

Development Standard Advisory Committee

Green Dot Seattle Middle School

April 13, 2017



Green Dot
Public **schools**TM

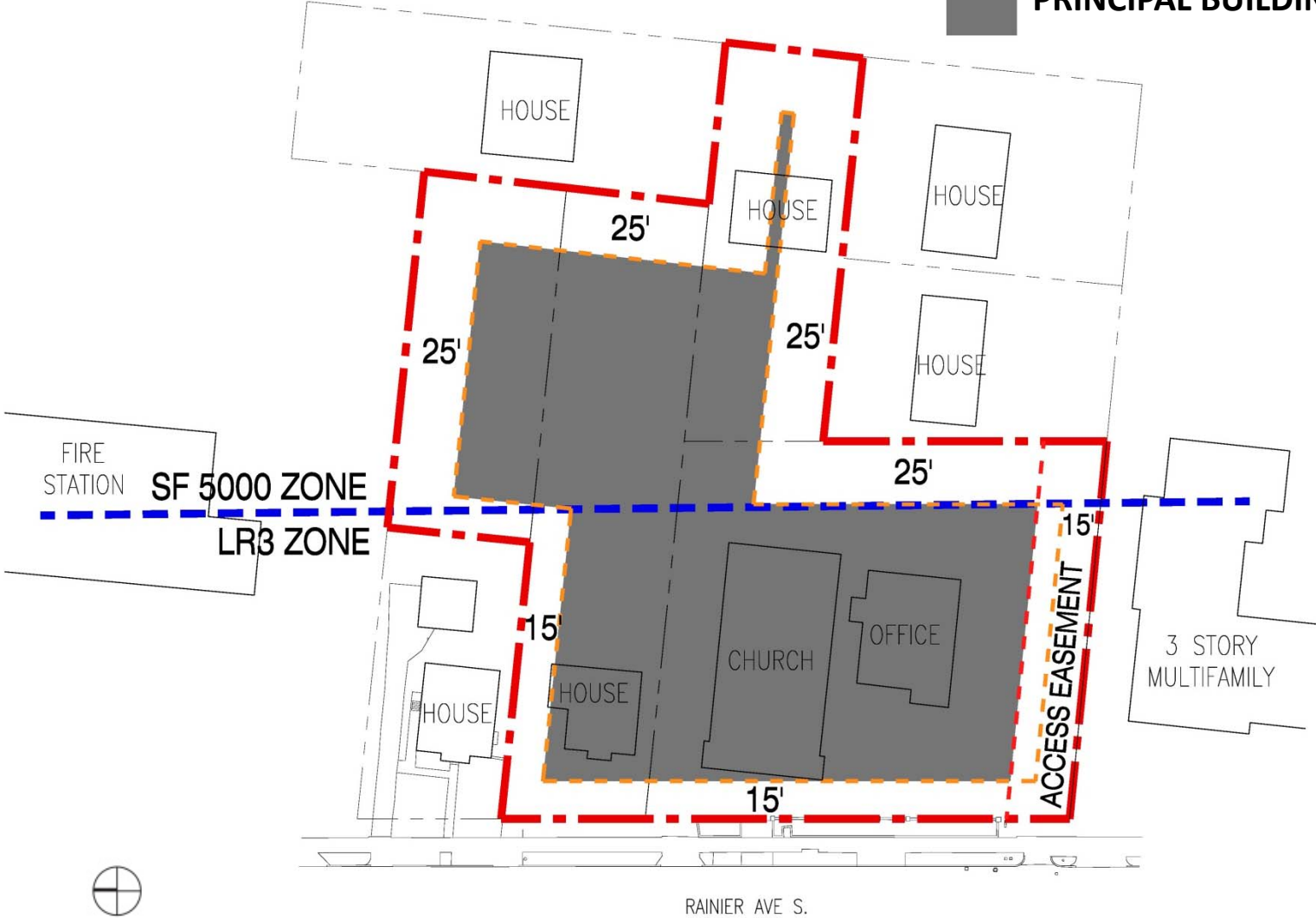
Site Context



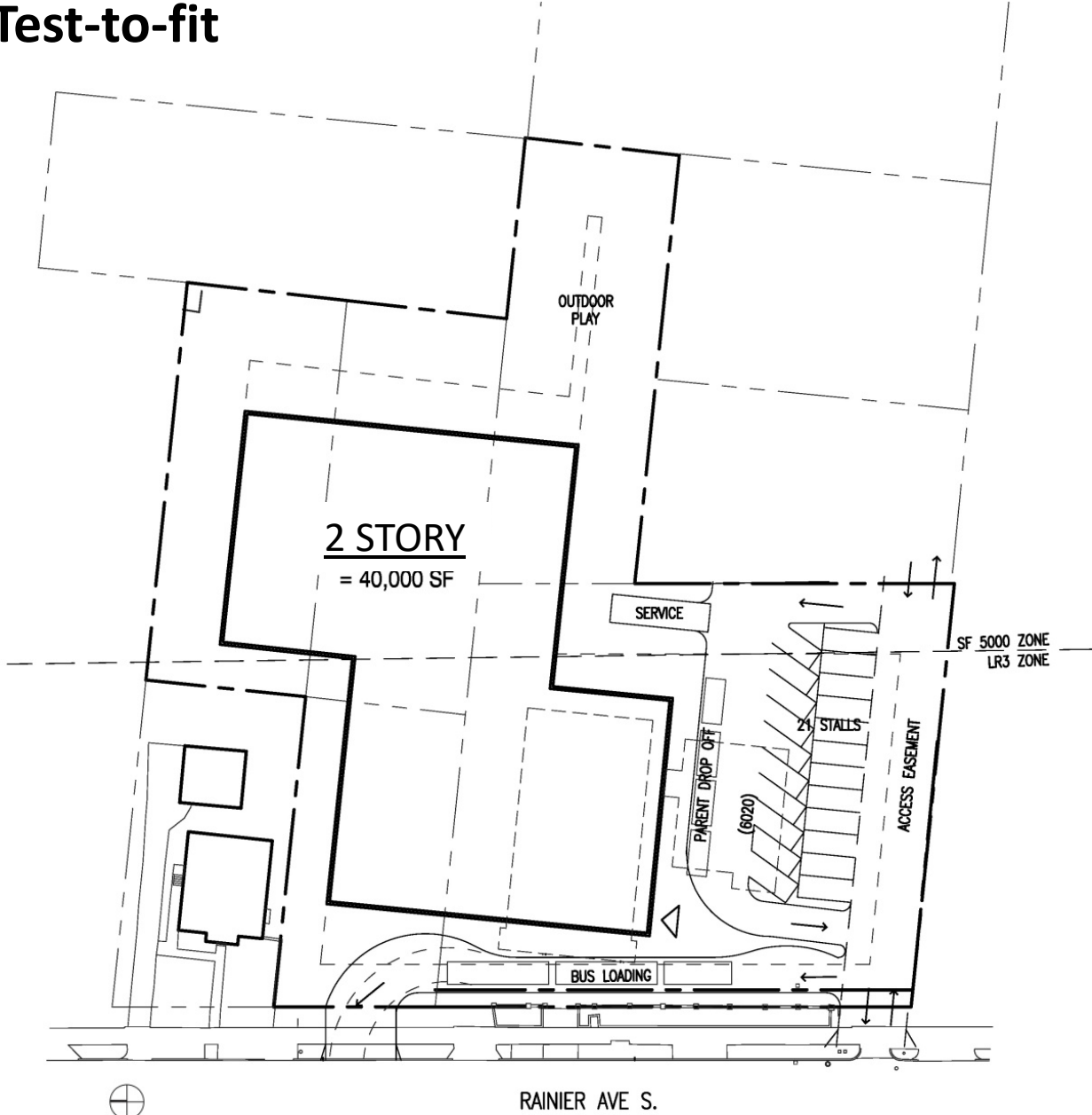
Site Analysis

Legend

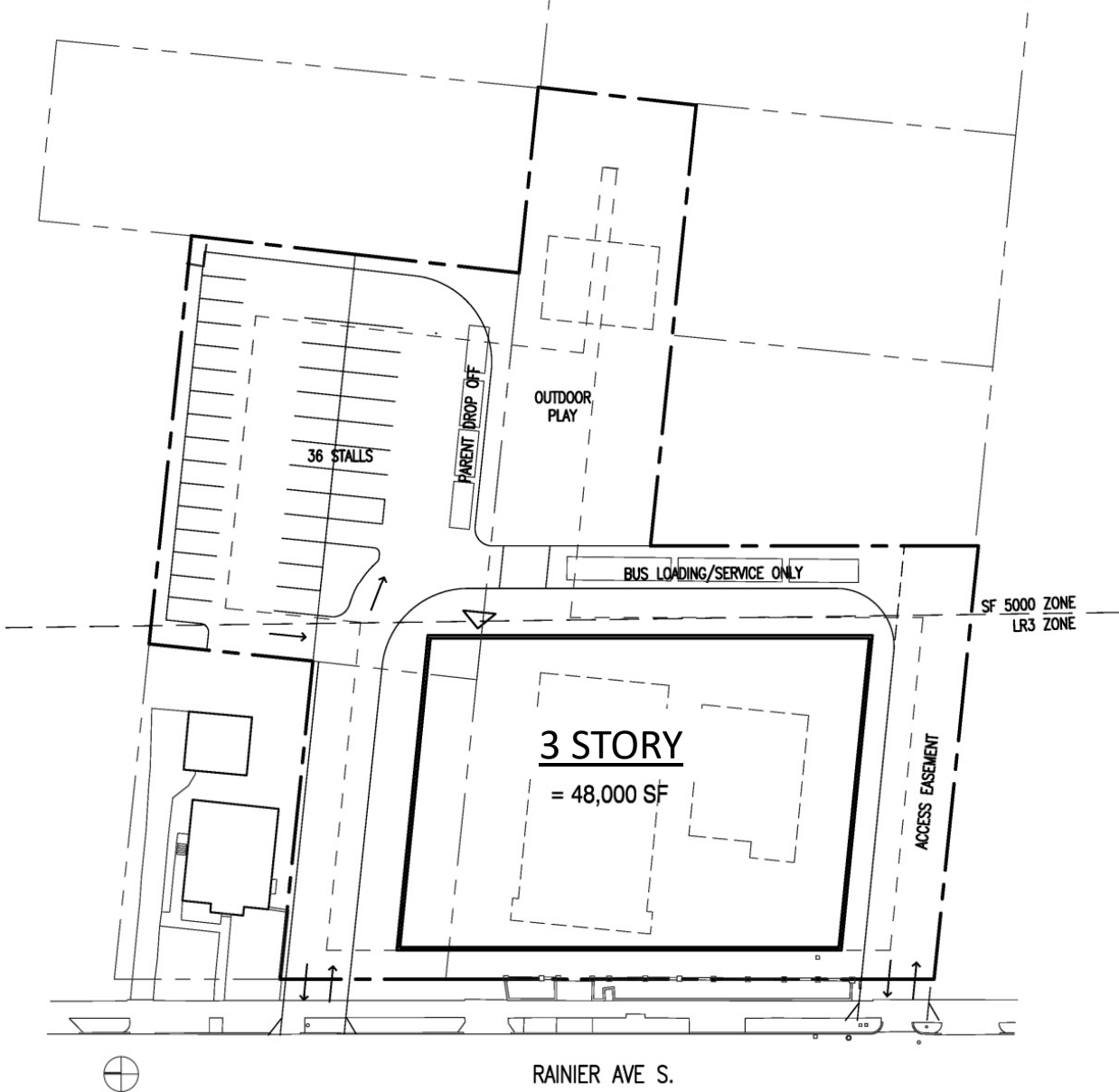
 PRINCIPAL BUILDING AREA



Two Story Test-to-fit



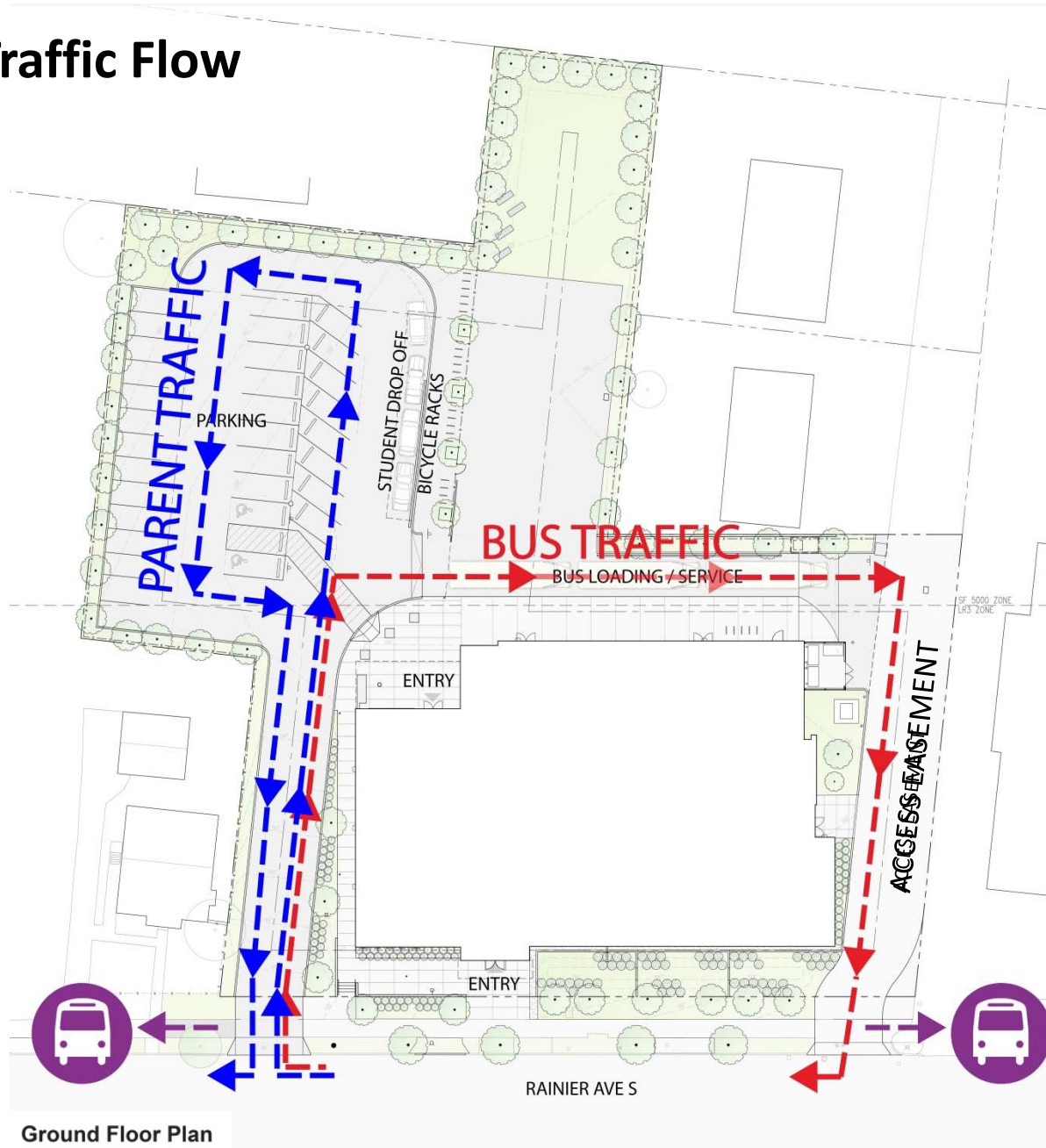
Three Story Test-to-fit



Site Plan



Site Plan – Traffic Flow



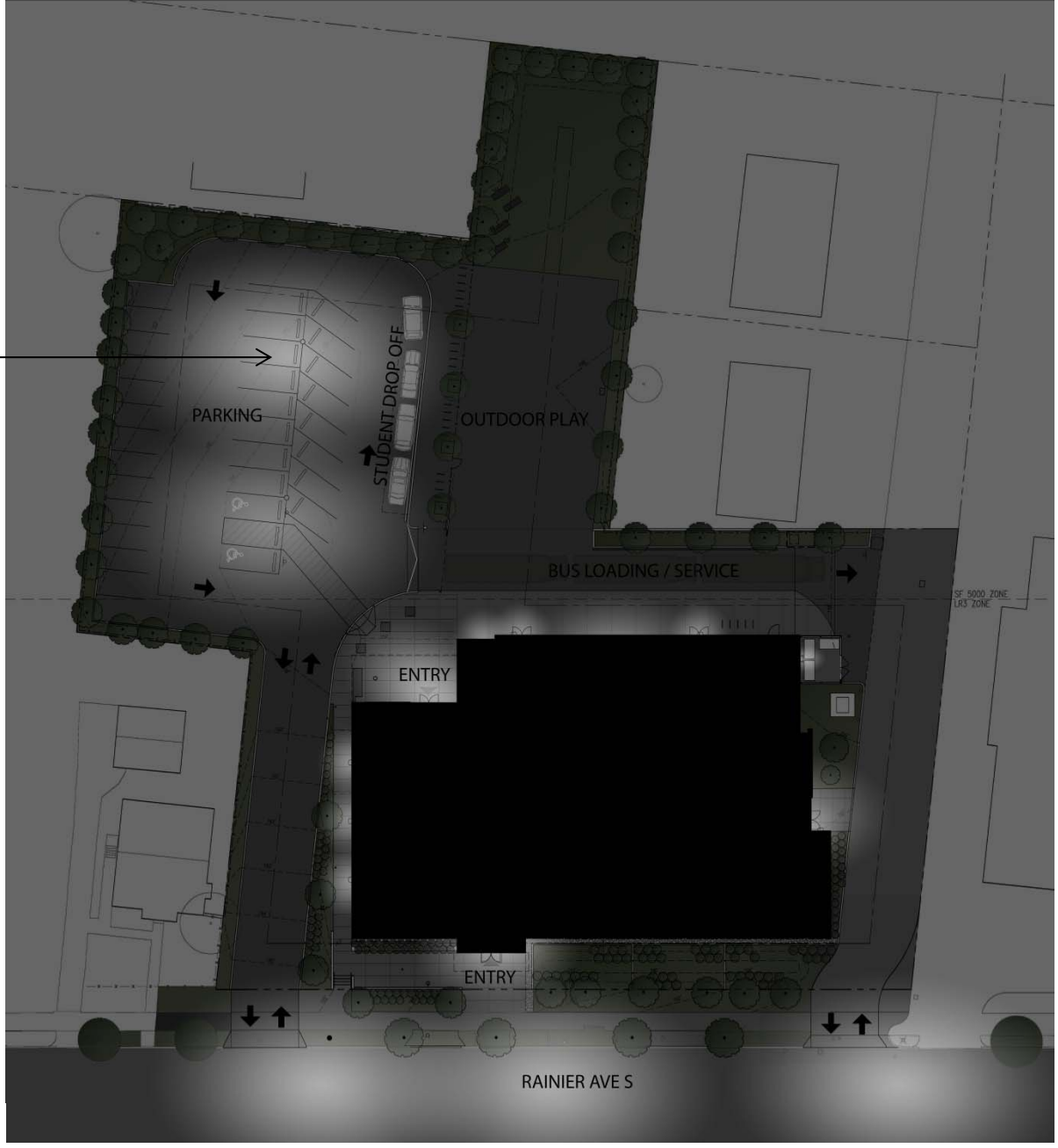
⊕ Ground Floor Plan

Landscape Plan



Site Lighting

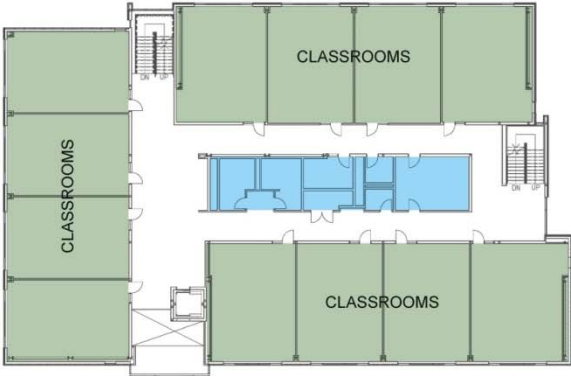
Programmable Lighting



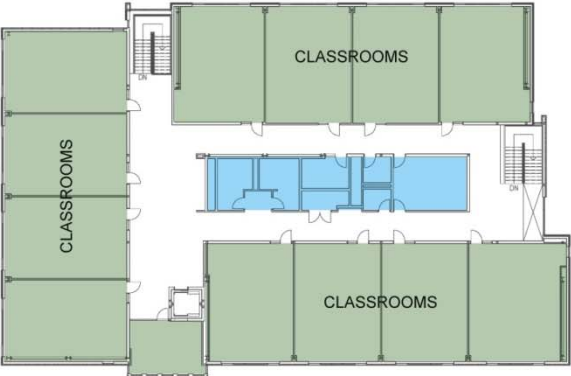
Site Plan / Floor Plan



Second and Third Floor Plans



Second Floor



Third Floor

Development Standards: SMC 23.51B

Code	Citation	Development Standard Met / Not Met
Lot Coverage	23.51B.002 - C.1	Met
Height in Single Family and Low-rise Zones	23.51B.002 - D	Departure Required
Light Standards	23.51B.002-D6	Met
Setback Requirements	23.51B.002 - E	Met
Structure Width	23.51B.002 - F	Met
Parking Quantity	23.54.015A	Met
Parking Location	23.51B.002 - H	Met
Bus and Truck Loading/Unloading	23.51B.002 - I	Met
Noise, Odor, Light and Glare	23.51B.002. J	Met

Departure Requested: Building Height

Building Height:

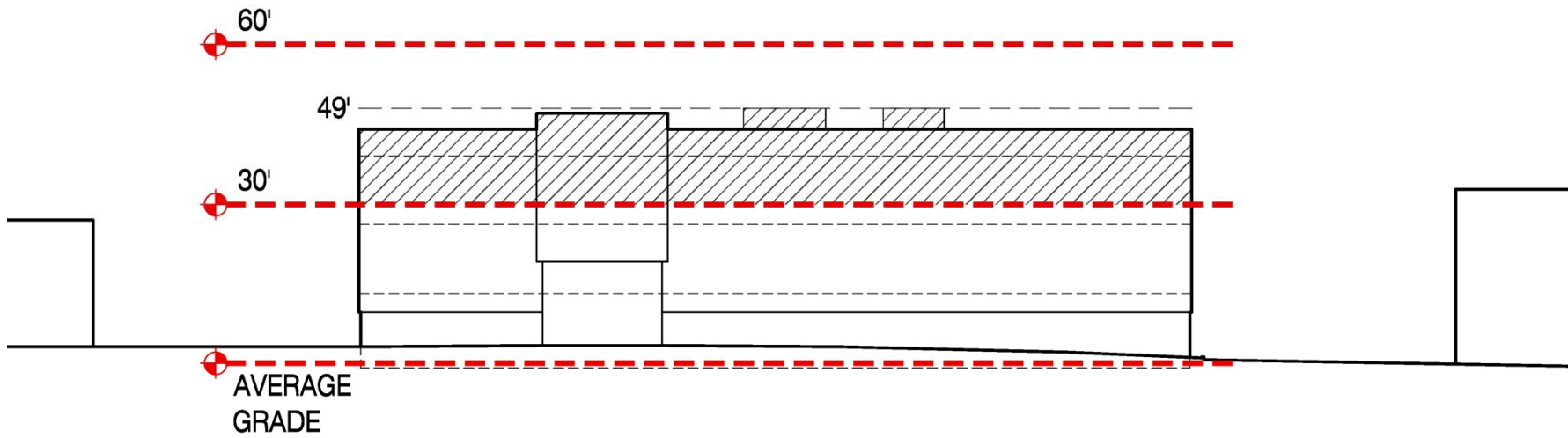
Maximum height allowed outright: 30'
(SMC 23.51B.002 D.1):

Maximum height allowed as a departure: 60'
(SMC 23.51B.002 D.3)

Proposed building height: **49'**
(including rooftop mechanical equipment)

A departure for 19' of additional building height is requested.

Departure Requested: Building Height



West Elevation



Existing Looking North



Proposed Building Massing



Existing Looking South



Proposed Building Massing



⊗ **Proposed Building Massing**



West Elevation (Facing Rainier Ave S)



South Elevation



East Elevation



North Elevation



View Looking North Along Rainier Ave S



View Looking South Along Rainier Ave S

Evaluation Criteria

- 1) Appropriateness in relation to the character and scale of the surrounding areas
- 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
- 5) Impacts on housing and open space

Departure Requested: Building Height

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(SMC 23.51B.002 D.1):

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