

WEST WOODLAND ELEMENTARY SCHOOL ADDITION

Departures Presentation

SDCI #3035027-SD

06 January 2020

AGENDA

INTRODUCTIONS / DEPARTURE PROCESS

PROJECT INFORMATION

DEPARTURE REQUESTS

Departure No.1: Building Height

Departure No.2: Building Setback

Departure No.3: Parking Count

Departure No.4: Bicycle Parking – Access

Departure No.5: Bicycle Parking – Secured

Departure No.6: Bicycle Parking – Unprotected

Departure No.7: Changing Image Message Board

COMMITTEE QUESTIONS

PUBLIC COMMENT

COMMITTEE DELIBERATIONS & RECOMMENDATIONS

INTRODUCTIONS

INTRODUCTIONS:

Mike Skutack	Project Manager, Seattle Public Schools
Paul Wight	Project Manager, Seattle Public Schools
Richard Best	Director of Capital Projects and Planning, Seattle Public Schools
Tod McBryan	Traffic Engineer, Heffron Transportation
Michael McGavock	Principal, McGranahan Architects
Mitch Kent	Project Manager, McGranahan Architects
Matthew Bissen	Project Designer, McGranahan Architects
Brett Santhuff	Project Architect, McGranahan Architects

DEPARTURE PROCESS

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 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.

COMMITTEE MEMBERS

	NAME	CATEGORY
1	Roxanne Baechler-Gill	Person residing within 600'
2	Faith Cooley	Person owning property or a business within 600'
3	Marie Sumpter	Representative of the general neighborhood
4	Meaghan Williams	At large to represent citywide education issues
5	Lisa Downey	Parent of a child at West Woodland Elementary School
6	Lisa Younglove	Parent of children at West Woodland Elementary School for the last seven years
7	Paul Wight	Representatives of the Seattle Public School
Ex-Officio	Maureen Sheehan	City DON (Non-voting Chair)
Ex-Officio	Holly Godard	City Seattle Department of Construction & Inspections (Non-voting Member)

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.
- 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
- Public Comment
- Committee Deliberation – reference criteria (SMC 23.79.008)
- Vote on departure request

RECOMMENDATIONS

SMC (23.79.008)

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

DON SCHEDULE

December 3, 2019 Committee Formed (90-day clock starts to conduct meetings)

January 6, 2020 - First Meeting

TBD – 2nd Meeting, if needed

TBD – 3rd Meeting, if needed

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

If 1 Meeting = February 6, 2020 (30 days after first meeting)

If 2-3 Meetings = April 6, 2020 (90 days after first meeting)

TBD, SDCI Director issues decision

PROJECT OVERVIEW

Background Information BEX/BTA Capital Levies

- Building Excellence (BEX) Capital Levies have historically addressed capacity and modernization needs (6-year duration).
- Building, Technology and Academics (BTA) Capital Levies have historically addressed building systems repair or replacement, technology, and academics needs (6-year duration).



BEX V Capital Levy School Board Guiding Principles

With the overarching framework of Ensuring Educational and Racial Equity (Board Policy No. 0030):

- Building Safety and Security
- Right-Size Capacity
- Building Conditions and Educational Alignment
- Environmental and Financial Sustainability
- Updating Technology



BEX V Capital Levy School Design Advisory Team (SDAT)

- Process to allow each school community to have input on the construction or renovation of their school building
- Committee members from school, community, district
- Coordinate meeting with DREA/Building Principal outreach
- Led by project manager, senior project manager, architect
- Series of workshops and tours
 - Identify vision, philosophy, and objectives of school and community
 - Consistent, diverse voice for user groups in preplanning phase
- Outcomes combine with Technical Support Group reviews to create site-specific educational specifications



SDAT

(School Design Advisory Team)

Role & Responsibility

Guiding Principles

Activities

Communication



CRITERIA

Board Establish Criteria for Attributes of High Achieving Schools

Learner-Centered Environment

Personalizing Environment

Community Connections

Aesthetics

Safety

Collaboration

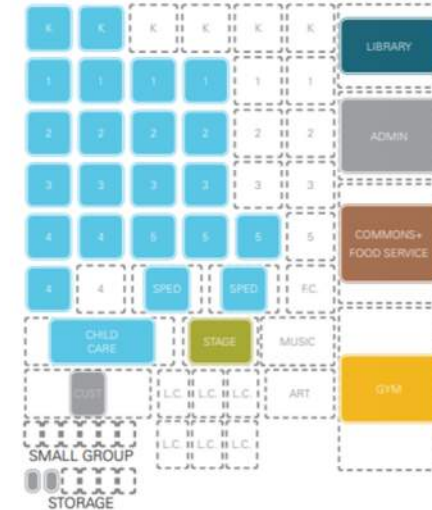
Sustainability



Educational Specs

Template For
Elementary Schools

Includes Recommended
Size & # of Spaces
Adjacencies
Furniture & Equip
Finishes



Core Academic	#Rms	Square Feet	Total SF	#Rms	Square Feet	Total SF	#Rms	Square Feet	Total SF	Notes
Kindergarten (max. 26 students)	6	900	5,400	4	1,006	4,025			0	Note 1 / Remodel (4) existing
K toilet	6	50	300	2	31	61			0	
Grade 1-3 Classroom (max. 26 students)	18	850	15,300	10	961	9,607	14	850	11,900	Note 2
Grade 4-5 Classroom (max. 28 students)	8	900	7,200	6	960	5,757			0	Note 2
Flex Classroom for Capacity at Grades K-3	1	850	850			0	1	850	850	Note 2
Flex Classroom for Capacity at Grades 4-5			0			0			0	Note 2
Learning Commons	6	600	3,600			0	2	600	1,200	Note 3
Small Group Collaboration Room	6	120	720			0	2	120	240	
Book/Technology Storage	6	100	600	1	386	386	1	100	100	Note 4
Subtotal Core Academic	57		33,970	23		19,836	20		14,290	156

Note 1: Classrooms shall not be less than 900 useable SF
 Note 2: Classrooms shall not be less than 850 usable SF
 Note 3: Configure to accommodate ~ 50 students (Grades K-3: 3 classes at 17 ea., or Grades 4-5: 2 @ 26, seated for presentation)
 Note 4: Preferred that space is 8' wide 12' deep with full height 24" deep built-in storage each side and space for 2 laptopcarts

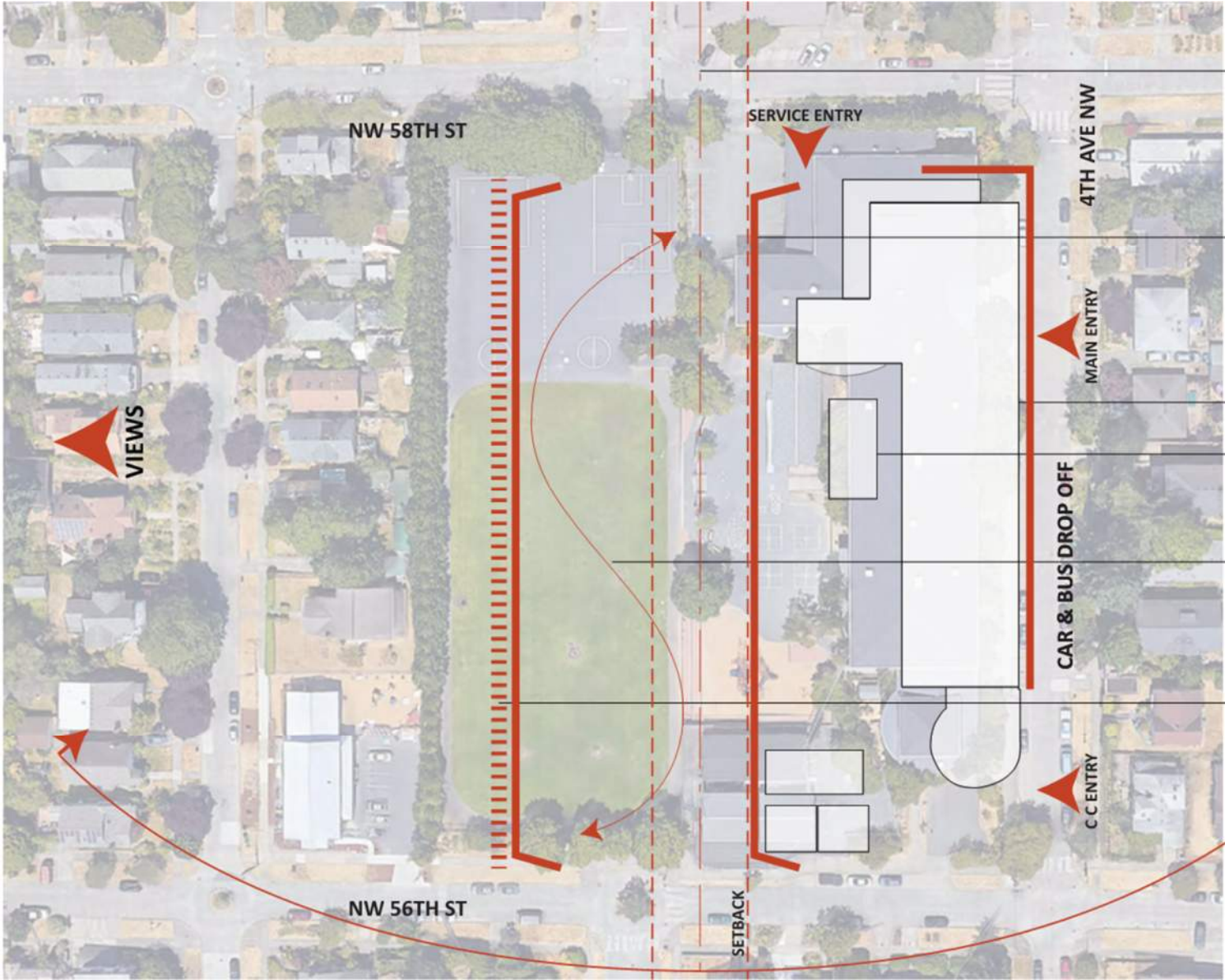
Sustainability

Washington Sustainable Schools Protocol (WSSP)

SPS Green Resolution
Resource Conservation Policy

Board Resolution

WSSP 2015 Workplan - Scorecard				New Middle School in Redmond Ridge - CD Progress					
Category	Group	Credit Number	Credit Name	Possible Points	Yes	No	Maybe	Design Team Comment	
Site 17 points	1) Selection & Use	S1.0	Code Compliance	R	R	R	R		
		S1.1	Sensitive Areas	1	1			Clarified that site does not meet definition of a Sensitive Area, therefore qualifies for point.	
		S1.2	Greenfields	1			1	Need to clarify whether or not existing site qualifies as a "greenfield". Majority is currently undeveloped, however primary infrastructure to site has been performed to support development.	
		S1.3	Central Location	1			1	LWSD to confirm at least 50% of students live within 2 miles of site.	
		S1.4	Joint Use of On-Site Facilities	1-2	1		1	1 pt avail. for shared use + 1 pt for dedicated use. Gym, stage & ballfields are used by community. LWSD to confirm whether or not there will be a dedicated use.	
		S1.5	Joint Use of Off Site Facilities	1			1	Point could be achieved with adjacent King County park. LWSD to confirm.	
		S1.6	Minimal Footprint	1-2	2			1 point avail. for footprint less than 80% of the building's total sf (yes); 2 pts for footprint less than 60% of the total building area (yes) ==> 78,000 footprint/134,000 gross sf = 58%.	
		2) Transportation	S2.1	Public Transportation	1	1			In suburban areas, with limited or non-existent rail/bus service, provide busing to the school. King County Metro bus route #224 runs on NE Cedar Park Crest.
			S2.2	Bike and Walk to School	1	1			Design includes bike routes extending to end of property and bike racks to be provided for 5% of students & staff (approx. 48). School Walk Route Map shall be completed.
			S2.3	Minimize Parking	1	1			Preferred parking designations & minimizing overflow parking will determine compliance. Requires 4 preferred parking stalls (5% of staff).
		3) Stormwater Management	S3.0	Construction Stormwater Pollution Control	R	R			King County requirement
			S3.1	On-site Stormwater Management and Flow Control	R-1	1			Stormwater flow control is being provided as part of a regional stormwater retention system adjacent to our site.
			S3.2	Stormwater Treatment	R-1	1			Regional water quality systems designed for Basic Water Quality Treatment.
			S3.3	Soil Management	1	1			King County and Redmond Ridge UPD require thicker topsoil section which achieves second half of this credit.
		4) Outdoor Surfaces	S4.1	Reduce Heat Island - Site	1		1		Typically possible only through the use of porous paving in vehicle areas which has cost implications since stormwater is already addressed at existing ponds. DD Scope does not include porous paving.
			S4.2	Reduce Heat Island - Roof Design	1	1			Energy-star labeled cool roof for minimum 75% of roof surface specified. McG to inquire regarding optimal color for bird habitat.
		5) Outdoor Lighting	S5.1	Light Pollution Reduction	1	1			Site lighting requirements for this point follow "best practices". The design includes "cutoff" style light fixtures and will light to the appropriate IES illumination levels and uniformity.
	Total possible				17	12	1	4	
	Water 2 points	1) Outdoor Systems	W1.0	Landscape Water Use Budget	R	R	R	R	Fields are exempt so this requirement will be achieved.
			W1.1	Irrigation Water Reduction (50% - 100%)	1-2		1	1	There is a possibility of achieving this credit but it would require



EXISTING CITY INFRASTRUCTURE
UTILITIES AND ACCESS EASEMENTS

EXISTING SIGNIFICANT
RETAINING WALLS /
GRADE TRANSION

EXISTING 2-STORY
BUILDING

EXISTING PORTABLE
BUILDINGS

EXISTING GEO THERMAL
WELL FIELD

EXISTING MATURE TREE
LANDSCAPE BUFFER

EXISTING SITE & SCHOOL

- Site:
3.2 acres, playground, two parking areas with (19) spaces.
- Enrollment:
545 students (2018-19)
- Building:
57,200 square feet
- Utility Easements:
60' wide through playground with gas, power, water, storm and sanitary waste lines



PROJECT SCOPE

- Site:
 - + Remove (4) portables



PROJECT SCOPE

- Site:
Remove (4) portables
- Building:
+ Renovate 8,000 square feet



PROJECT SCOPE

- Site:
 - Remove (4) portables
 - Relocate parking
- Building:
 - + Renovate 8,000 square feet
 - + Add 28,000 square feet



PROJECT SCOPE

- Site:
 - Remove (4) portables
 - + Relocate parking
 - + Covered Play Bid Alternate
- Building:
 - Renovate 8,000 square feet
 - Add 25,000 square feet
- Utility Easements:
 - no changes



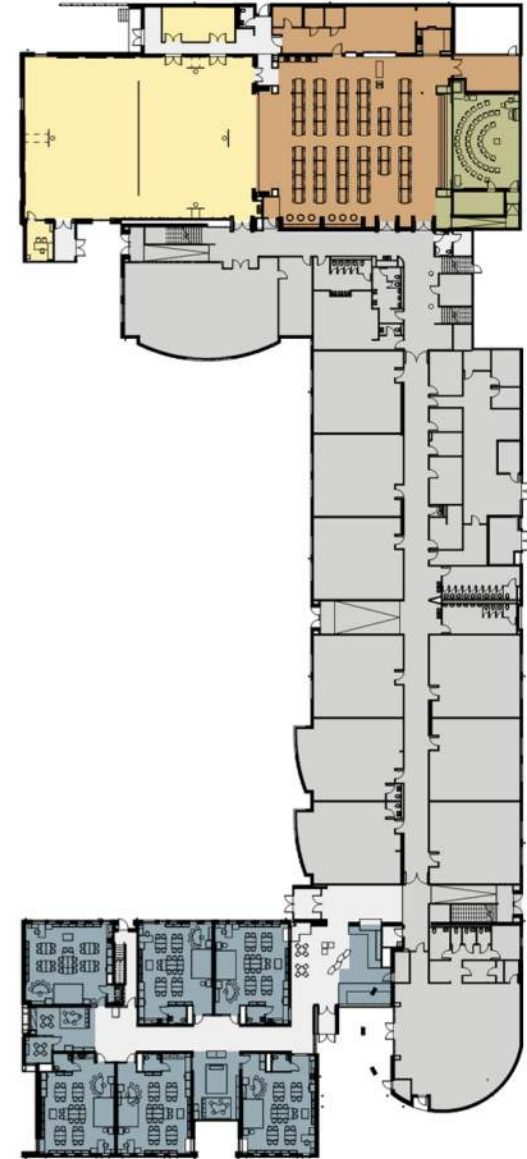
REMODELED SCHOOL

- Enrollment:
620 student capacity
- Building:
57,200 square feet existing
28,000 square feet added
85,200 square feet total
- Site:
3.2 acres, playground, covered play,
two parking areas with (11) spaces.
- Utility Easement:
Tie into existing utilities



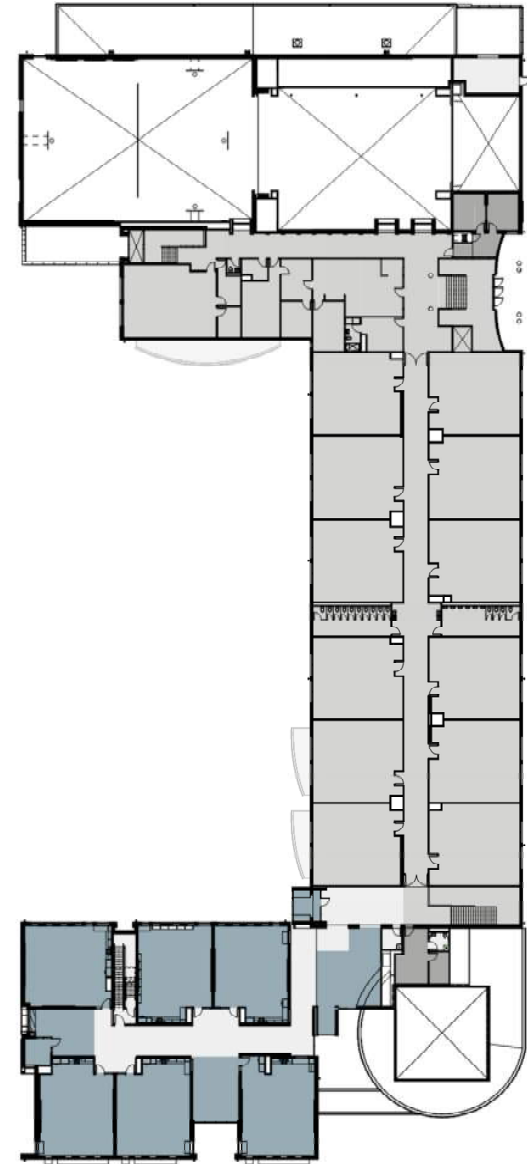
FIRST FLOOR PLAN

- Renovated Multipurpose:
Change to School Commons
- Added Gym:
Supports (2) learning stations
- Classrooms:
Eliminates portables,
adds (6) kindergarten classrooms



SECOND FLOOR PLAN

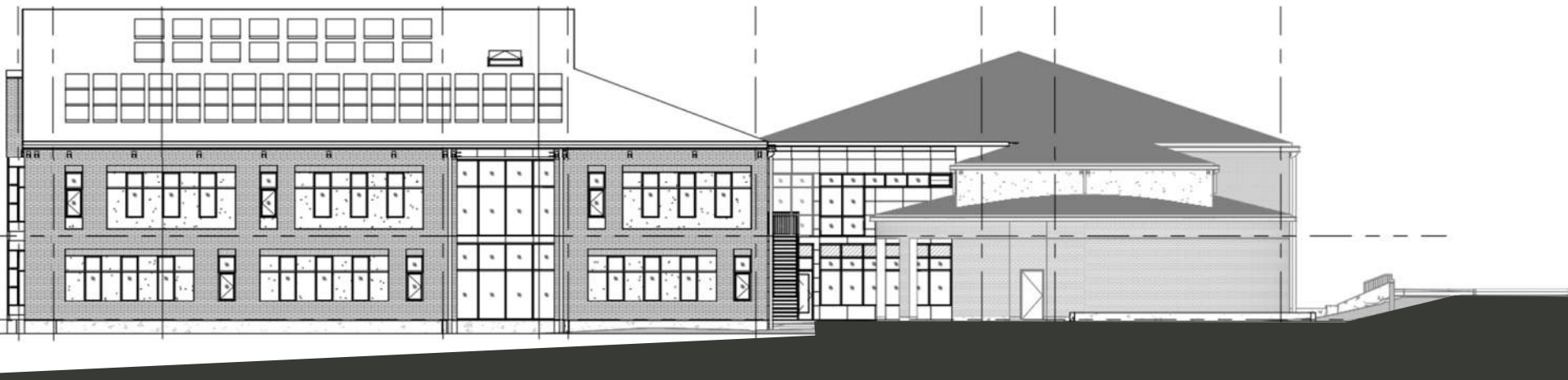
- Added Support Services:
Adds (2) offices and oversight at entry
- Classrooms:
adds (6) classrooms



EXISTING SOUTH ELEVATION



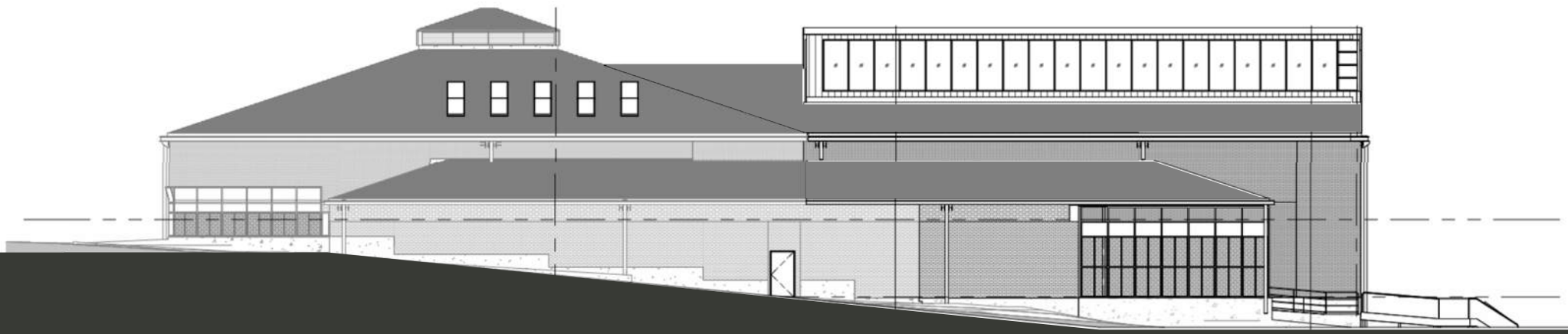
PROPOSED SOUTH ELEVATION

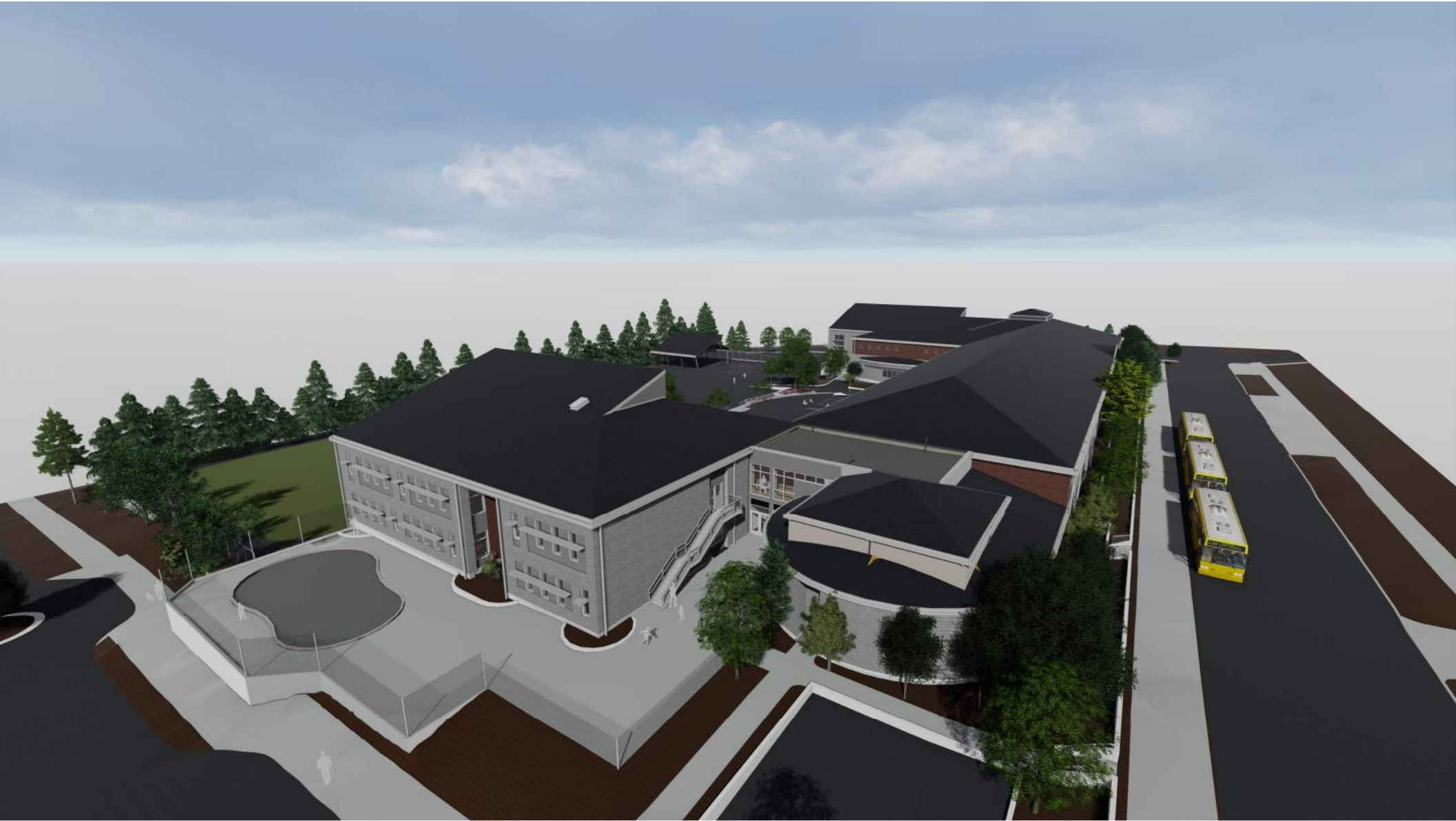


EXISTING NORTH ELEVATION



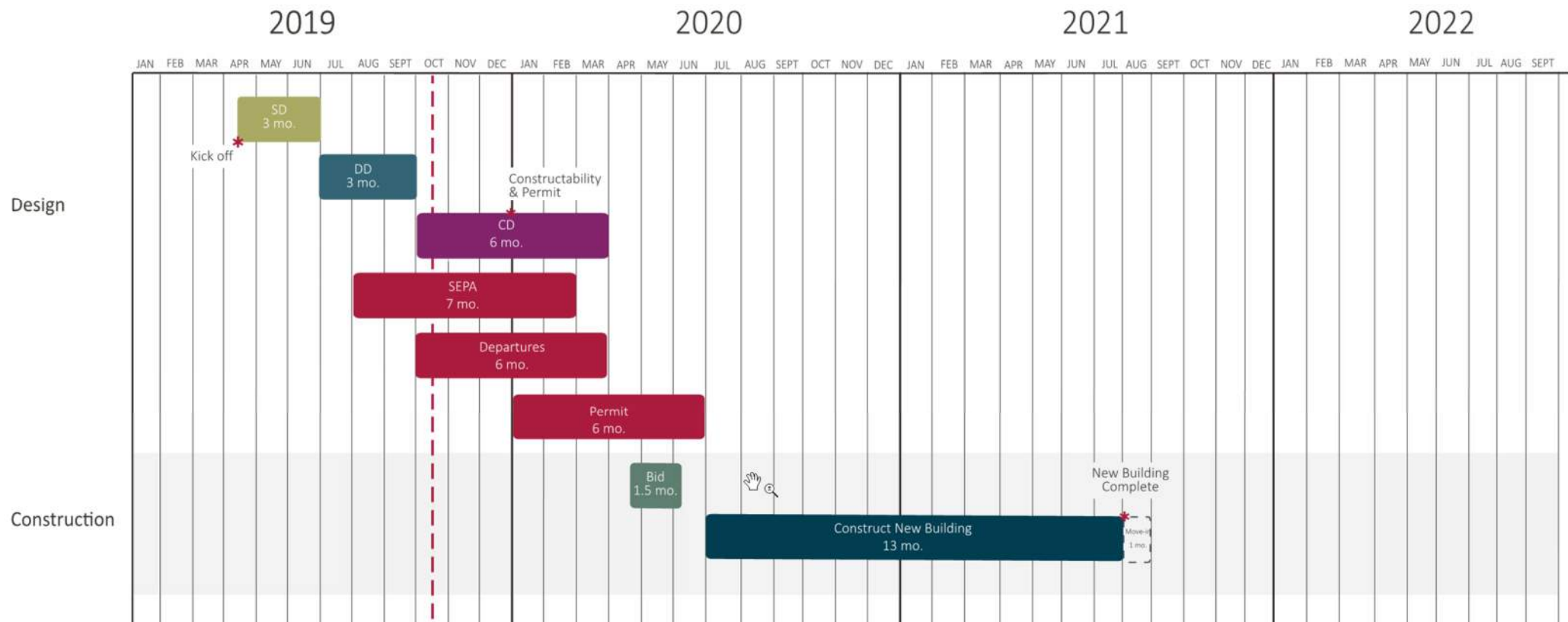
PROPOSED NORTH ELEVATION







PROJECT SCHEDULE



DEPARTURE REQUESTS

No.1 BUILDING HEIGHT

No.2 BUILDING SETBACK

No.3 REQUIRED PARKING

No.4 BICYCLE PARKING – ACCESS

No.5 BICYCLE PARKING – SECURE STORAGE

No.6 BICYCLE PARKING – PROTECTED STORAGE

No.7 CHANGING IMAGE MESSAGE BOARD

DEPARTURE No.1: BUILDING HEIGHT

SMC 23.51B.002.D.1.C

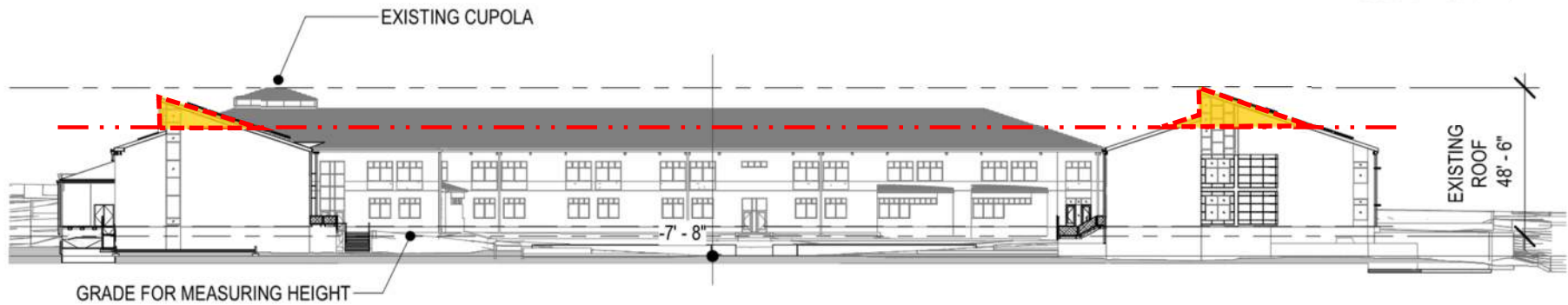
For additions to existing public schools on existing public school sites, the maximum height permitted is the height of the existing school or 35 feet plus 15 feet for a pitched roof (total 50 feet), whichever is greater....No portion of a shed roof is permitted to extend beyond the 35 foot limit under this provision.

DEPARTURE No.1: BUILDING HEIGHT

SMC 23.51B.002.D.1.C



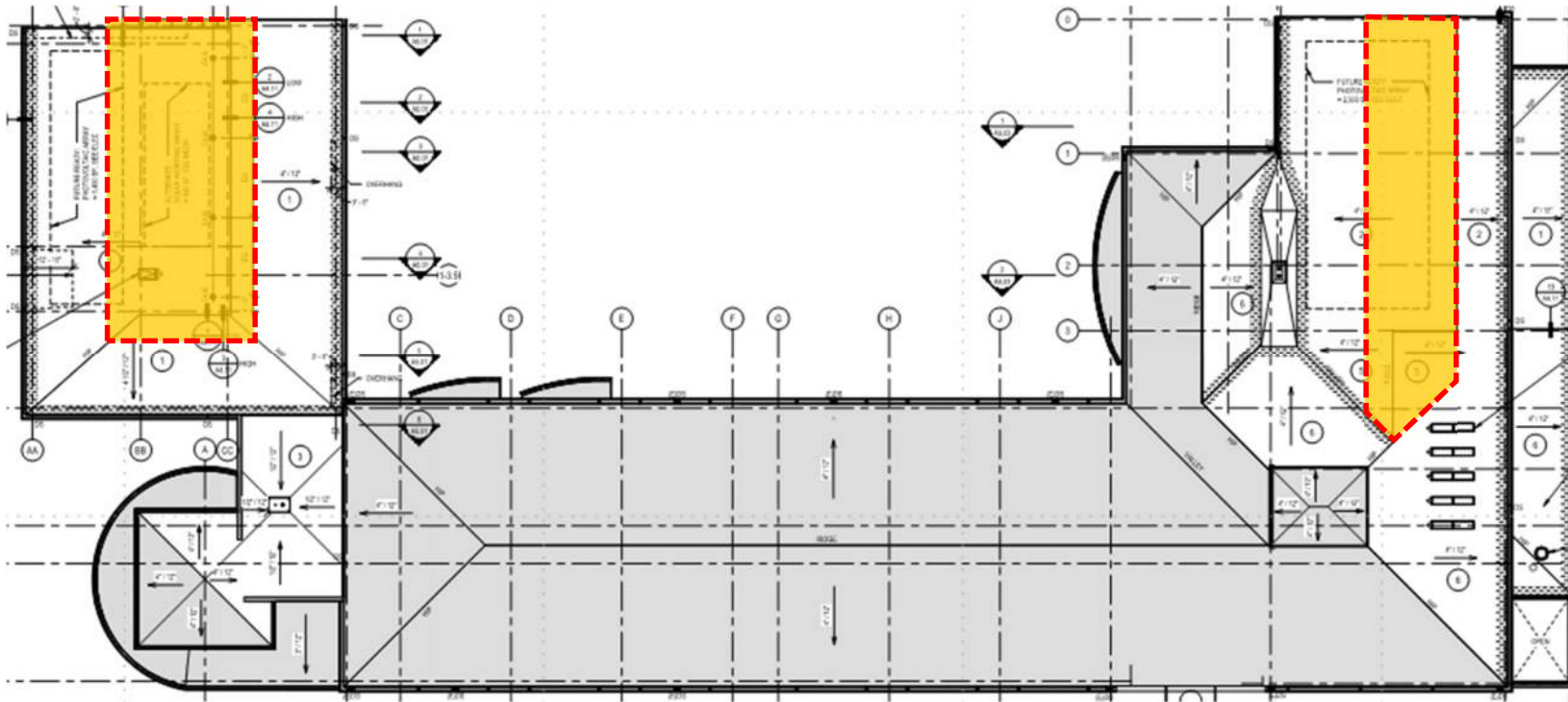
BUILDING HEIGHT - EAST ELEVATION



BUILDING HEIGHT - WEST ELEVATION

DEPARTURE No.1: BUILDING HEIGHT

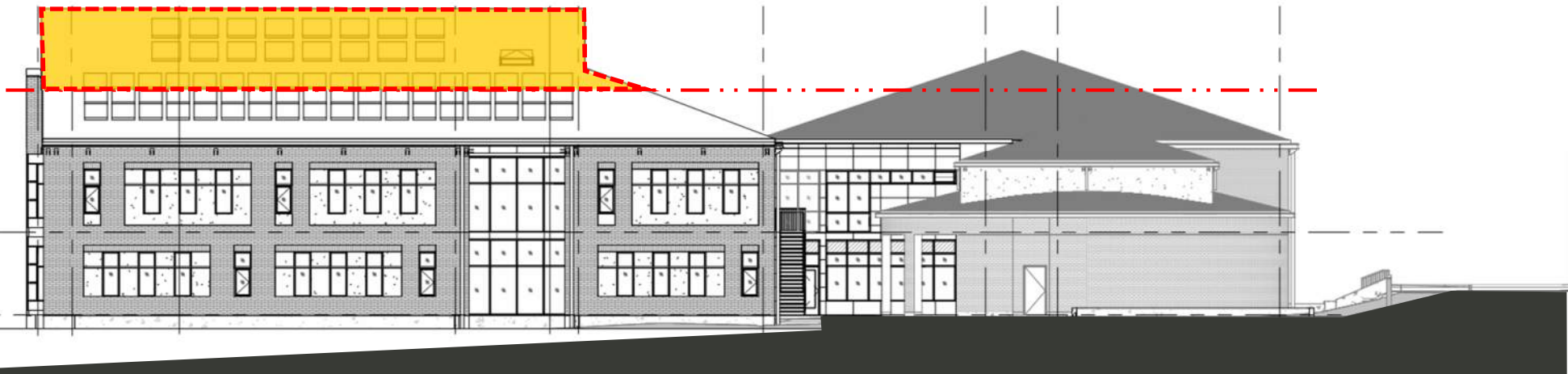
SMC 23.51B.002.D.1.C



THIS REPRESENTS $\pm 13\%$ OF THE TOTAL ROOF AREA.



PROPOSED ELEVATION – SOUTH



PROPOSED ELEVATION – NORTH



DEPARTURE No.1: BUILDING HEIGHT

SMC 23.51B.002.D.1.C

The project consists of two additions, each maintaining the façade height and the 4:12 roof slope of the existing building. The new roofs are below the height of the tallest portion of the existing school. The existing school exceeds allowable building height. A departure is requested for the height.

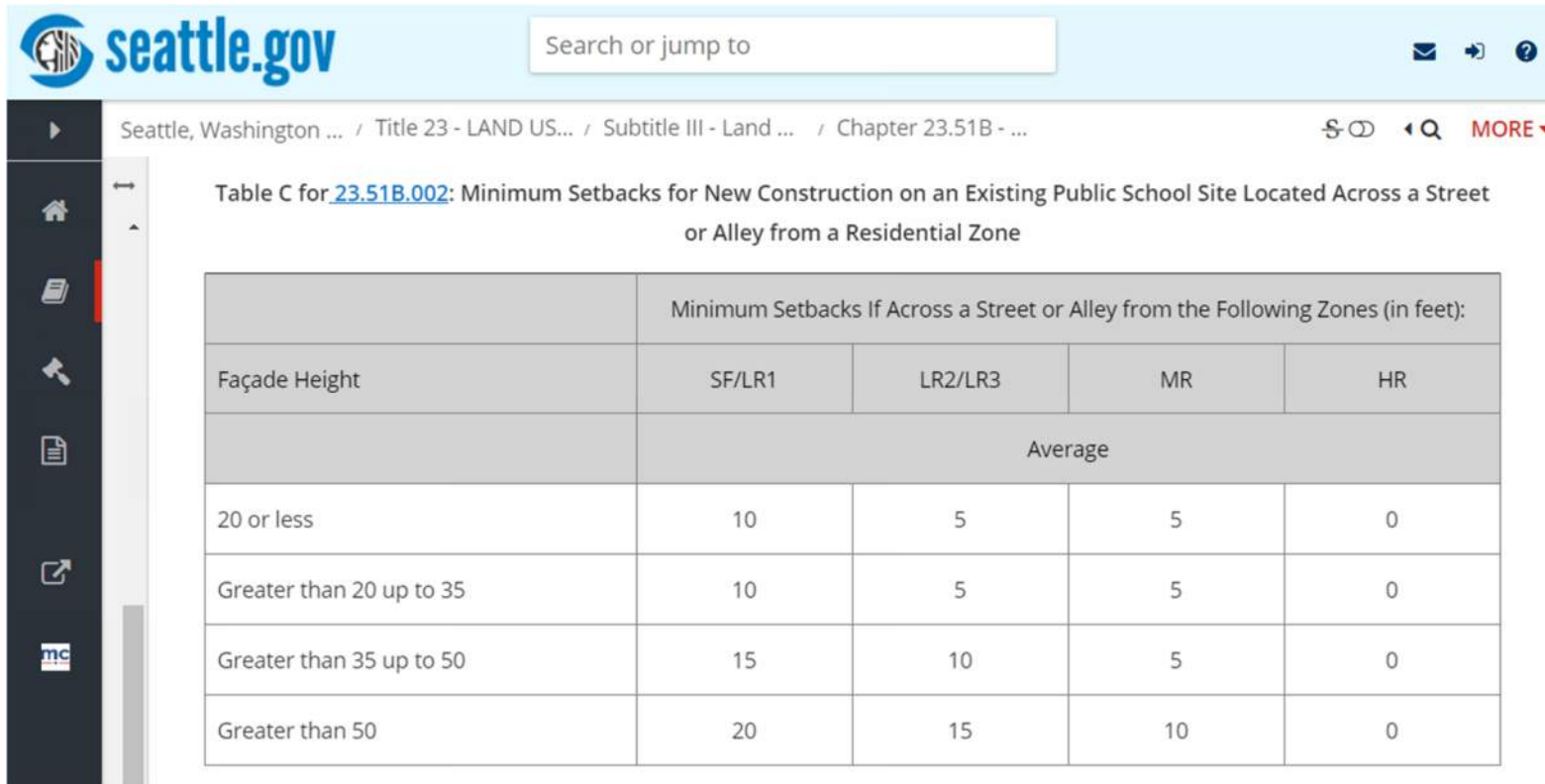
Per SMC 23.51B.002.D.1.C – For additions to existing public schools on existing public school sites, the maximum height permitted is the height of the existing school or 35 feet plus 15 feet for a pitched roof, whichever is greater. When the height limit is 35 feet, the ridge of the pitched roof on a 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.

SPS REQUESTS A DEPARTURE TO EXTEND THE ROOF 12'-9" ABOVE HEIGHT LIMIT OF 35'-0"

DEPARTURE No.2: BUILDING SETBACK

SMC 23.51B.002.E

Table C for [23.51B.002](#): Minimum Setbacks for New Construction on an Existing Public School Site Located Across a Street or Alley from a Residential Zone



The screenshot shows the Seattle.gov website interface. At the top left is the Seattle.gov logo. A search bar is located at the top center with the text "Search or jump to". To the right of the search bar are icons for email, a right arrow, and a question mark. Below the search bar is a breadcrumb trail: "Seattle, Washington ... / Title 23 - LAND US... / Subtitle III - Land ... / Chapter 23.51B - ...". To the right of the breadcrumb trail are icons for print, search, and a "MORE" dropdown menu. On the left side of the page is a dark sidebar with several icons: a home icon, a document icon, a magnifying glass icon, a document icon, a share icon, and a "mc" logo. The main content area displays the title "Table C for [23.51B.002](#): Minimum Setbacks for New Construction on an Existing Public School Site Located Across a Street or Alley from a Residential Zone". Below the title is a table with the following structure:

	Minimum Setbacks If Across a Street or Alley from the Following Zones (in feet):			
Façade Height	SF/LR1	LR2/LR3	MR	HR
	Average			
20 or less	10	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

EXISTING CONDITIONS

Existing building:

- Building in the required 10 foot setback on 58th Street. Building is set 1'-0" and the gutter extends right up to the property line.



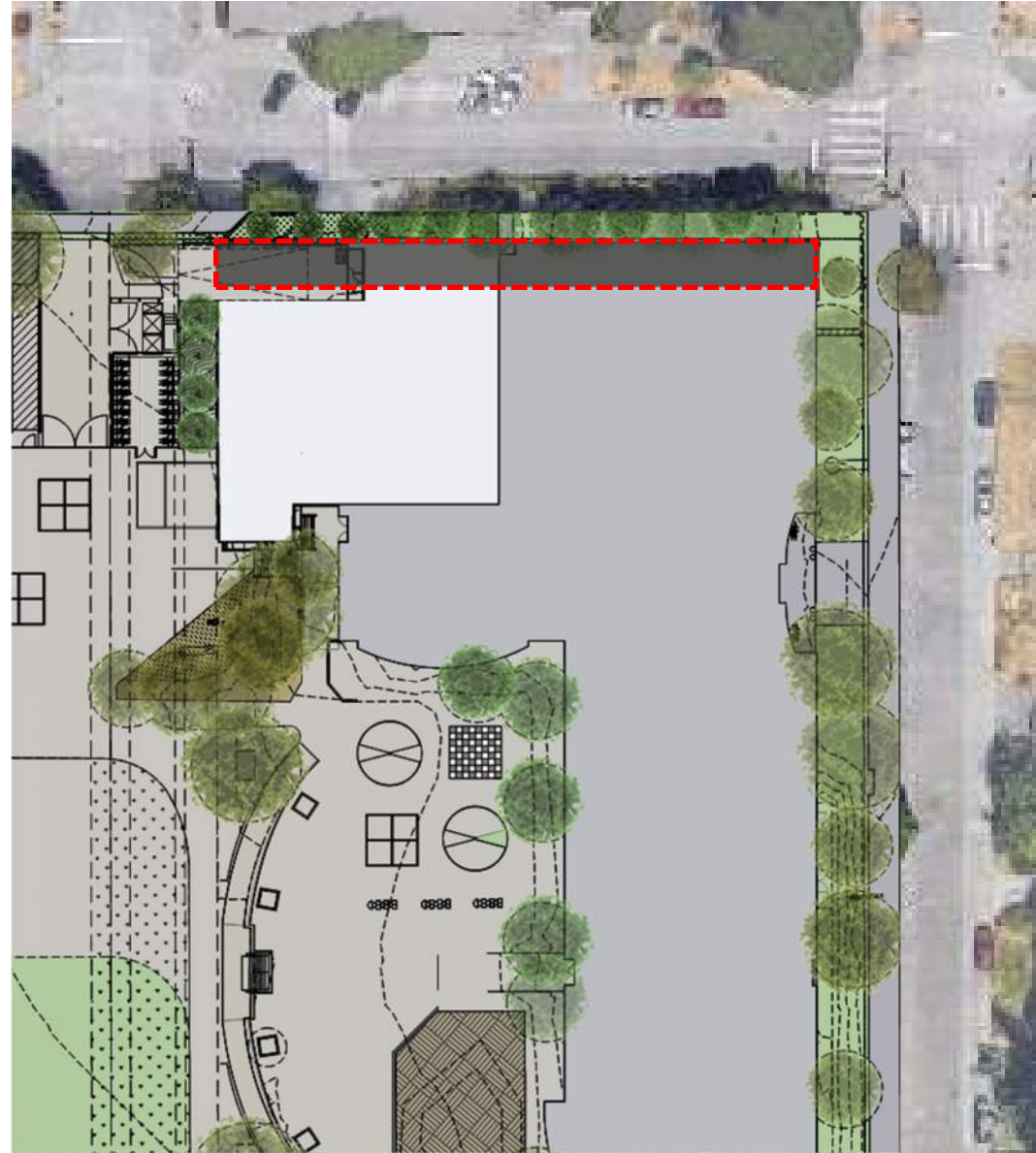
EXISTING CONDITIONS

- Building in the setback on 58th Street $\pm 9'-0''$



REMODELED SCHOOL

- Extend the building in the setback on 58th Street to the west



DEPARTURE No.2: BUILDING SETBACK

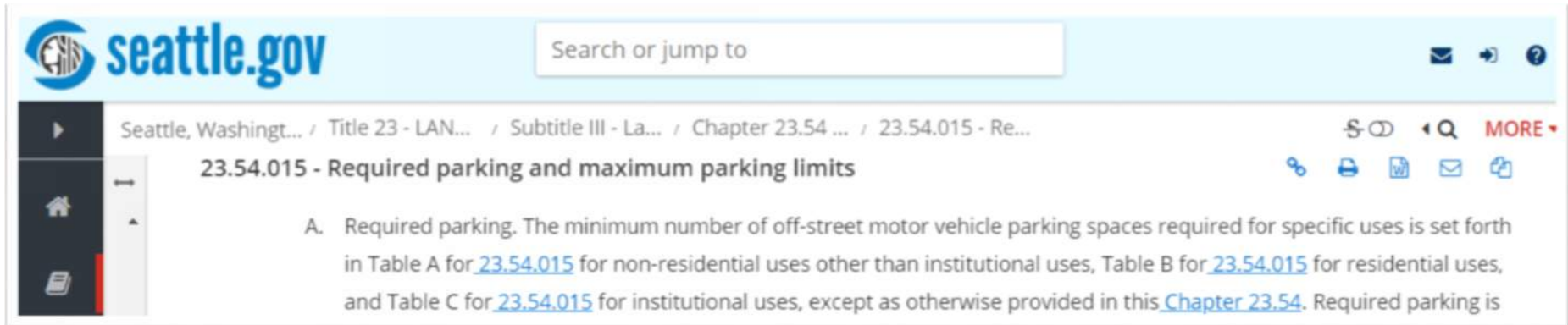
SMC 23.51.B.002.E - SETBACKS

Table C for [23.51B.002](#): Minimum Setbacks for New Construction on an Existing Public School Site Located Across a Street or Alley from a Residential Zone

SPS REQUESTS A DEPARTURE FOR A 0'-0" SETBACK OVER THE ENTIRE LENGTH OF THE NORTH FAÇADE.

DEPARTURE No.3: REQUIRED PARKING

SMC 23.54.015 – REQUIRED PARKING



The screenshot shows the Seattle.gov website interface. At the top left is the Seattle.gov logo. A search bar is located at the top center with the text "Search or jump to". On the right side of the header, there are icons for email, a share icon, and a help icon. Below the header, a breadcrumb trail reads: "Seattle, Washing... / Title 23 - LAN... / Subtitle III - La... / Chapter 23.54 ... / 23.54.015 - Re...". The main heading is "23.54.015 - Required parking and maximum parking limits". To the right of this heading are icons for link, print, download, email, and share, along with a "MORE" dropdown menu. The main content area contains a list item "A. Required parking. 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 [Chapter 23.54](#). Required parking is

SMC 23.54.015 TABLE C – “Provide 1 space for each (80)-eighty square feet of auditoria or public assembly rooms...”

Per 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 or increase in number of seats only.

New Gymnasium = 5,016 square feet (sf) of floor area, per Table C as conditioned by footnote 7, provide 1 stall per 80 sf of floor area.

$5,016 \text{ sf} / 80 = \text{additional (63) parking spaces would be required}$

EXISTING PARKING

- Daycare – (4) parking spaces
- School – (15) parking spaces



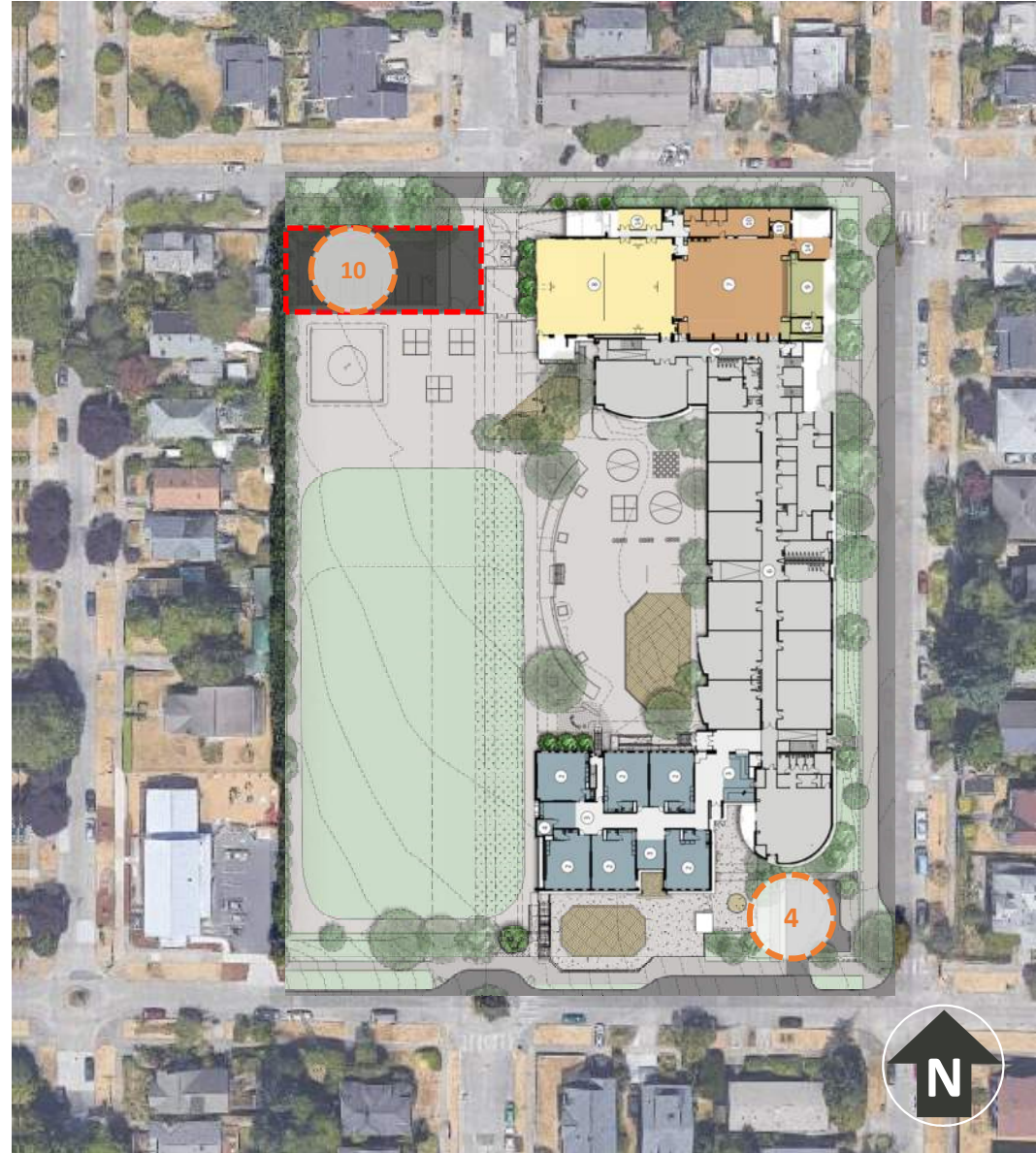
REQUIRED PARKING

- Parking:
 - (15) spaces existing
 - (63) spaces new
 - (78) spaces total



PROPOSED PARKING

- School: (10) spaces relocated



AVAILABLE OFF-SITE PARKING

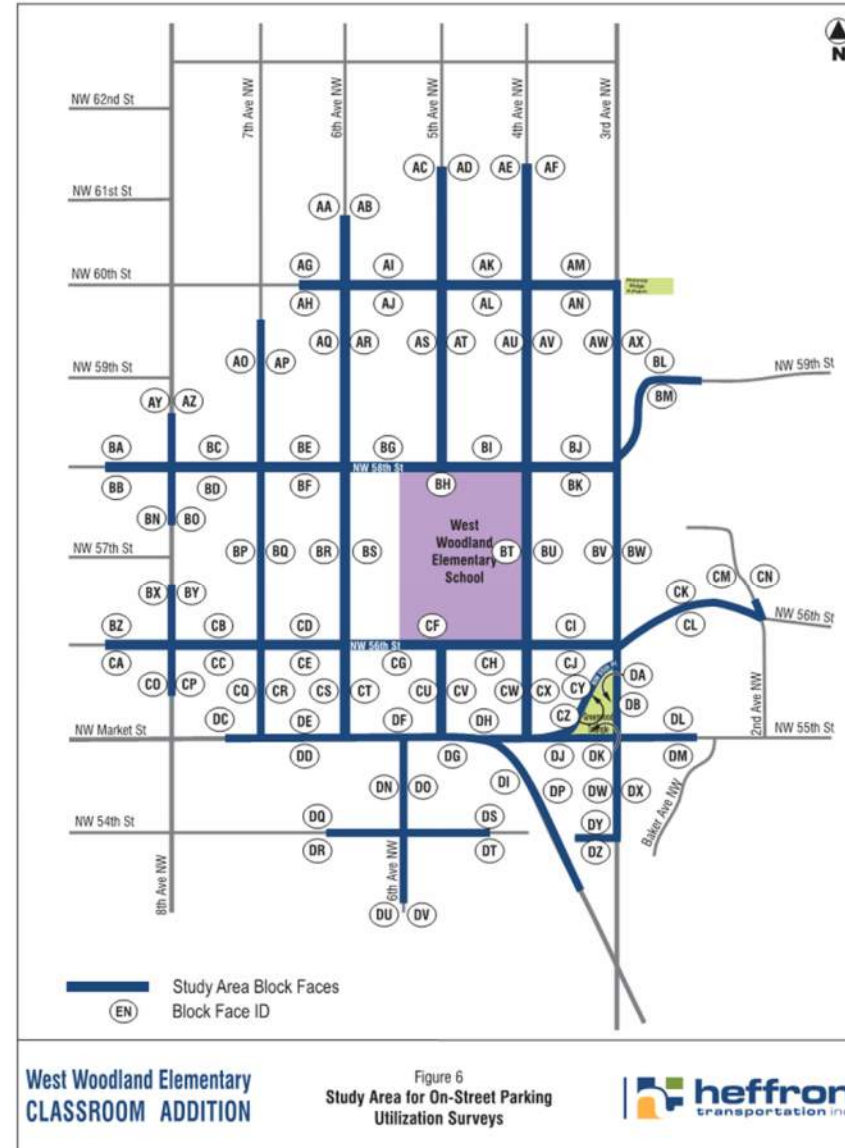
The traffic study indicates there is existing parking capacity within the neighborhood.

Table 2. Parking Occupancy Survey Results – April & May 2019

Survey Element	Spring Break (No School) (10:30-11:15 A.M.)	School in Session								
		Early Mornings (7:00-7:45 A.M.)			Mid-Mornings (10:30-11:15 A.M.)			Evenings (7:00-7:45 P.M.)		
Date of Counts	April 9, 2019	May 2	May 7	Avg.	May 2	May 7	Avg.	May 2	May 7	Avg.
Occupancy	265	371	365	368	297	277	287	358	358	358
Supply	572	552 ^a	552	552	572	572	572	572	572	572
Utilization	46%	67%	66%	67%	52%	48%	50%	63%	63%	63%

Source: Heffron Transportation, Inc., May 2019

a. School-bus only (11 spaces 7-10 A.M. and 1-4 P.M.) and school load/unload (9 spaces 7-10 A.M. and 1-4 P.M.) located along the school frontages are excluded from the total parking supply.



DEPARTURE No.3: REQUIRED PARKING

SMC 23.54.015 – TABLE C

The school site is too small to accommodate code required parking in addition to the school building and outdoor areas.

The traffic analysis concludes there is parking capacity in the morning, throughout the school day and in the evening to accommodate staff, visitor and event parking.

The proposed site plan provides (10) ten parking spaces for the school, including (1) ADA space.

SPS REQUESTS A DEPARTURE FOR (68) PARKING SPACES

DEPARTURE No.4: ACCESS TO BICYCLE PARKING

SMC 23.54.015.K.2.a

The screenshot shows the Seattle.gov website interface. At the top left is the Seattle.gov logo. To its right is a search bar with the text "Search or jump to". Further right are icons for email, share, and help. Below the header is a breadcrumb trail: "Seattle, Washin... / Title 23 - LAN... / Subtitle III - L... / Chapter 23.5... / 23.54.015 - R...". To the right of the breadcrumb are icons for print, search, and a "MORE" dropdown menu. On the left side, there is a dark sidebar with icons for home, documents, and a file icon. The main content area displays the following text:

K. Bicycle parking. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table D for [23.54.015](#). Long-term parking for bicycles shall be for bicycles parked four or more hours. Short-term parking for bicycles shall be for bicycles parked less than four hours. In the case of a use not shown on Table D for [23.54.015](#), one bicycle parking space per 10,000 gross square feet of either short- or long-term bicycle parking is required, except single-family residential use is exempt from bicycle parking requirements. The minimum requirements are based upon gross floor area of the use in a structure minus gross floor area in parking uses, or the square footage of the use when located outside of an enclosed structure, or as otherwise specified.

2. Performance standards. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence, based on rules promulgated by the Director of the Seattle Department of Transportation that address the considerations in this subsection 23.54.015.K.2.

a. Provide secure locations and arrangements of long-term bicycle parking, with features such as locked rooms or cages and bicycle lockers. The bicycle parking should be installed in a manner that avoids creating conflicts with automobile accesses and driveways.

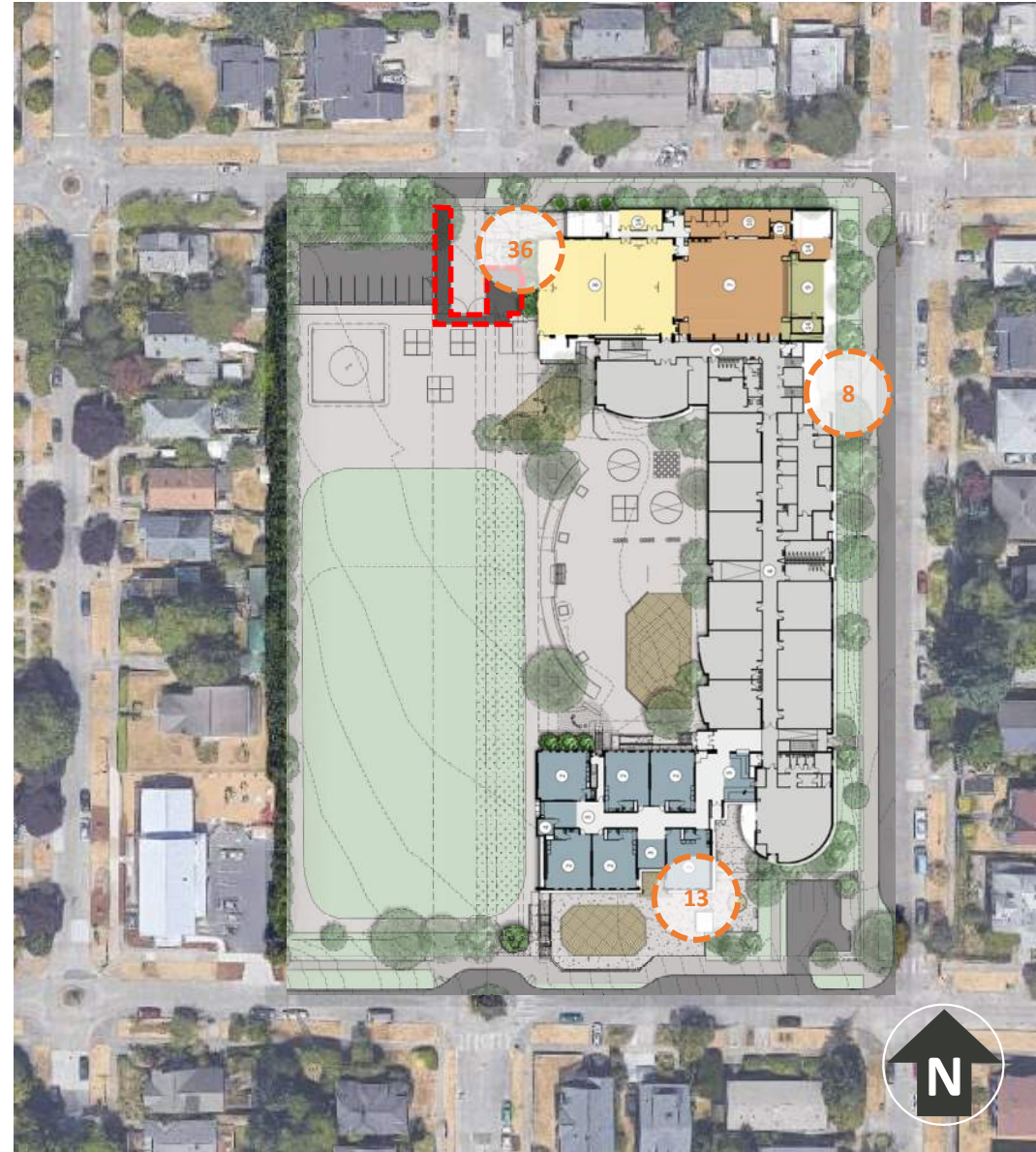
BICYCLE PARKING

- Existing Configuration:
(16) spaces, in (3) locations



BICYCLE PARKING

- New Configuration:
(21) short term spaces, in (3) locations
(36) long term spaces, in (1) location



DEPARTURE No.4: ACCESS TO BICYCLE PARKING

SMC 23.54.015.K.2.a

Bicycle parking includes both short-term bicycle racks and long-term, secure and weather protected bicycle facilities.

The small site area and a utility easement that bisects the site along the alignment of the 3rd Ave NW, limit the ability to provide bicycle parking. The proposed long-term bicycle parking location is located in the utility easement, near the playground and gym. This will preserve the maximum outdoor play area for the school.

SPS REQUESTS A DEPARTURE FOR SHARED ACCESS (WITH VEHICLES AND PEDESTRIANS) TO (36) SECURED LONG-TERM BICYCLE PARKING SPOTS BE PERMITTED.

DEPARTURE No.5: SECURE BICYCLE PARKING

SMC 23.54.015.K.2.b

The screenshot shows the Seattle.gov website interface. At the top left is the Seattle.gov logo. To its right is a search bar with the text "Search or jump to". Further right are icons for email, share, and help. Below the header is a breadcrumb trail: "Seattle, Washin... / Title 23 - LAN... / Subtitle III - L... / Chapter 23.5... / 23.54.015 - R...". To the right of the breadcrumb are icons for print, search, and a "MORE" dropdown menu. On the left side, there is a vertical navigation menu with icons for home, documents, a cursor, and a document. The main content area displays the following text:

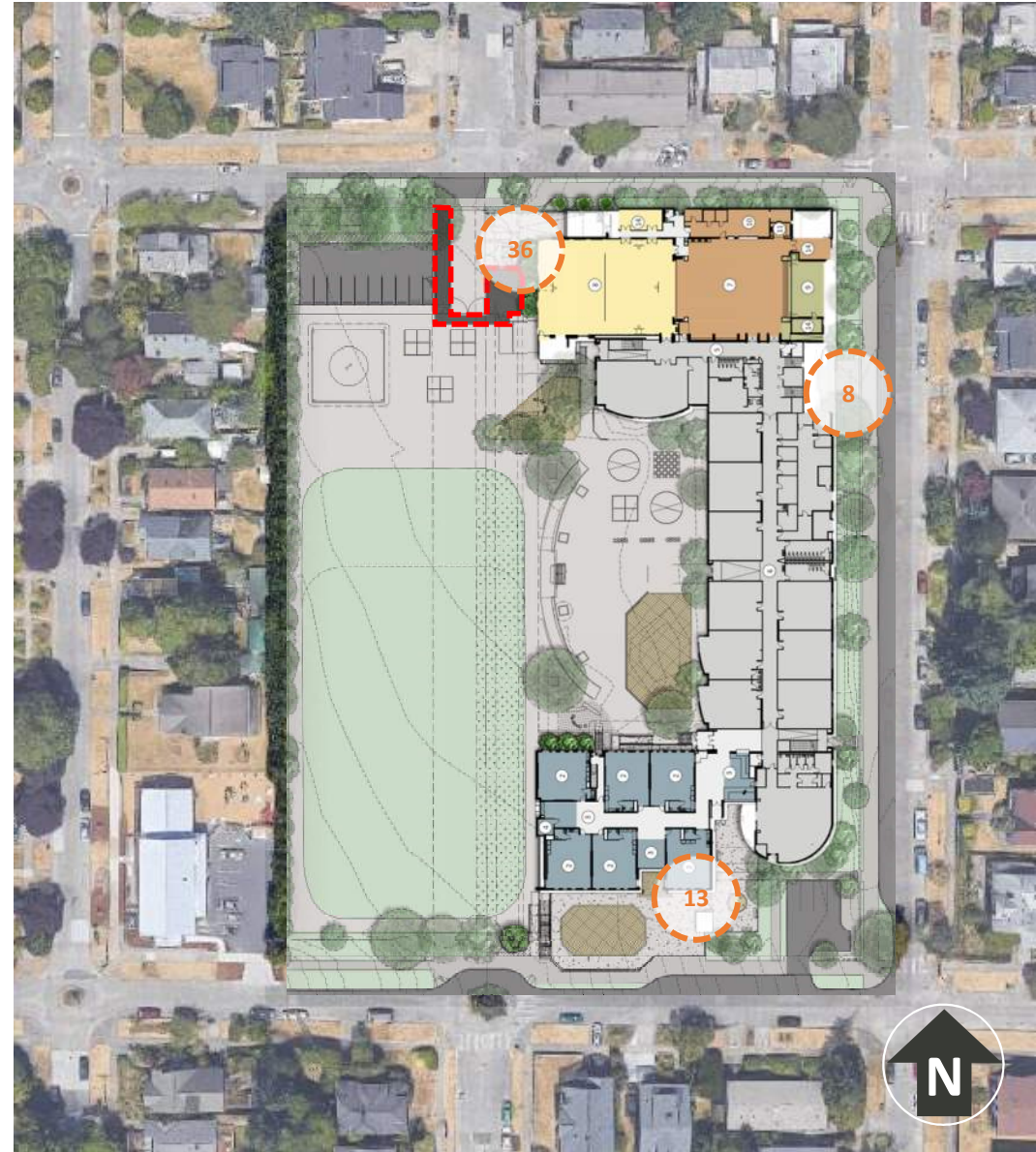
K. Bicycle parking. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table D for [23.54.015](#). Long-term parking for bicycles shall be for bicycles parked four or more hours. Short-term parking for bicycles shall be for bicycles parked less than four hours. In the case of a use not shown on Table D for [23.54.015](#), one bicycle parking space per 10,000 gross square feet of either short- or long-term bicycle parking is required, except single-family residential use is exempt from bicycle parking requirements. The minimum requirements are based upon gross floor area of the use in a structure minus gross floor area in parking uses, or the square footage of the use when located outside of an enclosed structure, or as otherwise specified.

2. Performance standards. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence, based on rules promulgated by the Director of the Seattle Department of Transportation that address the considerations in this subsection 23.54.015.K.2.

b. Provide pedestrian and bicycle access to long-term bicycle parking that is separate from other vehicular entry and egress points.

BICYCLE PARKING

- New Configuration:
(21) short term spaces, in (3) locations
(36) long term spaces, in (1) location



DEPARTURE No.5: SECURE BICYCLE PARKING

23.54.015.K.2.b

Bicycle parking includes both short-term bicycle racks and long-term, secure and weather protected bicycle facilities.

The small site area and a utility easement that bisects the site along the alignment of the 3rd Ave NW, limit the ability to provide bicycle parking. The proposed long-term bicycle parking location is located in the utility easement, near the playground and gym. This will preserve the maximum outdoor play area for the school.

SPS REQUESTS A DEPARTURE (36) SECURED LONG-TERM BICYCLE PARKING SPOTS ON THE PLAYGROUND BE PERMITTED.

DEPARTURE No.6: UNPROTECTED BICYCLE PARKING

SMC 23.54.015.K.2.h

The screenshot shows the Seattle.gov website interface. At the top left is the Seattle.gov logo. To its right is a search bar with the text "Search or jump to". Further right are icons for email, share, and help. Below the header is a breadcrumb trail: "Seattle, Washin... / Title 23 - LAN... / Subtitle III - L... / Chapter 23.5... / 23.54.015 - R...". To the right of the breadcrumb are icons for print, search, and a "MORE" dropdown menu. On the left side, there is a vertical navigation menu with icons for home, documents, a pencil, and a document. Below the menu is a dark blue box with the letters "mc" in white. The main content area displays the following text:

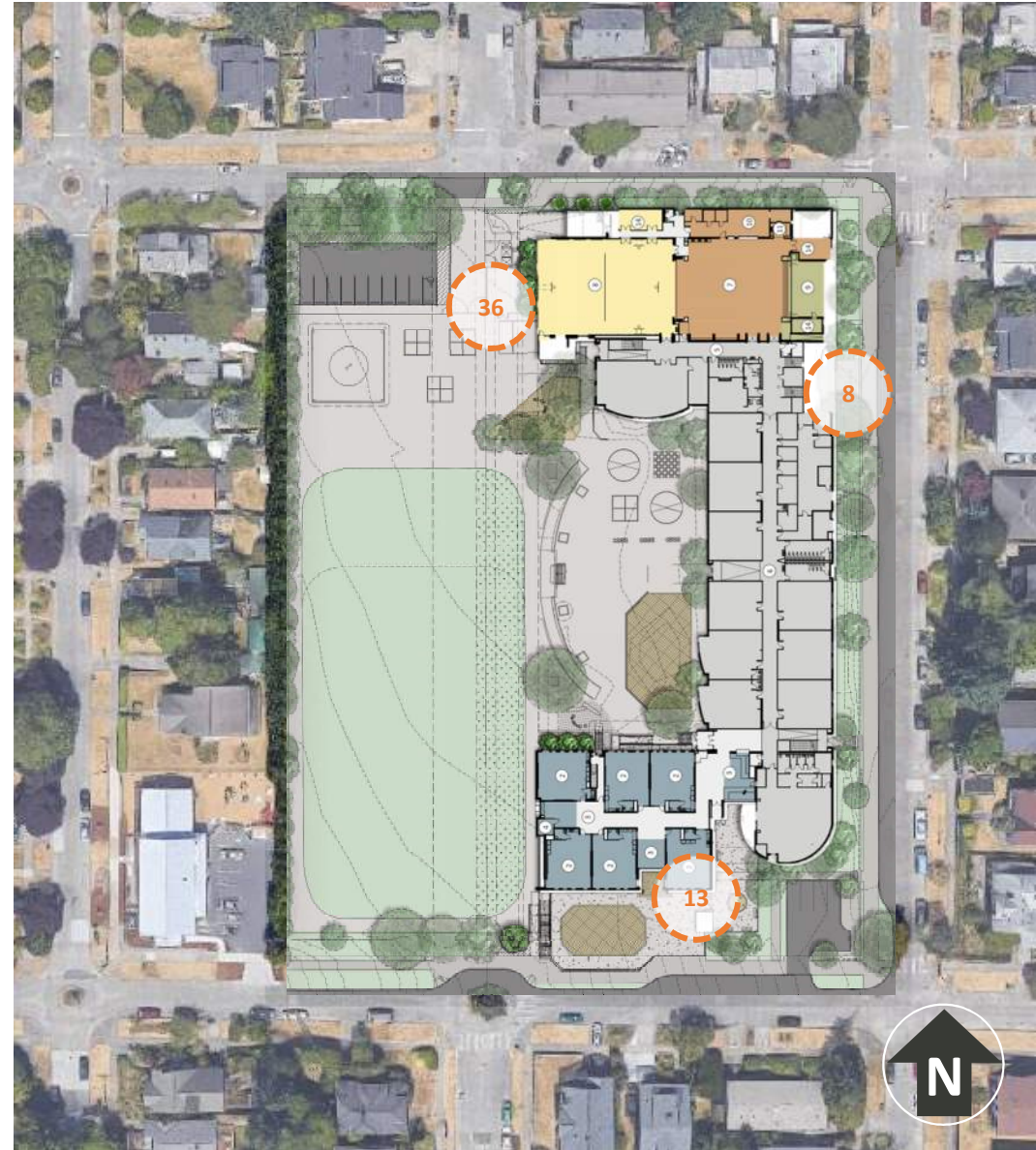
K. Bicycle parking. The minimum number of off-street parking spaces for bicycles required for specified uses is set forth in Table D for [23.54.015](#). Long-term parking for bicycles shall be for bicycles parked four or more hours. Short-term parking for bicycles shall be for bicycles parked less than four hours. In the case of a use not shown on Table D for [23.54.015](#), one bicycle parking space per 10,000 gross square feet of either short- or long-term bicycle parking is required, except single-family residential use is exempt from bicycle parking requirements. The minimum requirements are based upon gross floor area of the use in a structure minus gross floor area in parking uses, or the square footage of the use when located outside of an enclosed structure, or as otherwise specified.

2. Performance standards. Provide bicycle parking in a highly visible, safe, and convenient location, emphasizing user convenience and theft deterrence, based on rules promulgated by the Director of the Seattle Department of Transportation that address the considerations in this subsection 23.54.015.K.2.

h. Provide full weather protection for all required long-term bicycle parking.

BICYCLE PARKING

- New Configuration:
(21) short term spaces, in (3) locations
(36) long term spaces, in (1) location



DEPARTURE No.6: UNPROTECTED BICYCLE PARKING

SMC 23.54.015.K.2.h

Bicycle parking includes both short-term bicycle racks and long-term, secure and weather protected bicycle facilities.

The small site area and a utility easement that bisects the site along the alignment of the 3rd Ave NW, limit the ability to provide bicycle parking. The proposed long-term bicycle parking location is located in the utility easement, near the playground and gym. This will preserve the maximum outdoor play area for the school.

SPS REQUESTS A DEPARTURE FOR (36) LONG-TERM BICYCLE PARKING SPOTS TO UNPROTECTED FROM WEATHER.

DEPARTURE No.7: CHANGING IMAGE MESSAGE BOARD

SMC 23.55.020.B

The screenshot shows the Seattle.gov website interface. At the top left is the Seattle.gov logo. To its right is a search bar with the text "Search or jump to". Further right are icons for email, a right arrow, and a question mark. Below the search bar is a breadcrumb trail: "Seattle, Wash... / Title 23 - L... / Subtitle III -... / Chapter 23... / Part 2 - Sta... / 23.55.020 -...". To the right of the breadcrumb trail are icons for zoom, search, and a "MORE" dropdown menu. Below the breadcrumb trail is a sidebar with icons for home, a document, and a hammer. The main content area displays the title "23.55.020 - Signs in single-family zones" followed by a list of rules:

- A. Signs shall be stationary and shall not rotate.
- B. No flashing, changing-image or message board signs shall be permitted.
- C. No roof 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.

Due to site constraints, the project proposes a single-sided, building-mounted changing message board near the main building entry on 4th Ave NW.

EXISTING EAST ENTRY – NO ELECTRONIC SIGN



EXISTING EAST ENTRY – 4' X 7' ELECTRONIC SIGN



DEPARTURE No.7: CHANGING IMAGE MESSAGE BOARD

SMC 23.55.020.B

A ground-mounted sign would minimize glare and visual intrusion to nearby homes, but would need to be double sided to be visible to the two-way traffic and be prone to vandalism.

These boards are effective in improving communication and neighborhood connection, promoting public safety, and expanding the school's ability to reach diverse communities.

SPS REQUESTS A DEPARTURE TO INSTALL (1) BUILDING MOUNTED, CHANGING IMAGE MESSAGE BOARD.

SUMMARY

Departures Requested:

- No.1 Building Height
- No.2 Building Setback
- No.3 Required Parking
- No.4 Bicycle Parking - Access
- No.5 Bicycle Parking - Secured
- No.6 Bicycle Parking - Unprotected
- No.7 Changing Image Message Board



COMMITTEE CLARIFYING QUESTIONS

PUBLIC COMMENT

COMMITTEE DELIBERATIONS & RECOMMENDATIONS