

DEPARTURE MEETING

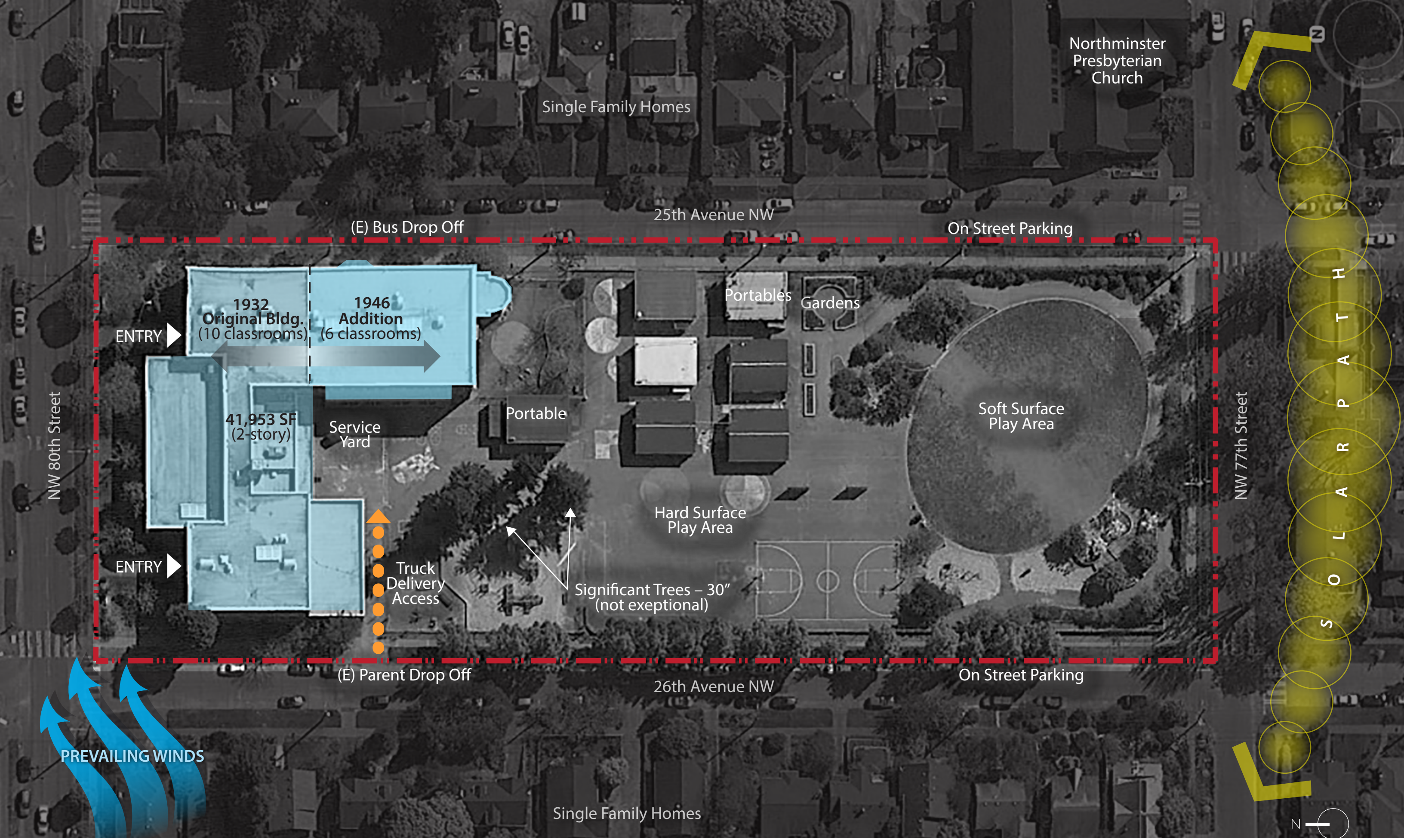
LOYAL HEIGHTS ELEMENTARY SCHOOL

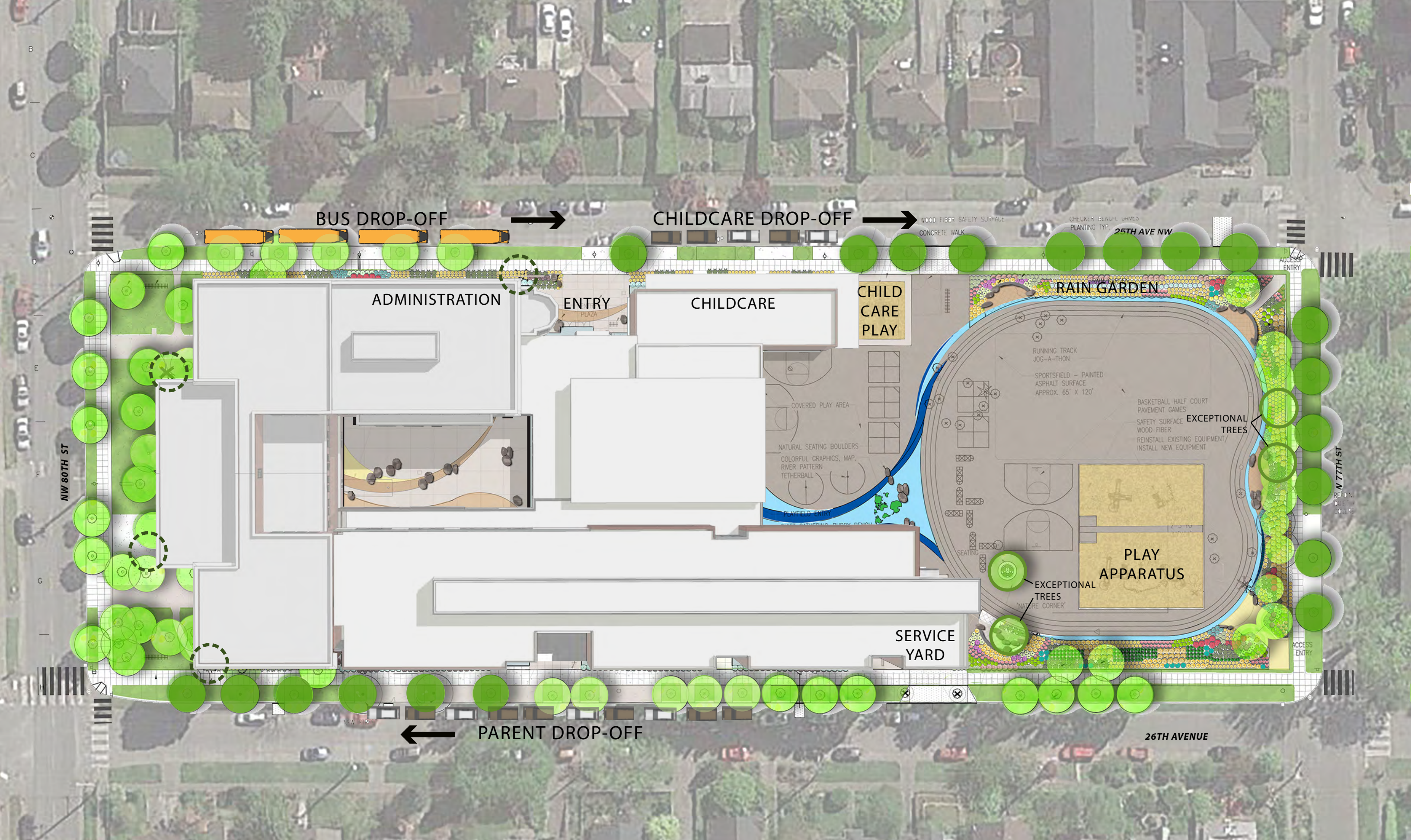
October 5, 2015

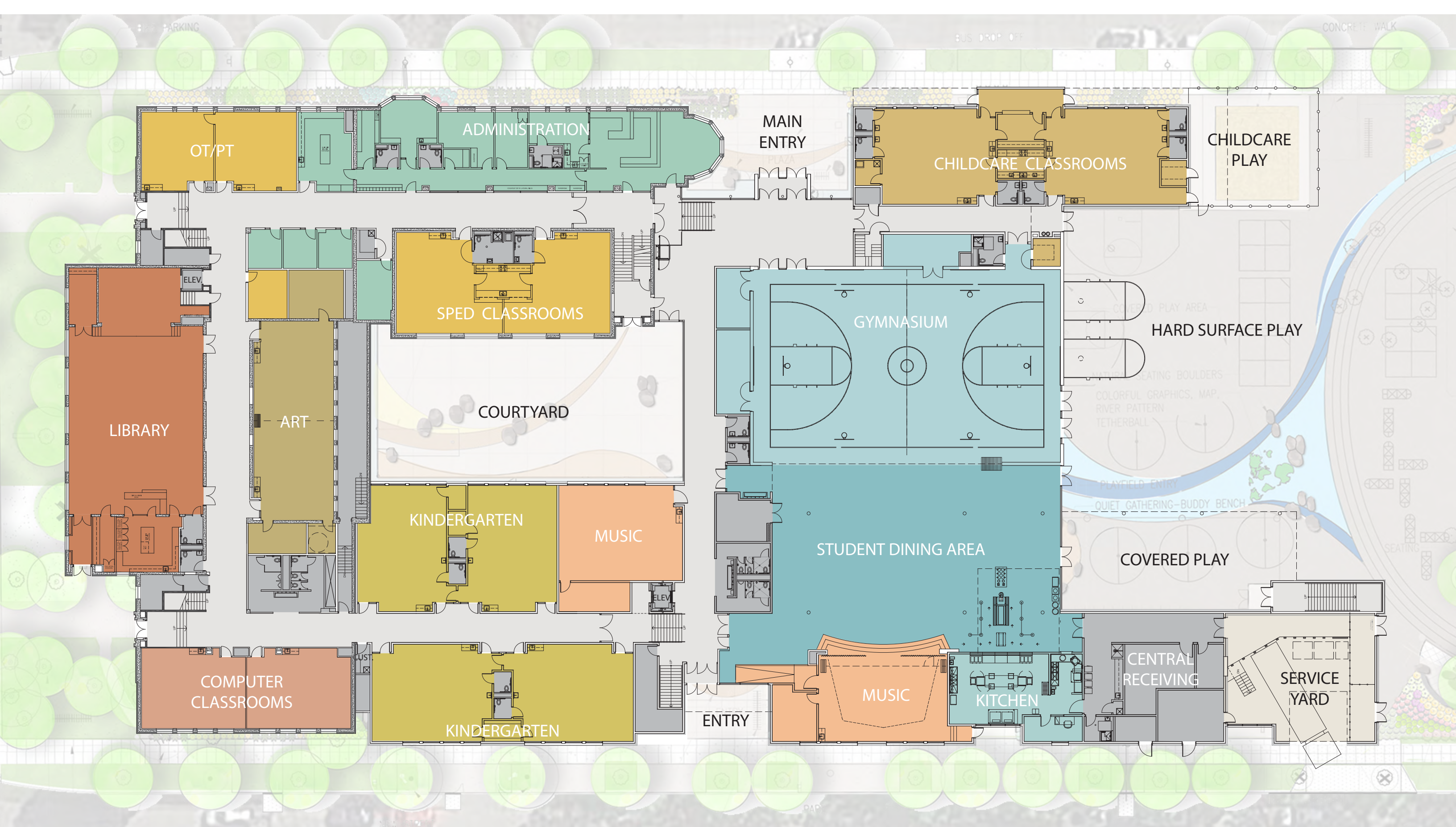
CITY OF SEATTLE DPD
DEPARTMENT OF NEIGHBORHOODS
Seattle Public Schools

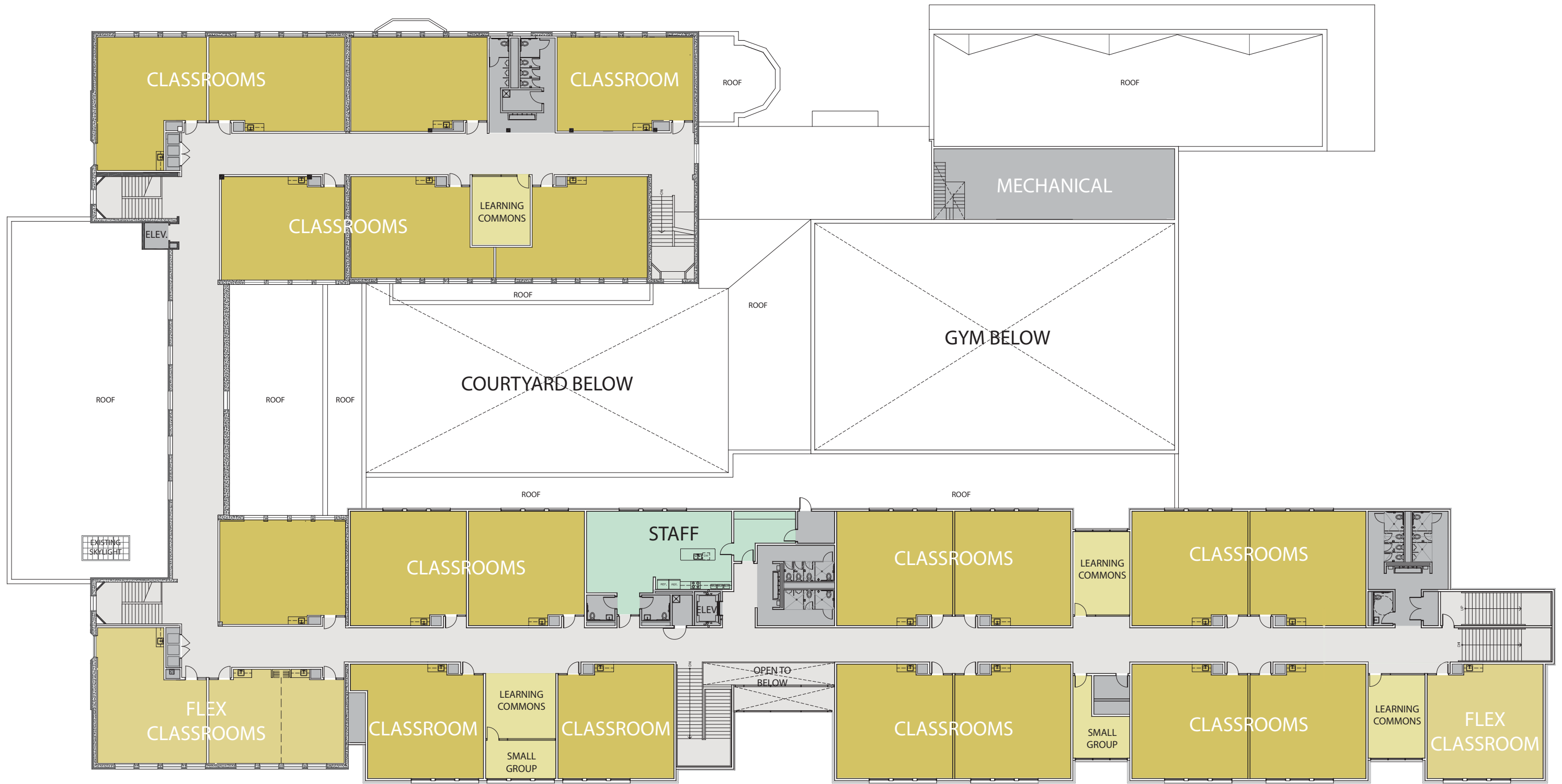
BLRB architects
HEFFRON TRANSPORTATION

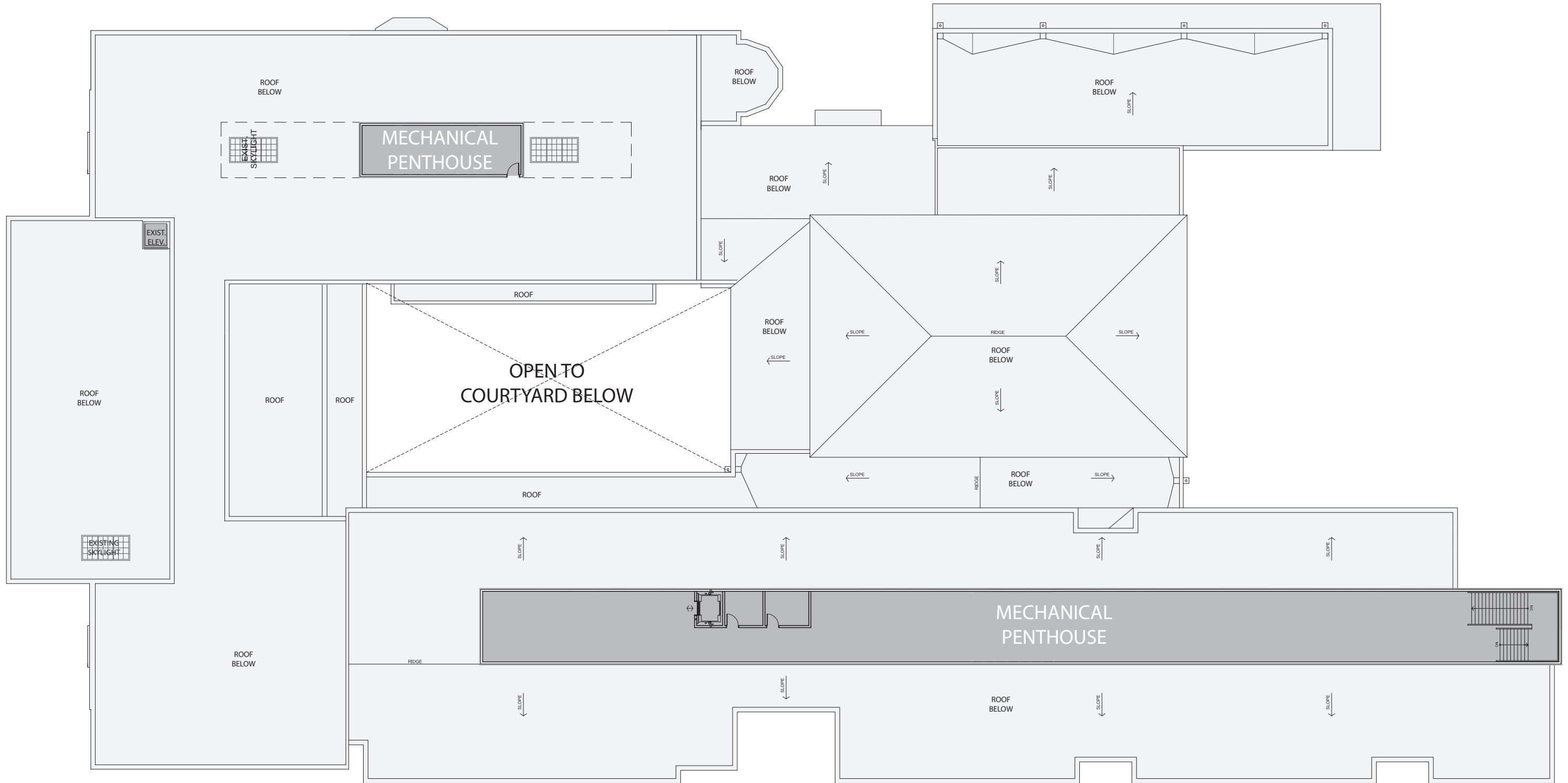


















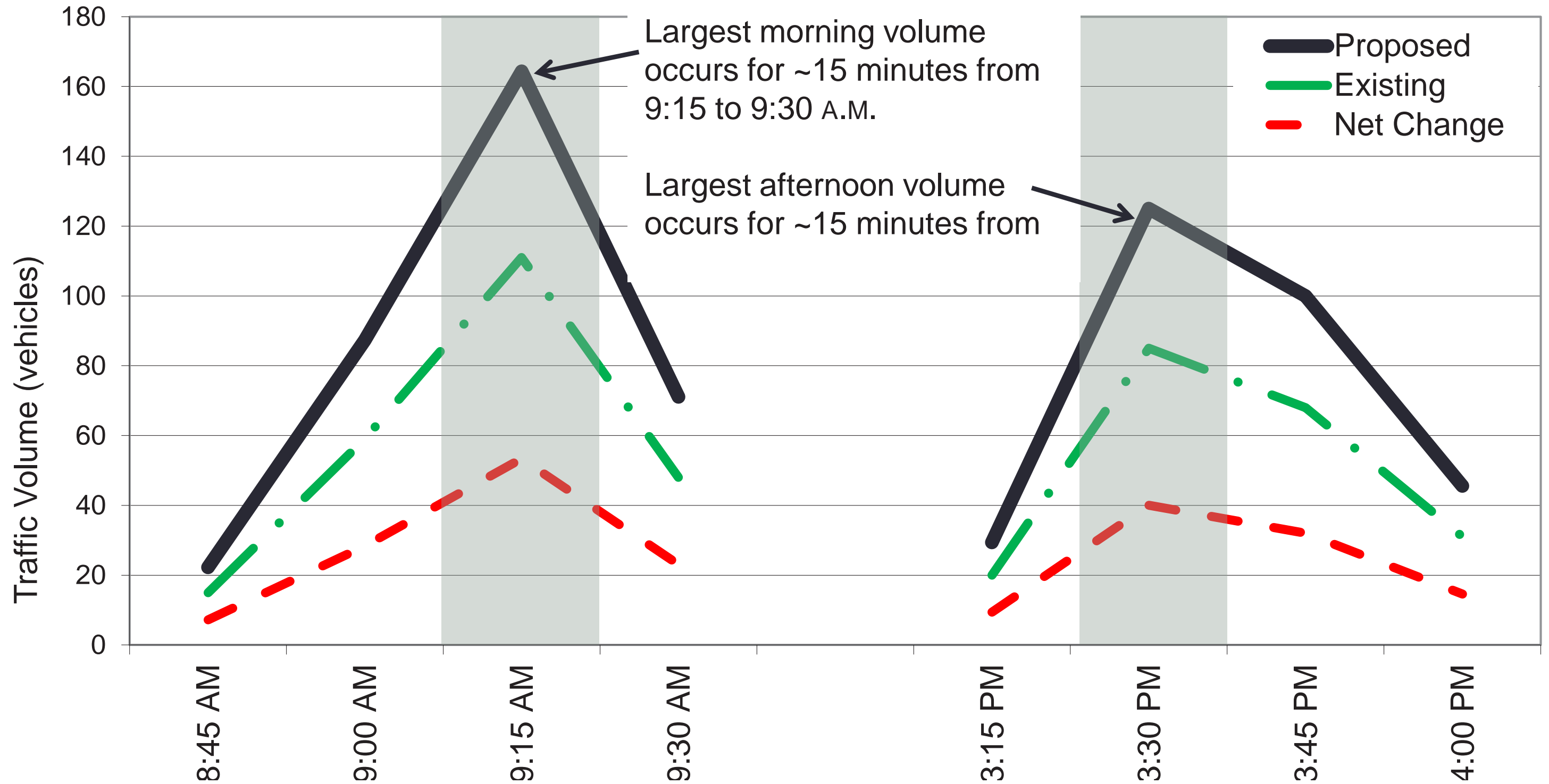


Transportation Impact Analysis

Elements Evaluated in Transportation Study

- **Number & time of day of school trips – 8:45-9:45 A.M.**
Increase = 117 trips (62 in, 55 out); 3:15-4:15 P.M. increase 106 trips (51 in, 55 out)
- **Traffic operations & safety – Seven intersections**
- **On-street bus & parent-vehicle load/unload**
- **Pedestrian crossings**
- **On-street parking – Daily use & evening events**
- **Construction traffic**
- **Mitigation**

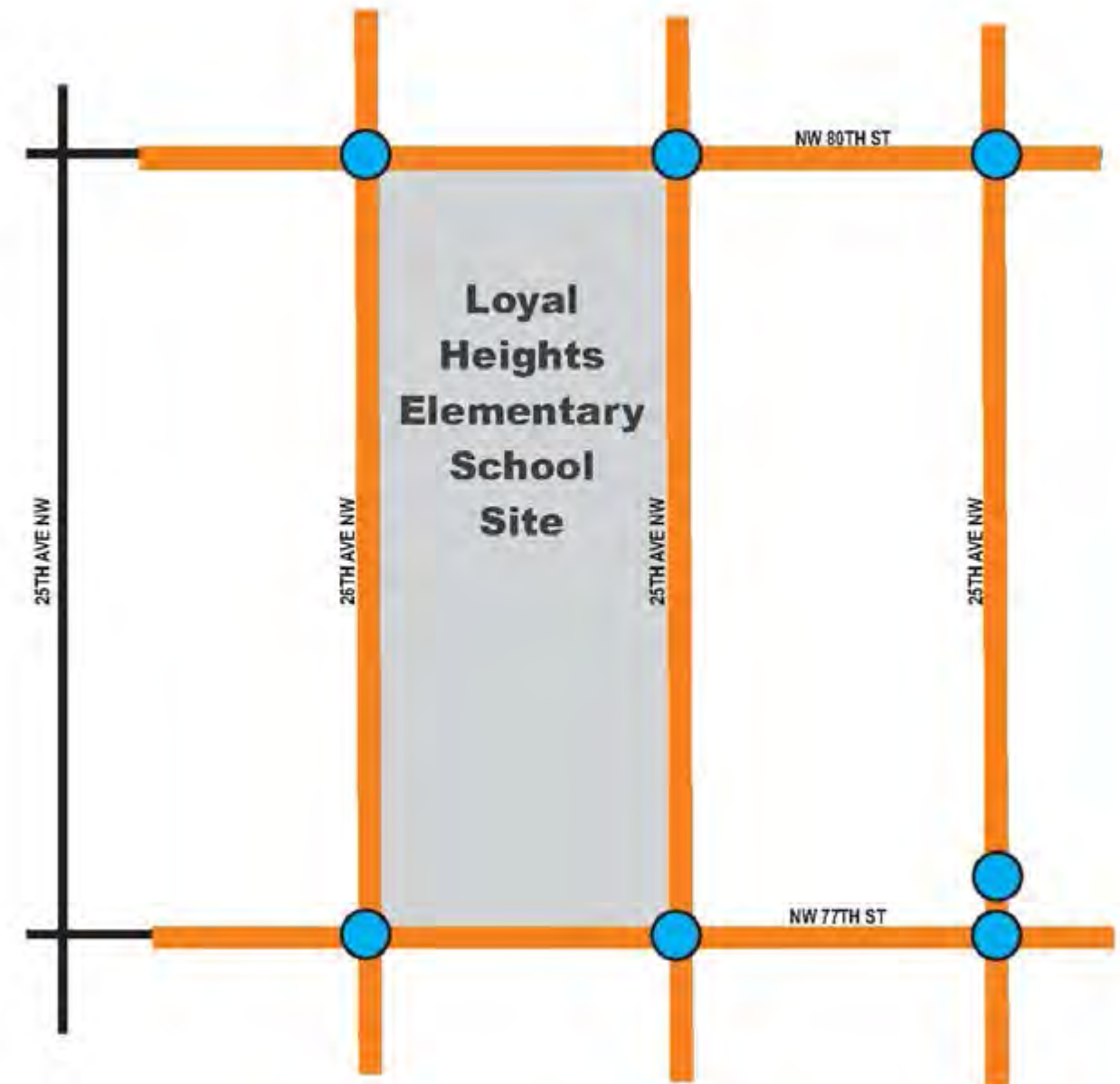
Net Change in School Trips by 15-min Period



Transportation Impact Analysis

Traffic Operations & Safety

- Continue to be busy in study-area during peak 15-25 minutes before and after school
- LOS B (signalized); LOS D or better (unsignalized movements)
- Collision data did not indicate any unusual collision patterns



Transportation Impact Analysis

Traffic and Parking Mitigation Recommendations:

- **Develop a Transportation Management Plan (TMP):**
 - Access routing & load/unload protocols; encourage walking, biking, bus (for those eligible)
- **Work with SDOT on locations, extent, and signage of school-bus and parent-vehicle load/unload zones**
- **Engage the Seattle School Safety Committee to:**
 - Review walk routes (crosswalks, signage, & crossing guards)
 - Review traffic control (e.g., traffic circles) for 77th / 25th & 26th
- **Communicate to neighbors about events**
- **Construction Transportation Management Plan**

Parking Analysis

Site Activity	Existing School	Proposed School	Available On-Street ¹
Typical School Day Parking	71	89	520
Large Evening Event Parking	70 - 100	140 - 200	460

1. Reflects available on-street parking capacity within 800-foot walking distance of site property.

Parking Demand

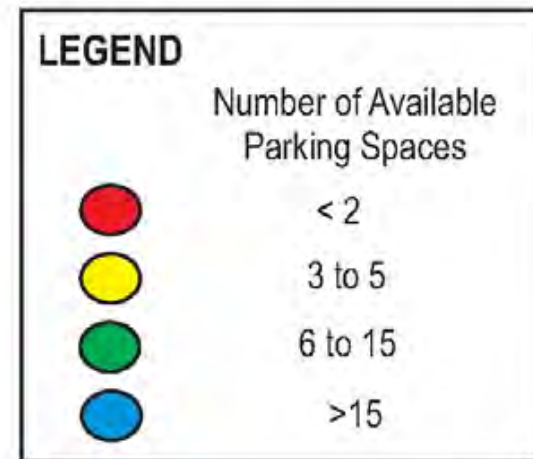
- Increase in midday parking demand of about 18 vehicles (staff/visitors)
- All could be accommodated on-street near site (910 spaces averaged 43% utilized midday)
- Large evening events (expected to be about once per month), on-street demand would increase
- Added demand from events could be accommodated by on-street supply (921 spaces averaged 49% utilized evenings)

Parking Analysis

On-Street Parking Availability – Midday

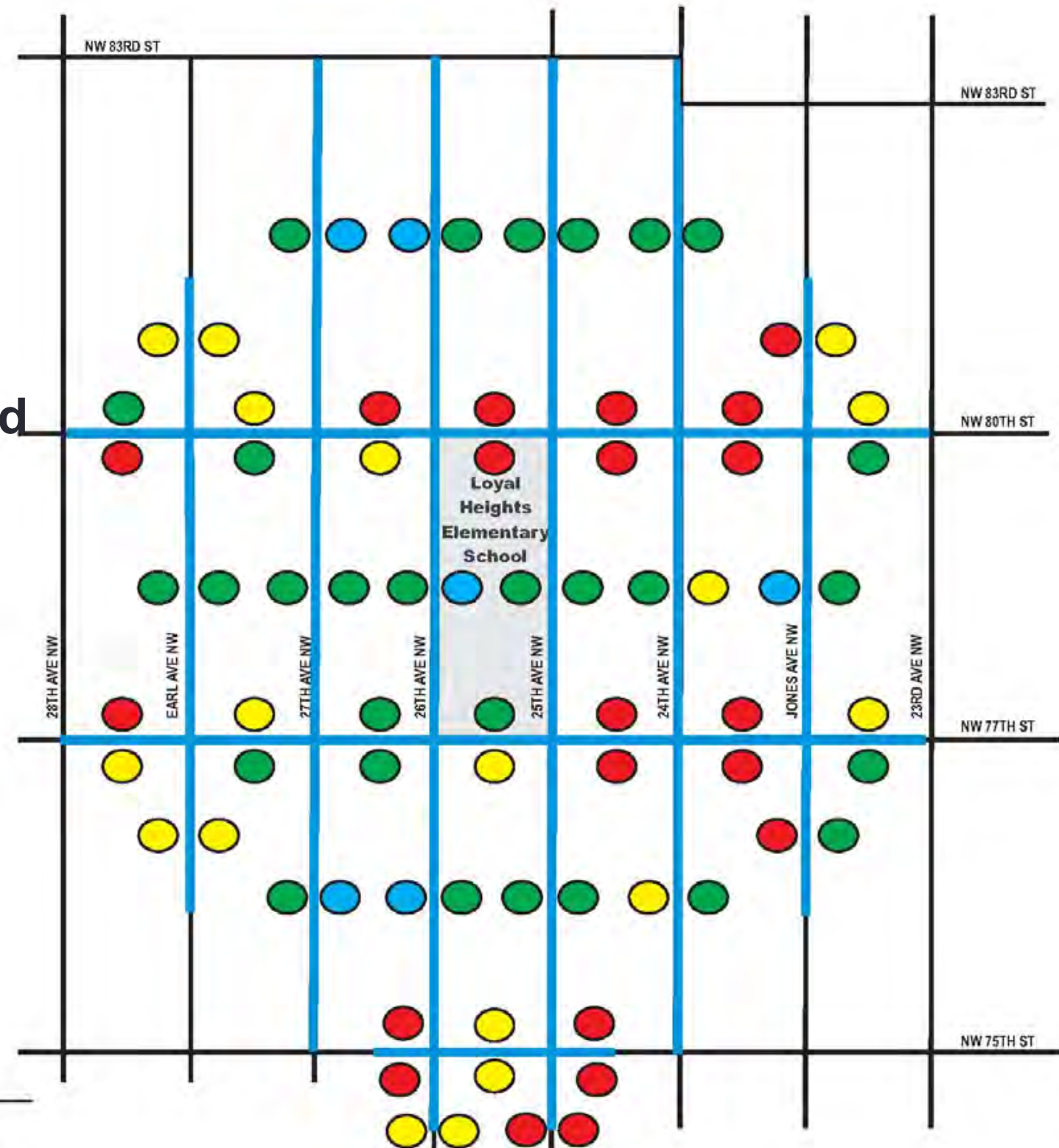
Total On-Street Parking Spaces within 800-ft = 910 Spaces

Number Available = 520 Spaces (10:00 – 11:00 a.m.) **43% Utilized**



KEY

 Block Faces Within Utilization Study Area

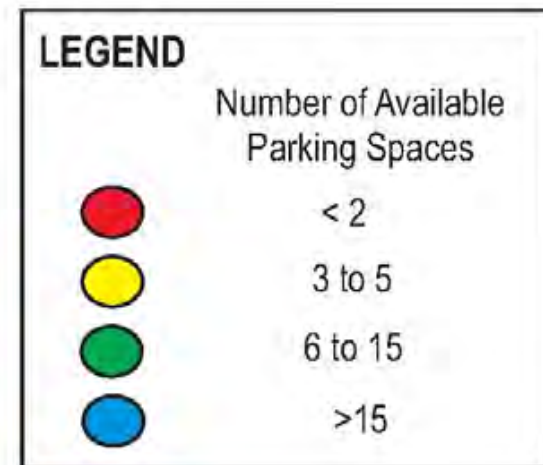


Parking Analysis

On-Street Parking Availability – Evening

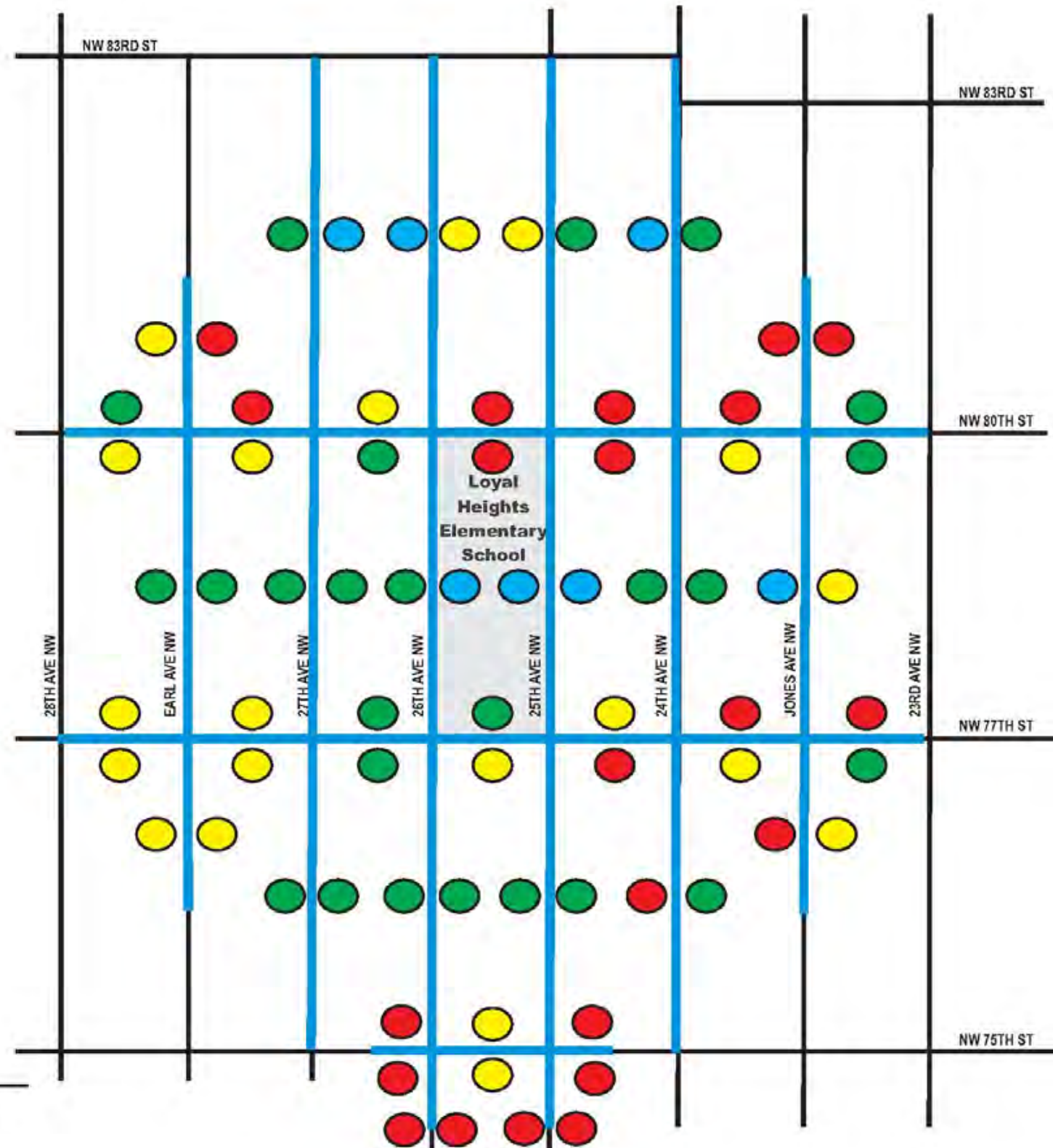
Total On-Street Parking Spaces within 800-ft = 921 Spaces

Number Available = 466 Spaces (7:00 – 8:00 p.m.) **49% Utilized**



KEY

— Block Faces Within Utilization Study Area



LOYAL HEIGHTS ELEMENTARY SCHOOL

DEPARTURES

1. PARKING
2. BUS LOADING
3. LOT COVERAGE
4. SETBACKS
5. BUILDING HEIGHT
6. MODULATION/STRUCTURE WIDTH

LOYAL HEIGHTS ELEMENTARY SCHOOL

CHAPTER 23.51B - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

23.51B.002 - Public schools in residential zones G.

- G. **Parking Quantity:** Parking shall be required as provided in Chapter 23.54. **One (1) space for 80 SF in auditorium** and if no auditorium, then one (1) space for each staff.
- H. **Parking Location:** Parking may be located:
1. Within the principal structure; or
 2. On **any portion of the lot except the front setback**, provided that the parking is separated from streets and from abutting lots in residential zones by an area with a minimum depth of 5 feet that is landscaped with trees and ground cover determined by the Director, as a Type I decision, as adequate to soften the view of the parking from adjacent properties. In the case of a through lot, parking may also be located in one front setback when landscaped as described in this subsection;
 3. Departures may be granted or required pursuant to the procedures set forth in Chapter 23.79 to permit parking location anywhere on the lot and to reduce required landscaping. Landscaping may be waived in whole or in part if the topography of the site or other circumstances result in the purposes of landscaping being served, as, for example, when a steep slope shields parking from the view of abutting properties. This test may be waived by the Director as a Type I decision, when waiver would contribute to reduced demolition of residential structures.

LOYAL HEIGHTS ELEMENTARY SCHOOL

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

23.54.015 - Required Parking

- A. **Minimum Parking Requirements:** The minimum number of off-street motor vehicle parking spaces required for specific uses is set forth in Table A for 23.54.015 for non-residential uses other than institutional uses, Table B for 23.54.015 for residential uses, and Table C for 23.54.015 for institutional uses, except as otherwise provided in this Section 23.54.015 and Section 23.54.020. The minimum parking requirements are based upon gross floor area of a use within a structure and the square footage of a use when located outside of an enclosed structure, or as otherwise specified. Exceptions to the parking requirements set forth in this Section 23.54.015 are provided in subsection 23.54.015.B and in Section 23.54.020, parking quantity exceptions, unless otherwise specified. This Chapter 23.54 does not apply to parking for construction activity, which is regulated by Section 23.42.044.

Table C for 23.54.015 follows on next page.

LOYAL HEIGHTS ELEMENTARY SCHOOL

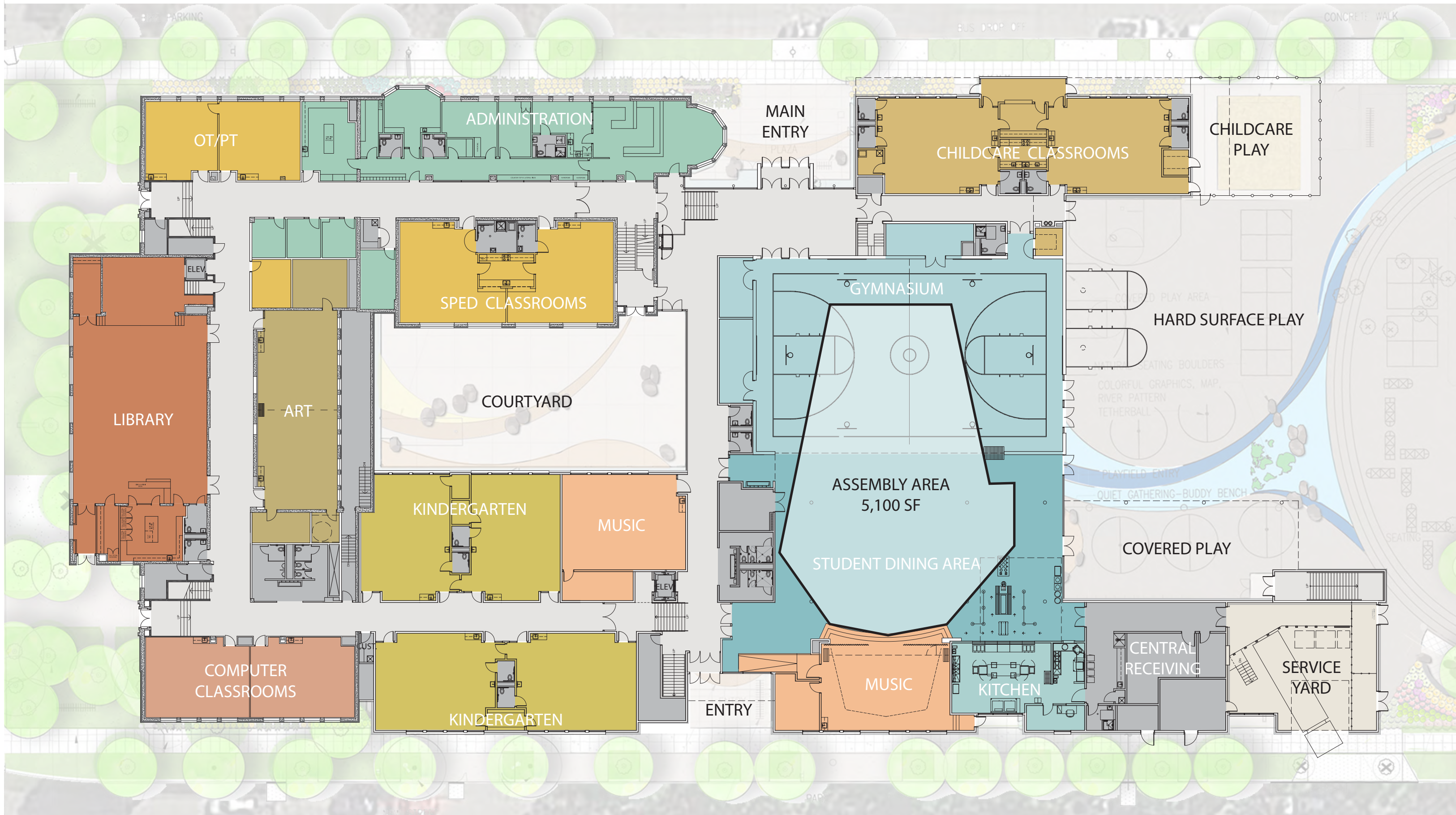
CHAPTER 23.54 - QUANTITY AND DESIGN STANDARDS FOR ACCESS, OFF-STREET PARKING, AND SOLID WASTE STORAGE

23.54.015 - Required Parking

Table C for 23.54.015 PARKING FOR PUBLIC USES AND INSTITUTIONS	
Use	Minimum Parking Required
I. General Public Uses and Institutions	
B. Child Care Centers (1), (2), (3)	1 space for each 10 children or 1 space for each staff member, whichever is greater; plus
N. Schools: Public Elementary and Secondary (7) (8)	1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new public schools on a new or existing public school site.

Footnotes for Table C for 23.54.015:

- (1) When this use is permitted in a single-family zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.44.022; when the use is permitted in a multifamily zone as a conditional use, the Director may modify the parking requirements pursuant to Section 23.45.570. The Director, in consultation with the Director of Transportation, may allow adult care and child care centers locating in existing structures to provide loading and unloading spaces on-street when no other alternative exists.
- (2) The amount of required parking is calculated based on the maximum number of staff, children, or clients that the center is designed to accommodate on-site at any one time.
- (3) A child care facility, when co-located with an assisted living facility, may count the passenger load/unload space required for the assisted living facility toward its required passenger load/unload spaces.
- (7) For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements are determined based on the new construction. 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 or increase in number of seats only. If the parking requirement for the increased area or seating is 10 percent or less than that for the existing auditorium or other place of assembly, then no additional parking is required.
- (8) Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

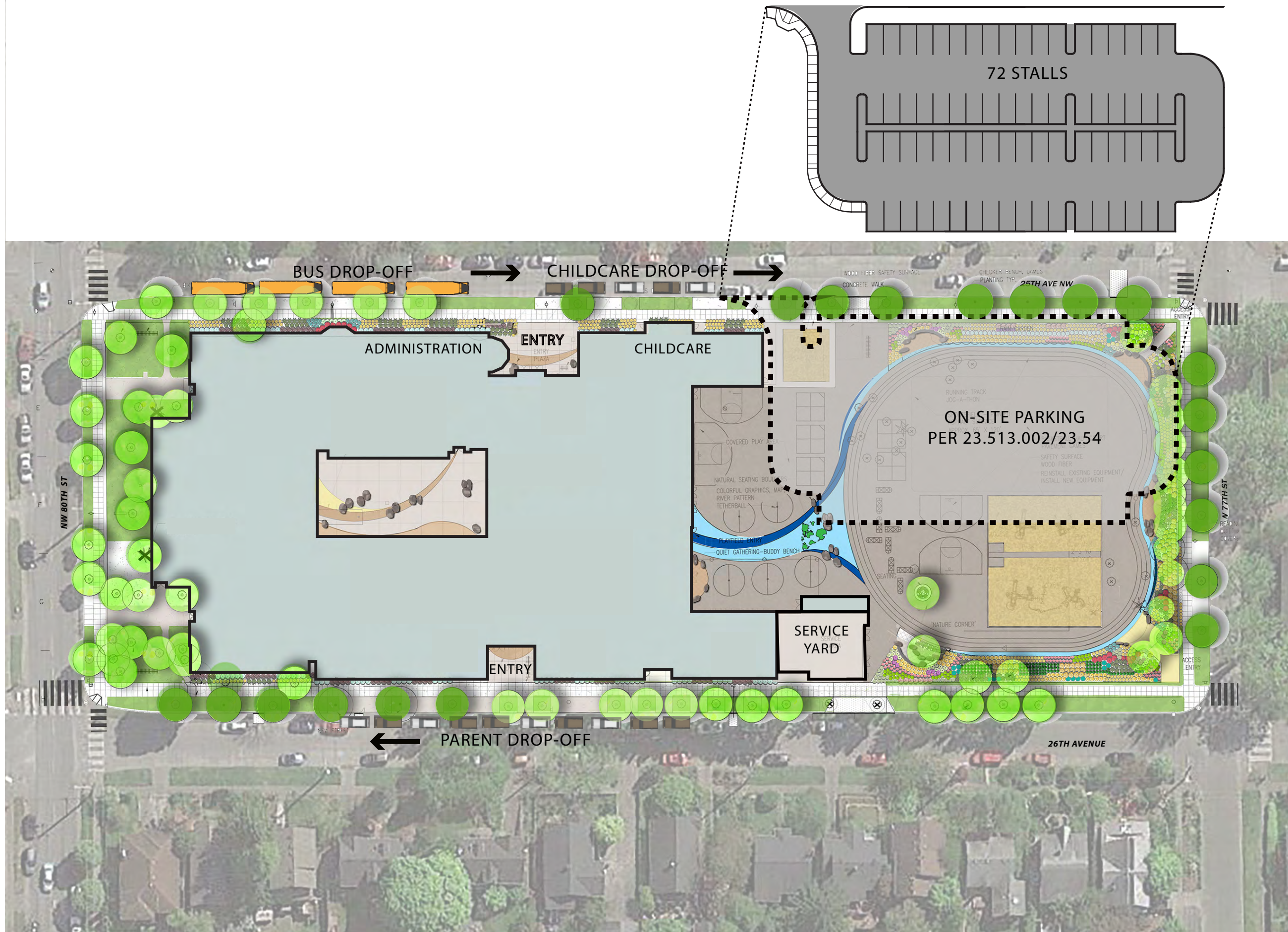


LOYAL HEIGHTS ELEMENTARY SCHOOL

PARKING QUANTITY

Child Care:	1 Space / 10 Children	$48/10 = 5$ spaces
Child Care Loading:	1 Space / 20 Children	$48/20 = 3$ spaces
Assembly:	1 Space / 80 SF Assembly Area	$5,100 \text{ SF} / 80 \text{ SF per space} = 64$ spaces

Child Care:	5
Child Care Loading:	3
Assembly:	64
Total Required:	72 Spaces



LOYAL HEIGHTS ELEMENTARY SCHOOL

CHAPTER 23.51B - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

23.51B.002 - Public schools in residential zones

I. Bus and Truck Loading and Unloading.

1. Unless subsection I.4 of this section 23.51B.002 applies, an off-street bus loading and unloading area of a size reasonable to meet the needs of the school shall be provided and may be located in any required yard. The bus loading and unloading area may be permitted in landscaped areas provided under subsection 23.51B.002.F.1.b if the Director determines that landscaping around the loading and unloading area softens the impacts of its appearance on abutting properties.
2. One off-street truck loading berth that is 13 feet wide and 40 feet long is required for new public school construction.
3. Departures from the requirements and standards for bus and truck loading and unloading areas and berths may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 only when departure would contribute to reduced demolition of residential structures.
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.

BUS LOADING AND UNLOADING DEPARTURE - NOT REQUIRED

The Student Capacity for the new Loyal Heights Elementary School full capacity is projected to be 660 students.

Enrollment for the existing Loyal Heights Elementary School peaked in 1959 with 733 students.

LOYAL HEIGHTS ELEMENTARY SCHOOL

CHAPTER 23.51B - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

23.51B.002 - Public schools in residential zones

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.
2. For new public school construction and additions to existing public school structures on existing public school sites, the maximum lot coverage permitted is the greater of the following:
 - a. The lot coverage permitted in subsection 23.51B.002.C.1; or
 - b. The lot coverage of the former school structures on the site, provided that the height of the new structure or portion of structure is no greater than that of the former structures when measured according to Section 23.86.006.F, and at least 50 percent of the footprint of the new principal structure is constructed on a portion of the lot formerly occupied by the footprint of the former principal structure.
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.
4. The exceptions to lot coverage set forth in subsection 23.44.010.D apply.

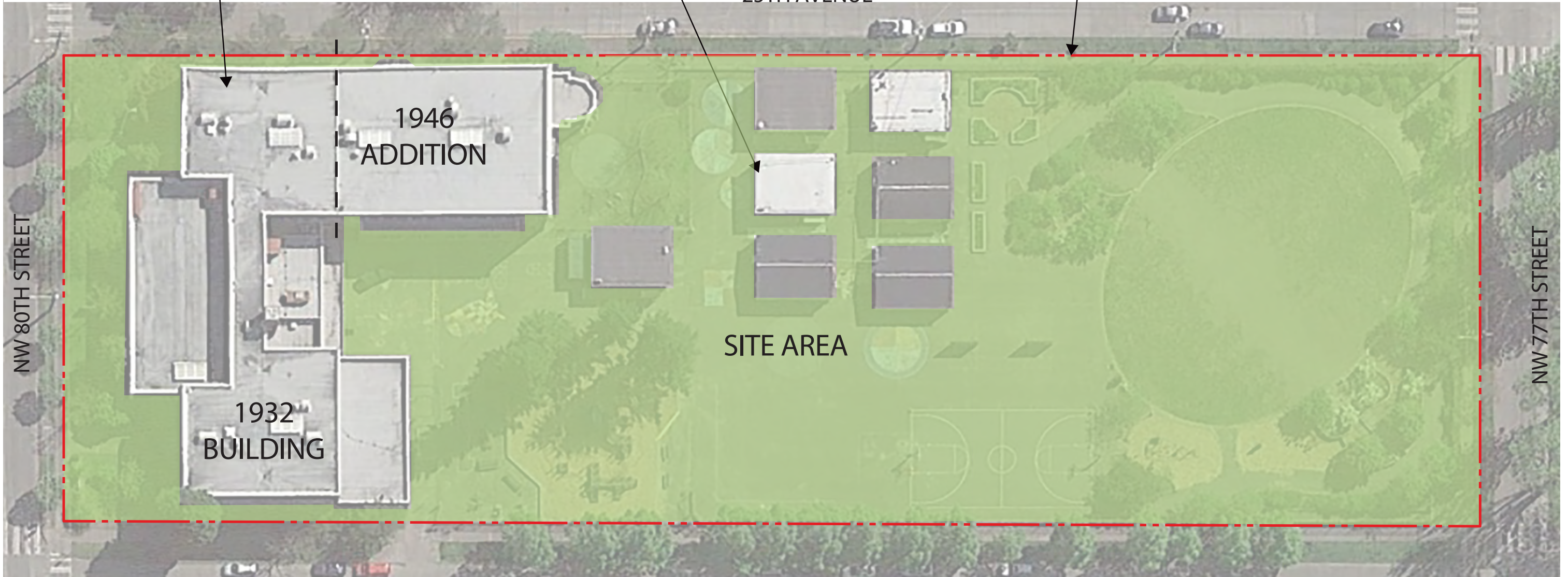
SITE AREA: 124,593 SF (2.85 ACRES)

EXISTING
BUILDING FOOTPRINT
24,462 SF.

PORTABLE BUILDINGS FOOTPRINT: 6,300 SF

PROPERTY LINE

25TH AVENUE



SITE AREA

26TH AVENUE

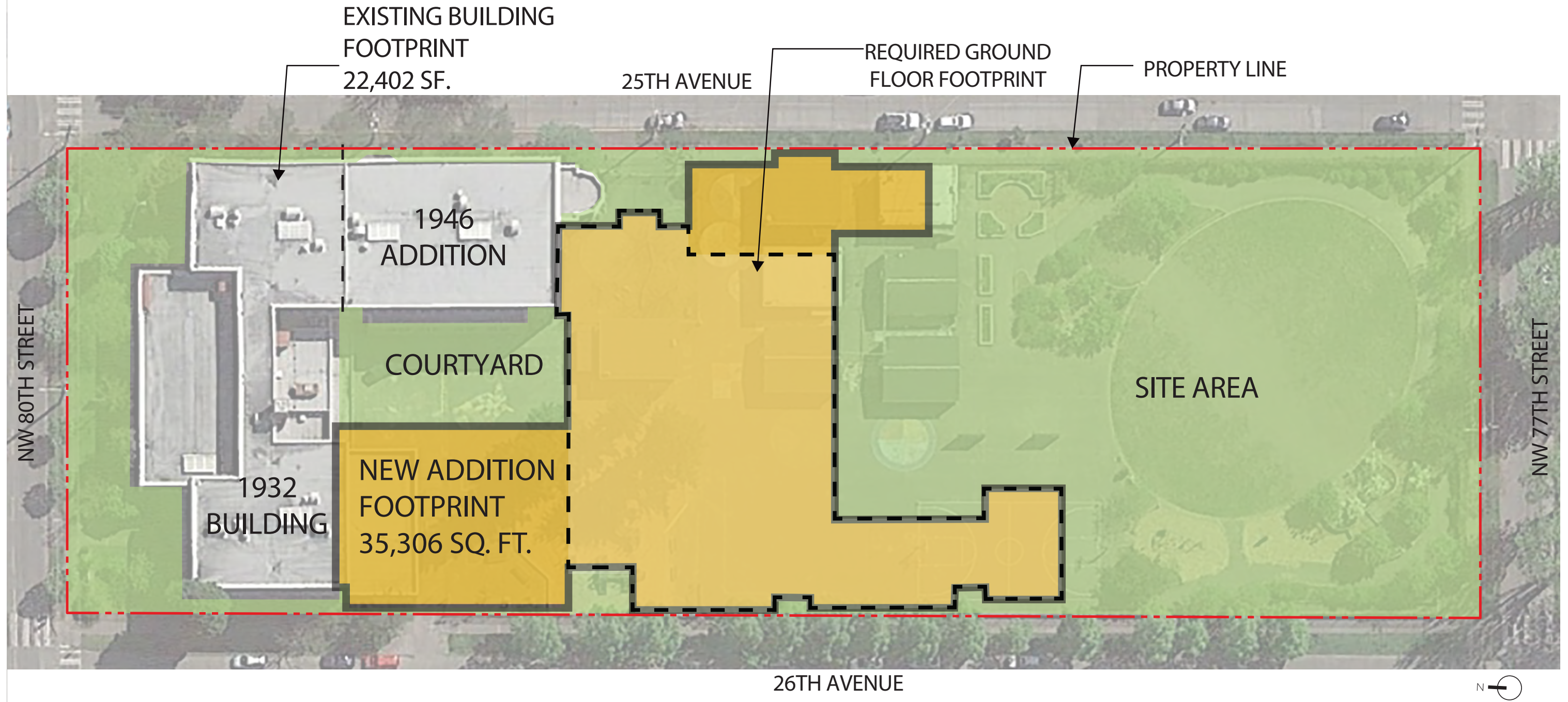


EXISTING BUILDING	24,462 SF
PORTABLES	6,300 SF
TOTAL EXISTING FOOTPRINT	30,762 SF

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

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

SITE AREA: 124,593 SF (2.85 ACRES)

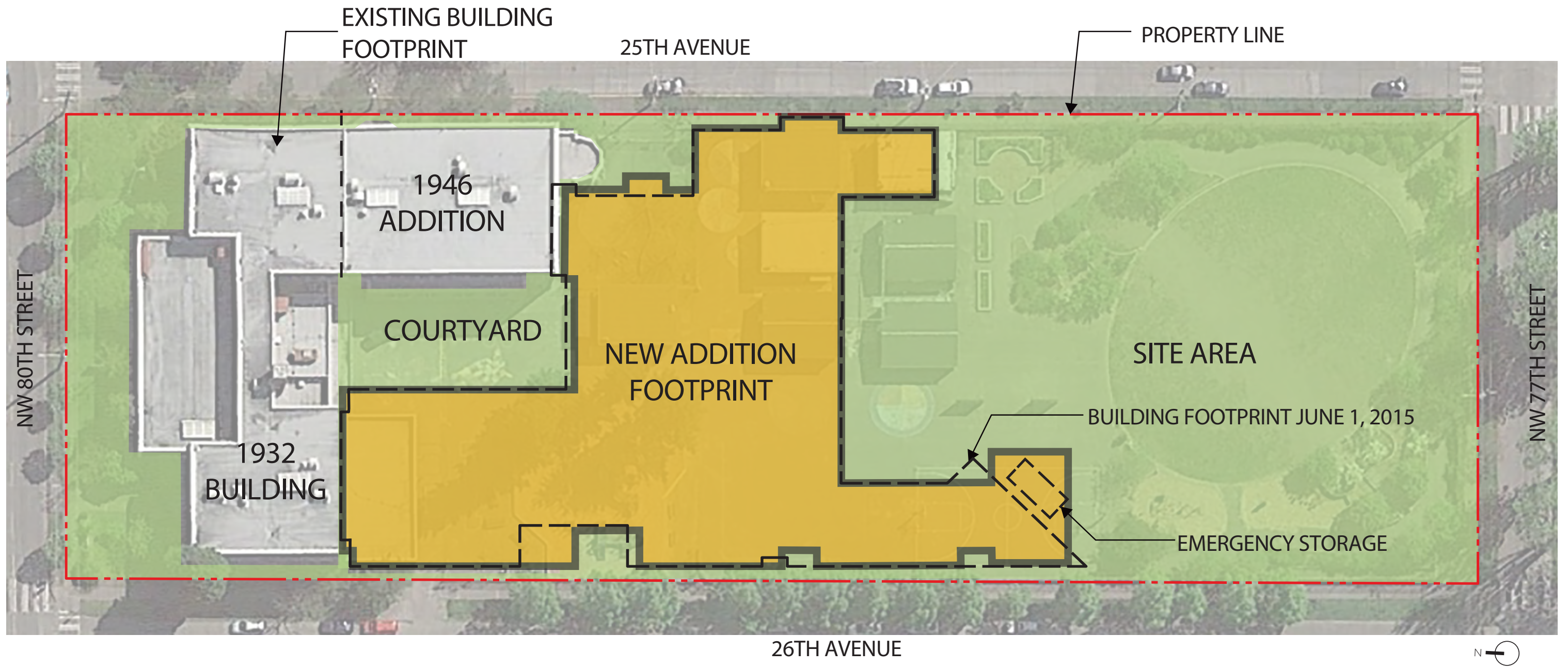


EXISTING BUILDING	22,402 SF
NEW ADDITION	35,306 SF
TOTAL BUILDING FOOTPRINT	57,708 SF

$$\frac{57,708 \text{ SF}}{124,593 \text{ SF}} \times 100 = 46\%$$

46% LOT COVERAGE
35% MAXIMUM PER 23.51B.002C

SITE AREA: 124,593 SF (2.85 ACRES)



LOYAL HEIGHTS ELEMENTARY SCHOOL

CHAPTER 23.51B - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

23.51B.002 - Public schools in residential zones

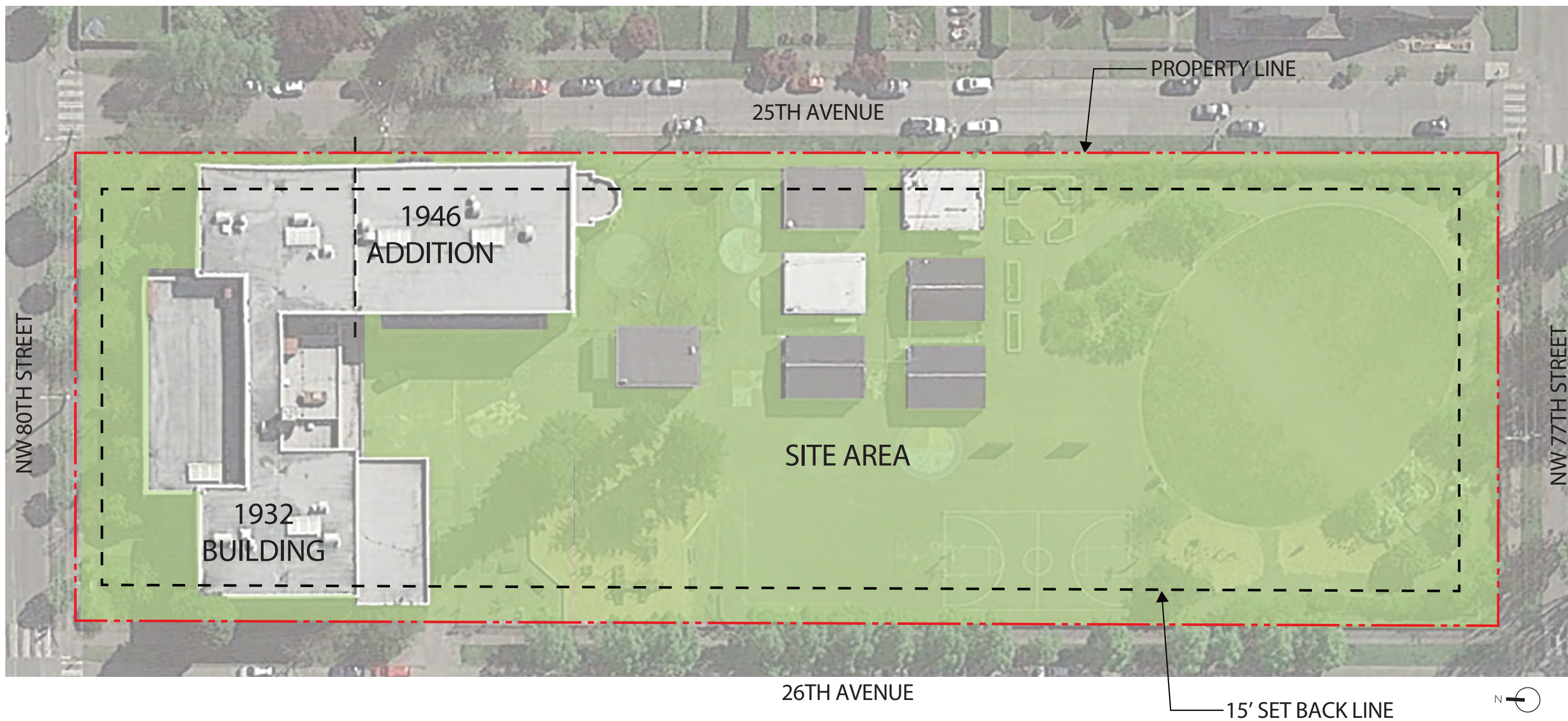
E. Setbacks

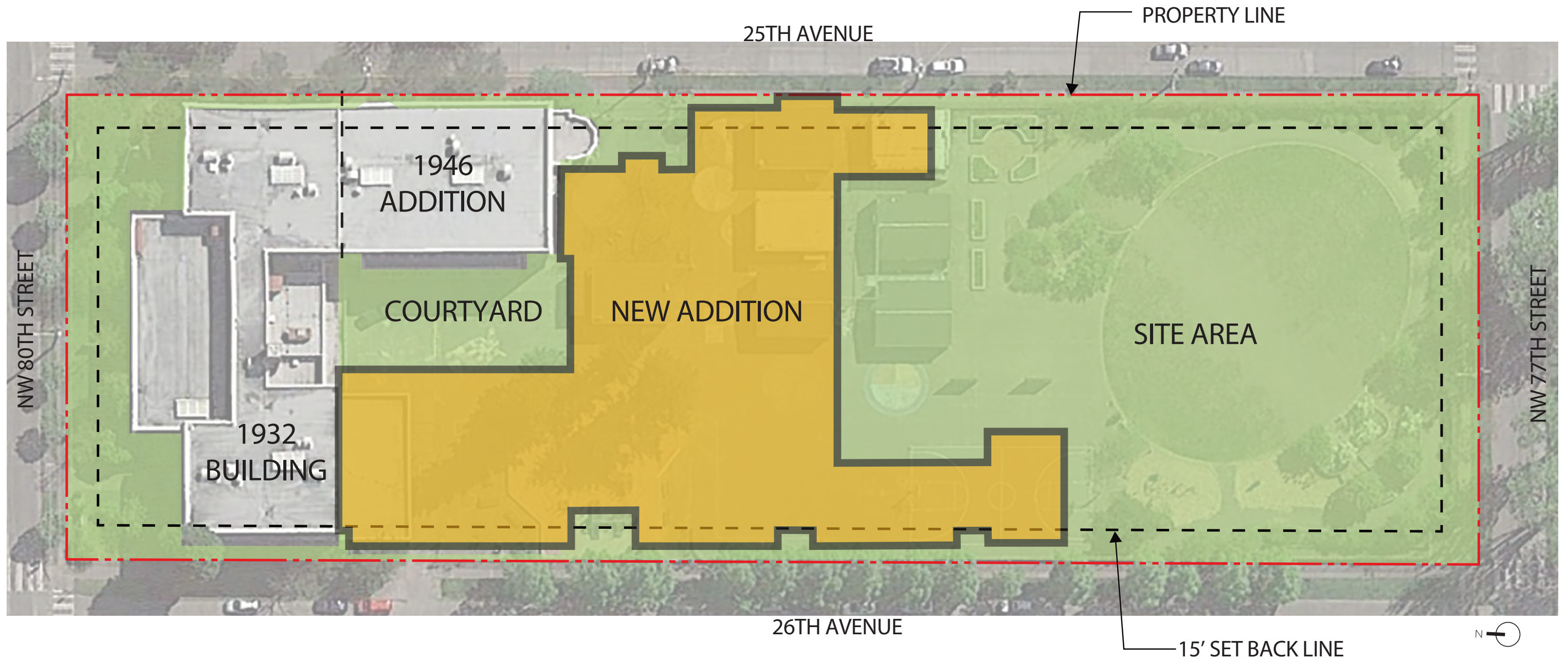
4. Additions to Existing Public School Structures on Existing Public School Sites.

- a. Additions to existing public school structures on existing public school sites across a street or alley from lots in residential zones shall provide either the setback of the previous structure on the site or minimum setbacks according to the height of the school and the designation of the facing residential zone as shown in Table E for 23.51B.002, whichever is less:

Table E for 23.51B.002: Minimum **Setbacks for Additions** on an Existing Public School Site **Located Across a Street or Alley**

Facade Height	Minimum Setbacks (in feet) if Located Across a Street or Alley from:			
	SF/LR1	LR2/LR3	MR	HR
	Average			
20 or less	5	5	5	0
Greater than 20 up to 35	10	5	5	0
Greater than 35 up to 50	15	10	5	0
Greater than 50	20	15	10	0





LOYAL HEIGHTS ELEMENTARY SCHOOL

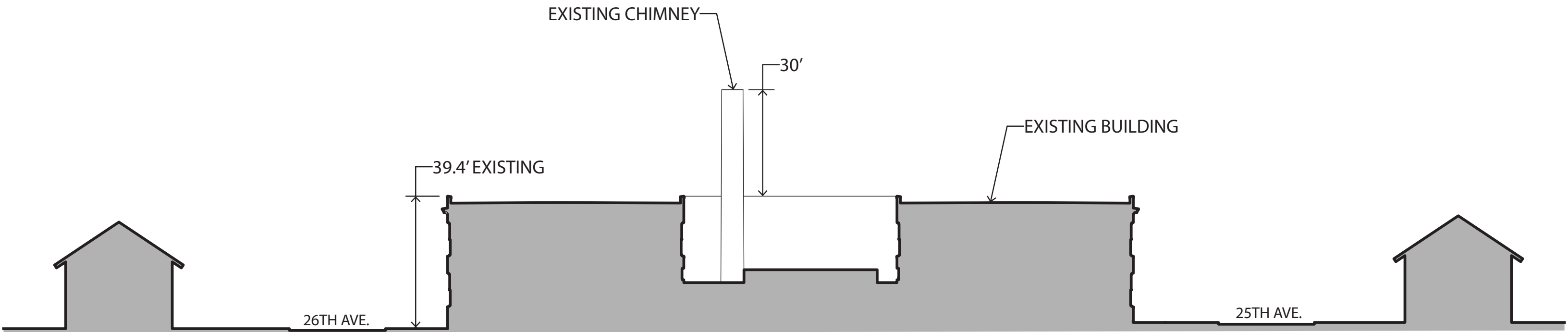
CHAPTER 23.51B - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

23.51B.002 - Public schools in residential zones

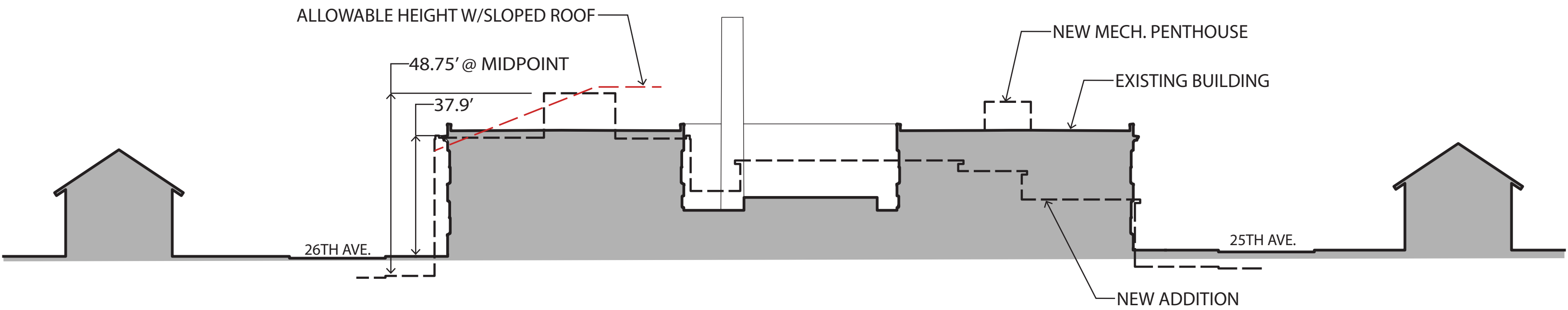
D. Height

1. Single Family and Low Rise Zones

- a. For new public school construction on new public school sites, the maximum permitted height is 30-feet plus 5-feet for a pitched roof. For gymnasiums and auditoriums that are accessory to the public school, the maximum permitted height is 35-feet plus 10-feet for a pitched roof if all portions of the structure above 30-feet are set back at least 20-feet from all lot lines. All parts of a pitched roof above the height limit must be pitched at a rate of not less than 4:12. No portion of a shed roof on a gymnasium or auditorium is permitted to extend above the 35-foot height limit under this provision.
- b. For new public school construction on existing public school sites, the maximum permitted height is 35-feet plus 15-feet for a pitched roof. 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.
- c. For additions to existing public schools on existing public school sites, the maximum height permitted is the height of the existing school or 35-feet plus 15-feet for a pitched roof, whichever is greater. When the height limit is 35-feet, the ridge of the pitched roof on a principal structure may extend up to 15-feet above the height limit, and 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 limit under this provision.



BUILDING SECTION - LOOKING NORTH



BUILDING SECTION - LOOKING NORTH





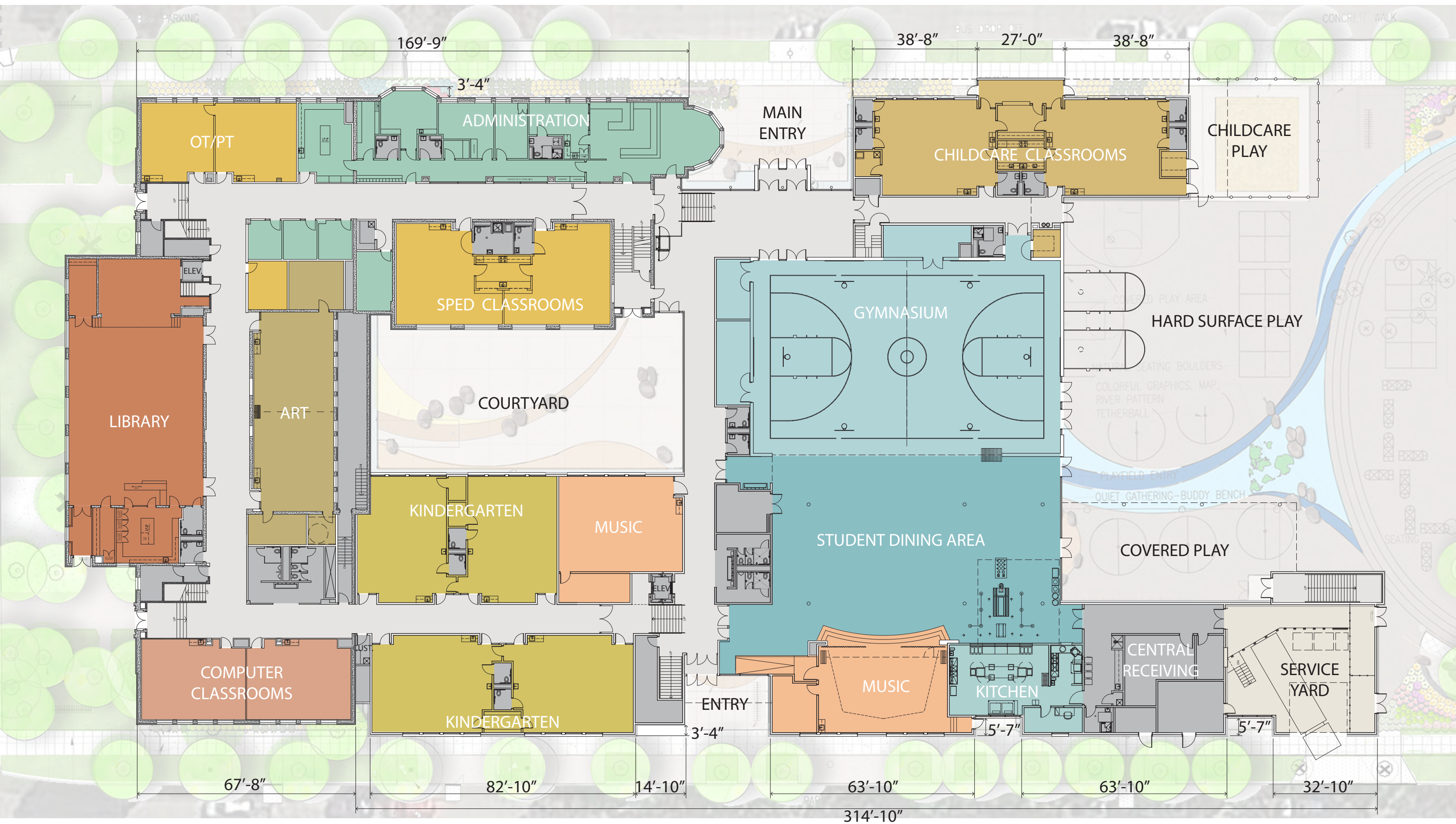
LOYAL HEIGHTS ELEMENTARY SCHOOL

CHAPTER 23.51B - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

23.51B.002 - Public schools in residential zones

F. Structure Width

1. When a new public school structure is built on a new public school site or on an existing public school site, **the maximum width of a structure is 66 feet** unless either the modulation option in subsection F.1.a below or the landscape option in subsection 23.51B.002.F.1.b below is met. Single Family and Low Rise Zones
 - a. Modulation Option: Facades shall be modulated according to the following provisions:
 - 1) The minimum depth of modulation is 4-feet.
 - 2) The minimum width of modulation is 20 percent of the total structure width or 10-feet, whichever is greater.
 - b. Landscape Option: The yards provided by the required setbacks shall be landscaped as follows:
 - 1) One tree and three shrubs are required for each 300 square feet of required yard.
 - 2) Trees and shrubs that already exist in the required planting area or have their trunk or center within 10 feet of the area may be substituted for required plantings on a one-tree-to-one-tree or one-shrub-to-one-shrub basis. In order to qualify, a tree must be 6 inches or greater in diameter, measured 4.5 feet above the ground.
 - 3) The planting of street trees may be substituted for required trees on a one-to-one basis. All street trees shall be planted according to City of Seattle tree planting standards.
 - 4) Each setback required to be landscaped shall be planted with shrubs, grass, and/or evergreen ground cover.
 - 5) Landscape features such as decorative paving are permitted to a maximum of 25 percent of each required landscaped area.
 - 6) A plan shall be filed showing the layout of the required landscaping.
 - 7) The School District shall maintain all landscape material and replace any dead or dying plants.
2. **There is no maximum width limit for additions to existing public school structures on existing public school sites. The Director may require landscaping to reduce the appearance of bulk.**
3. Departures from the modulation and landscaping standards may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to permit other techniques to reduce the appearance of bulk. Techniques to reduce the appearance of bulk may be waived by the Director as a Type I decision when the waiver would contribute to reduced demolition of residential structures.





DEPARTURE MEETING

LOYAL HEIGHTS ELEMENTARY SCHOOL

October 5, 2015

Thank You!

CITY OF SEATTLE DPD
DEPARTMENT OF NEIGHBORHOODS
Seattle Public Schools

BLRB architects

HEFFRON TRANSPORTATION



SEATTLE
PUBLIC
SCHOOLS