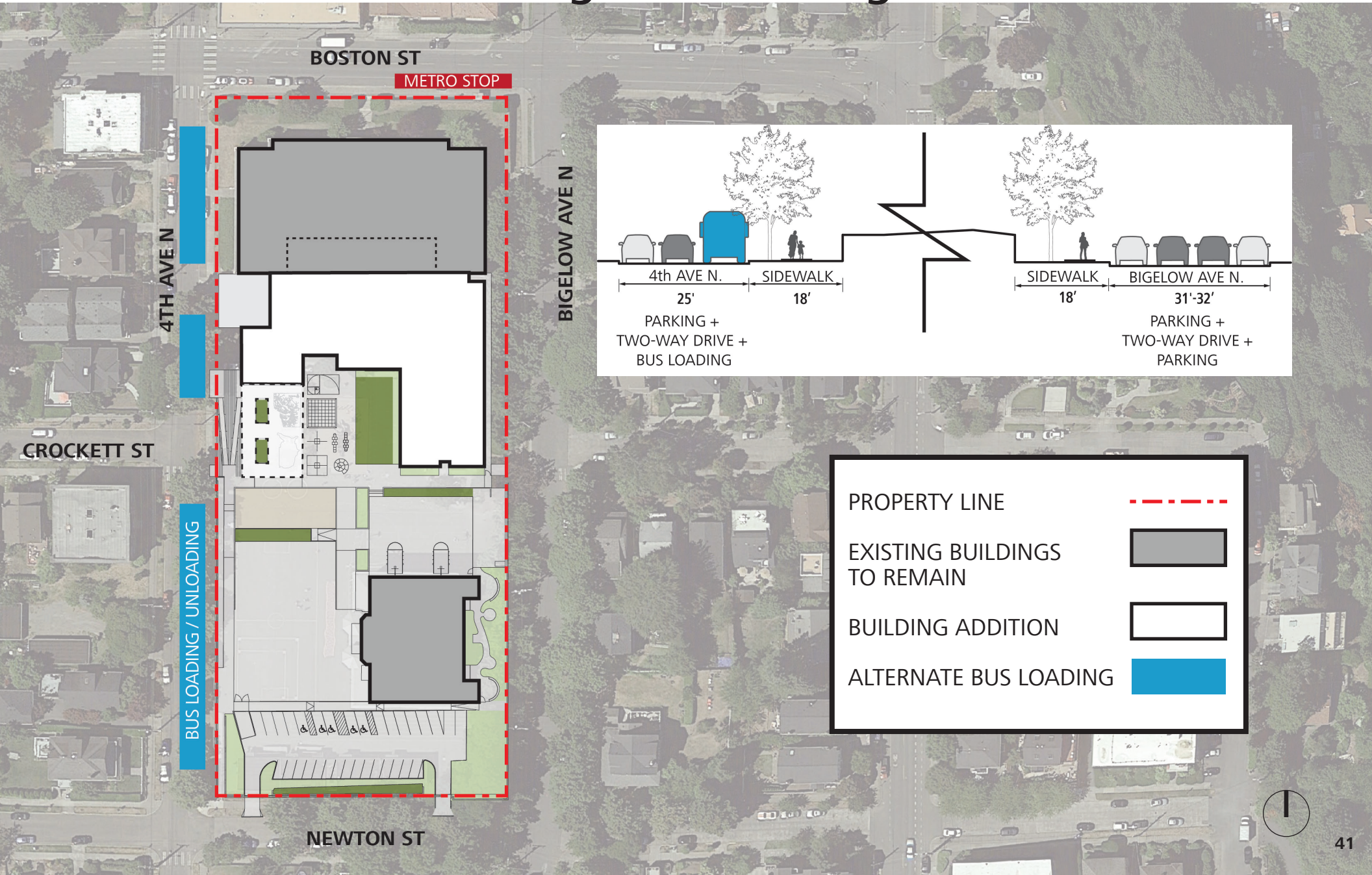
DEPARTURE REQUESTED BUS LOADING & UNLOADING PREFERRED STRATEGY





THERE IS NO ESTABLISHED AGREEMENT BETWEEN SEATTLE PUBLIC SCHOOLS AND SEATTLE PARKS AND RECREATION FOR BUS LOADING & UNLOADING ON BIGELOW AVE N.

PREFERRED BUS LOADING & UNLOADING ON BIGELOW AVE N.

**DEPARTURE REQUESTED FOR BUS LOADING & UNLOADING
ON BIGELOW AVE N.**

Departure Requested: Bus Loading & Unloading Alternate: Bus Loading & Unloading on 4th Ave N.



PROPERTY LINE	
EXISTING BUILDINGS TO REMAIN	
BUILDING ADDITION	
ALTERNATE BUS LOADING	



Departure Requested: Bus Loading & Unloading Alternate: Bus Loading & Unloading on 4th Ave N.

BUS LOADING REQUIREMENTS

SMC 23.51B - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

SMC 23.51B.002.I - BUS AND TRUCK LOADING & UNLOADING

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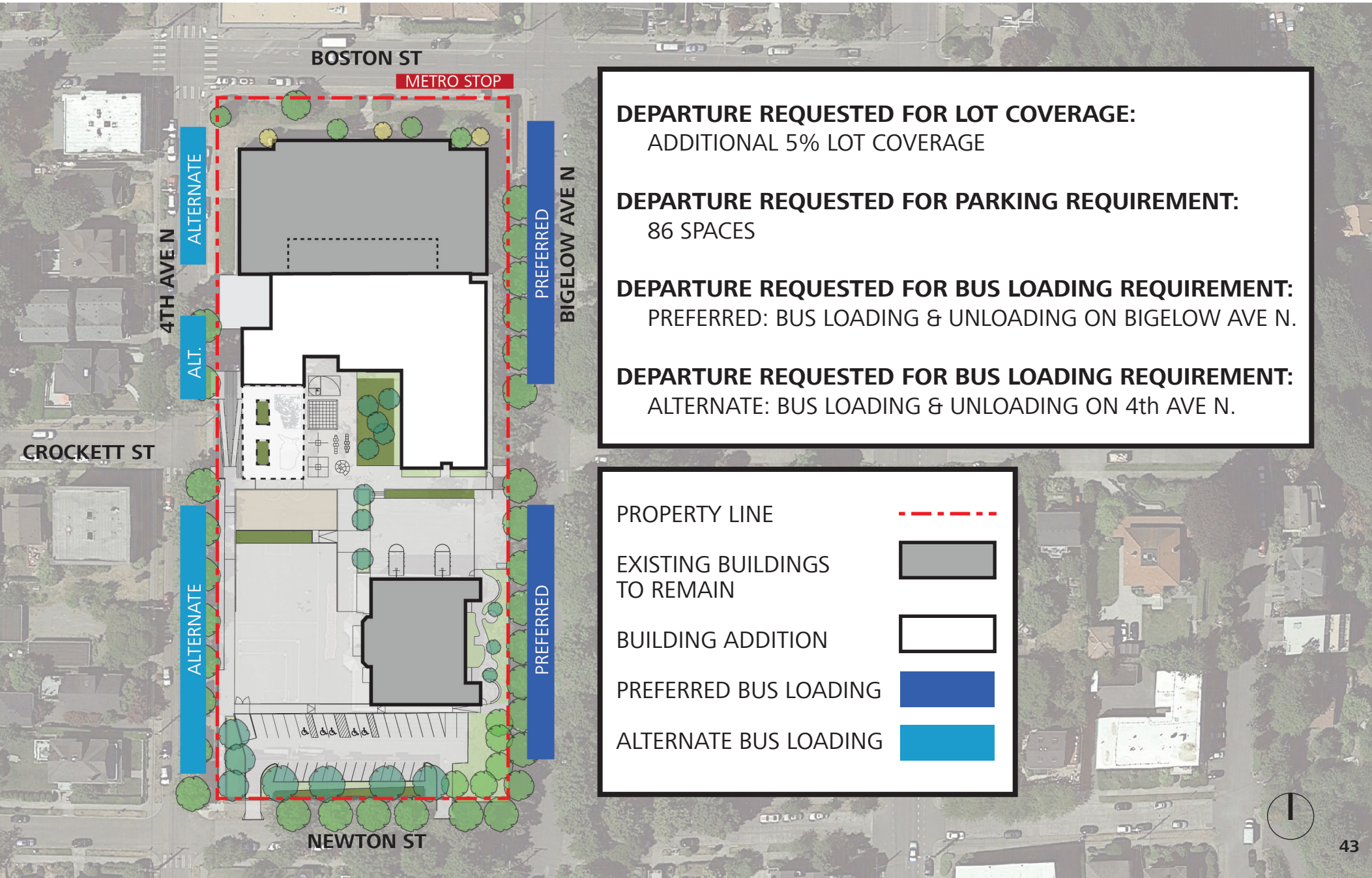
DEPARTURE REQUESTED BUS LOADING & UNLOADING ALTERNATE STRATEGY

THERE IS NO ESTABLISHED AGREEMENT BETWEEN SEATTLE PUBLIC SCHOOLS AND SEATTLE PARKS AND RECREATION FOR BUS LOADING & UNLOADING ON BIGELOW AVE N.

ALTERNATE BUS LOADING & UNLOADING ON 4th AVE N.

DEPARTURE REQUESTED *FOR BUS LOADING & UNLOADING ON 4th AVE N.*

Departures Requested: Summary



DEPARTURE REQUESTED FOR LOT COVERAGE:
ADDITIONAL 5% LOT COVERAGE

DEPARTURE REQUESTED FOR PARKING REQUIREMENT:
86 SPACES

DEPARTURE REQUESTED FOR BUS LOADING REQUIREMENT:
PREFERRED: BUS LOADING & UNLOADING ON BIGELOW AVE N.

DEPARTURE REQUESTED FOR BUS LOADING REQUIREMENT:
ALTERNATE: BUS LOADING & UNLOADING ON 4th AVE N.

- PROPERTY LINE - - - - -
- EXISTING BUILDINGS TO REMAIN [Grey Box]
- BUILDING ADDITION [White Box]
- PREFERRED BUS LOADING [Blue Box]
- ALTERNATE BUS LOADING [Light Blue Box]

Committee Clarifying Questions

Public Comment

Committee Recommendation