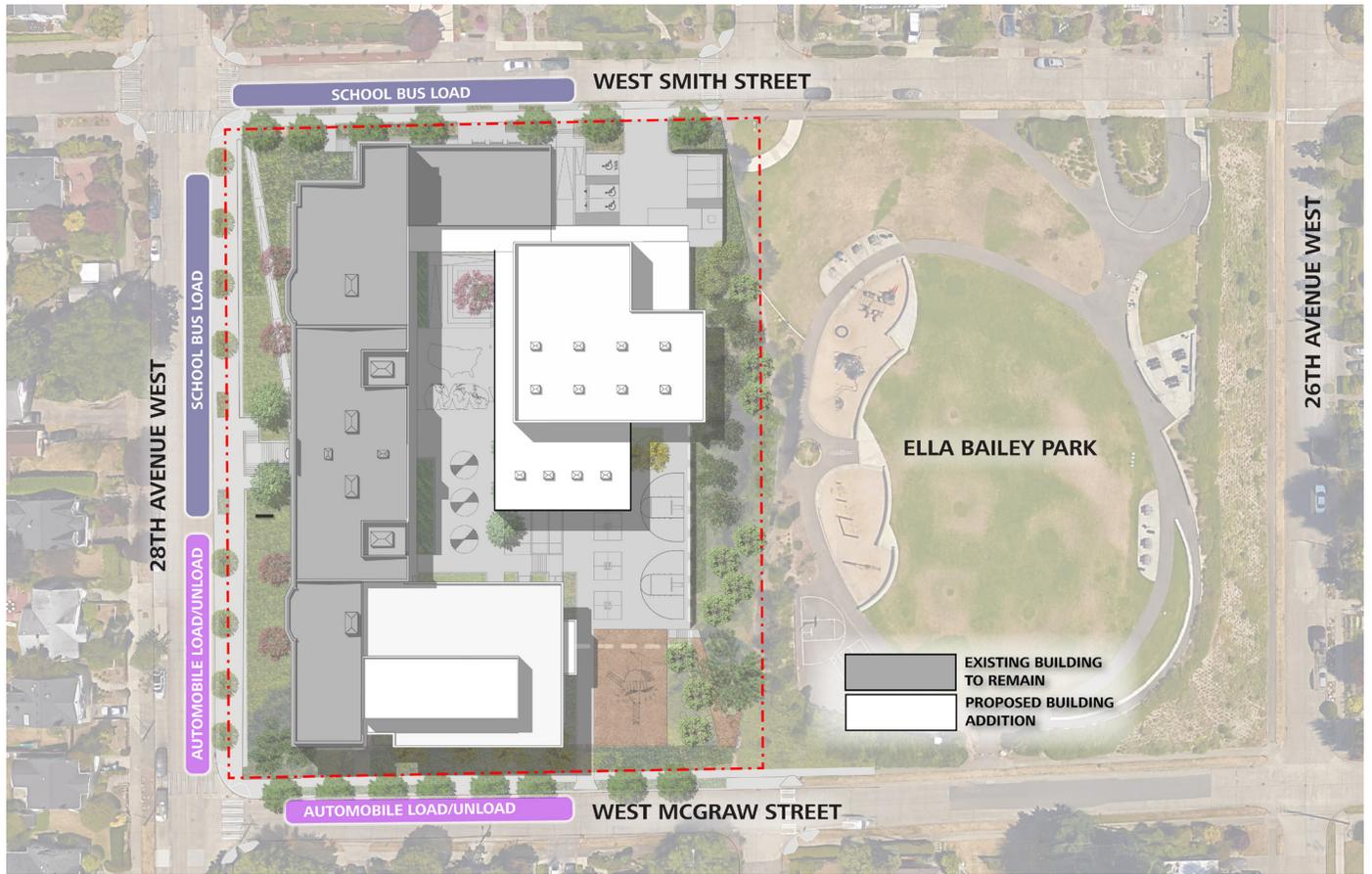


# Magnolia Elementary School

SEATTLE PUBLIC SCHOOLS | SEATTLE, WASHINGTON



DEPARTURE 1: LOT COVERAGE  
SMC 23.51B.002.C.1

*Departure Requested for 10%  
Additional Lot Coverage*

DEPARTURE 3: PARKING REQUIREMENT  
SMC 23.54.015 Table C\*; Row N  
\*footnote 7

*Departure Requested for 73  
Parking Spaces*

DEPARTURE 5: READER BOARD  
SMC 23.55.020.A, B, D.7

*Departure Requested for  
Changing-Image, Message  
Board Sign*

DEPARTURE 2: BUILDING HEIGHT  
SMC 23.51B.002.D.1.c

*Departure Requested for 12'-0"  
Above the Height Limit for a  
Mechanical Penthouse*

DEPARTURE 4: BUS LOADING REQUIREMENTS  
SMC 23.51B.002.I.4.a - c

*Departure Requested for  
Additional Bus Loading &  
Unloading on W Smith Street*



## PROJECT OVERVIEW

Modernize the existing 40,300-sf school and build a 30,800-sf addition & gymnasium to provide a total capacity of 500 students to address current and projected elementary growth in the Magnolia neighborhood and reduce overcrowding at elementary schools (K-5) in the area.

### ANTICIPATED OCCUPANCY

Fall 2018

### OWNER

Seattle Public Schools

### ARCHITECT & EDUCATIONAL PLANNER

Mahlum

### LANDSCAPE ARCHITECT

Cascade Design Collaborative

### CIVIL ENGINEER

LPD Engineering

### MECHANICAL/ELECTRICAL ENGINEER

Hargis Engineers

### STRUCTURAL ENGINEER

PCS Structural Solutions

### HISTORICAL ARCHITECT

Peter Meijer Architect

### ACOUSTICAL CONSULTANT

A3 Acoustics

mahlum

SEATTLE, WASHINGTON | PORTLAND, OREGON | MAHLUM.COM

mahlum



SEATTLE  
PUBLIC  
SCHOOLS

# Departure Committee

## Magnolia Elementary School

14 September 2016





# Agenda

**Introductions**

**Overview of the Process**

**Project Update**

**Transportation Study**

**Departures Requested**

Lot Coverage

Building Height

Off-site Parking

On-street Bus Loading

Reader Board

**Committee Clarifying Questions**

**Public Comment**

**Committee Recommendation**

# Introductions

# Overview of the Process

# PURPOSE & INTENT

- While Most schools are located in single family zone neighborhoods, the land use code does not include a “school zone”
- Renovation projects often times will not meet the underlying zoning, therefore the school district 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	Karen Nilson	Person residing within 600'
2	Brad Halverson	Person owning property or a business within 600'
3	Damien McBride	Representative of the general neighborhood
4	Trent Mummery	Representative of the general neighborhood
5	Abigail DeWeese	At large to represent citywide education issues
6	Nicole Reid	Representatives of the Blaine PTA
7	Terry Richardson	Representatives of the Lawton PTA
8	Jeanette Imanishi	Representative of the Seattle School District
Alt 1	Jim Brown	
Alt 2	Mark Mauzey	
Ex-Officio	Maureen Sheehan	City DON (Non-voting Chair)
Ex-Officio	Holly Godard	City Seattle Department of Construction & Inspections (Non-voting Ex-Officio Member)

# SCHEDULE

August 8, 2016 Committee Formed (90 day clock starts to conduct meetings)

September 14, 2016 - First Meeting

TBD – 2nd Meeting, if needed

TBD – 3rd Meeting, if needed (NLT November 6, 2016)

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

If 1 Meeting = October 14, 2016 (30 days after first meeting)

If 2-3 Meetings = December 13, 2016 (90 days after first meeting)

TBD, SDCI Director issues decision

# COMMITTEE ROLES & RESPONSIBILITIES (23.79.008)

- A. It shall conduct one or more **public meetings** within a ninety (90) day period from formation of the advisory committee. [Nov 6, 2016]
- 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.

# RECOMMENDATIONS

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

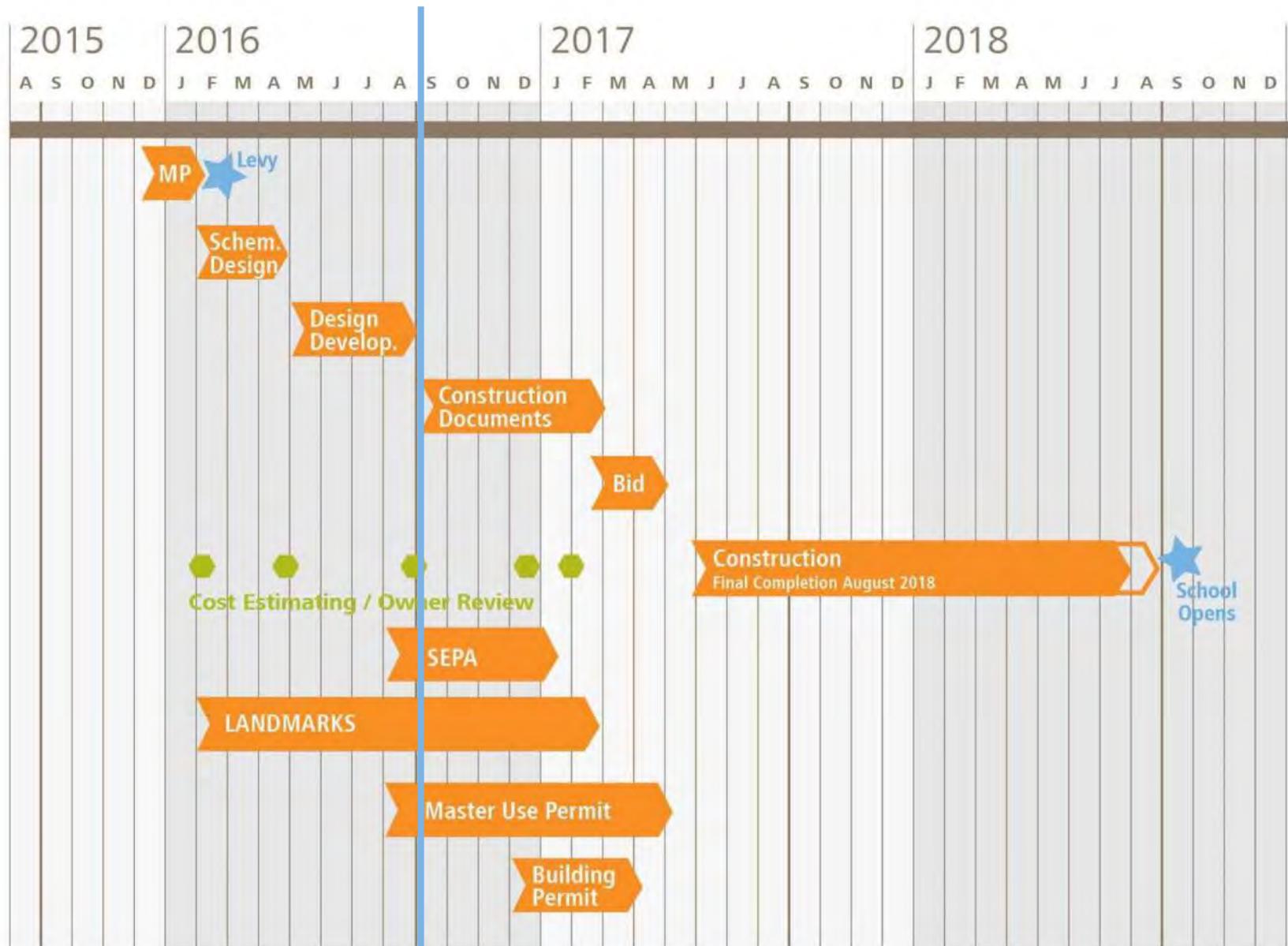
# Project Update



# SPS Capital Levy Scope

**Modernize the existing 40,000 sf school and build an addition with 4 classrooms and a gymnasium to provide a total capacity of 500 students to address current and projected elementary growth in the Magnolia neighborhood and reduce overcrowding at elementary schools (K-5) in the area.**

# Schedule



# Site and Existing Building Analysis

Existing Building

Natural Features

Zoning

# Site Analysis



WEST SMITH STREET

28TH AVENUE WEST

2.45 ACRES

ELLA BAILEY PARK

26TH AVENUE WEST

WEST MCGRAW STREET

# Building Additions



# Building Additions



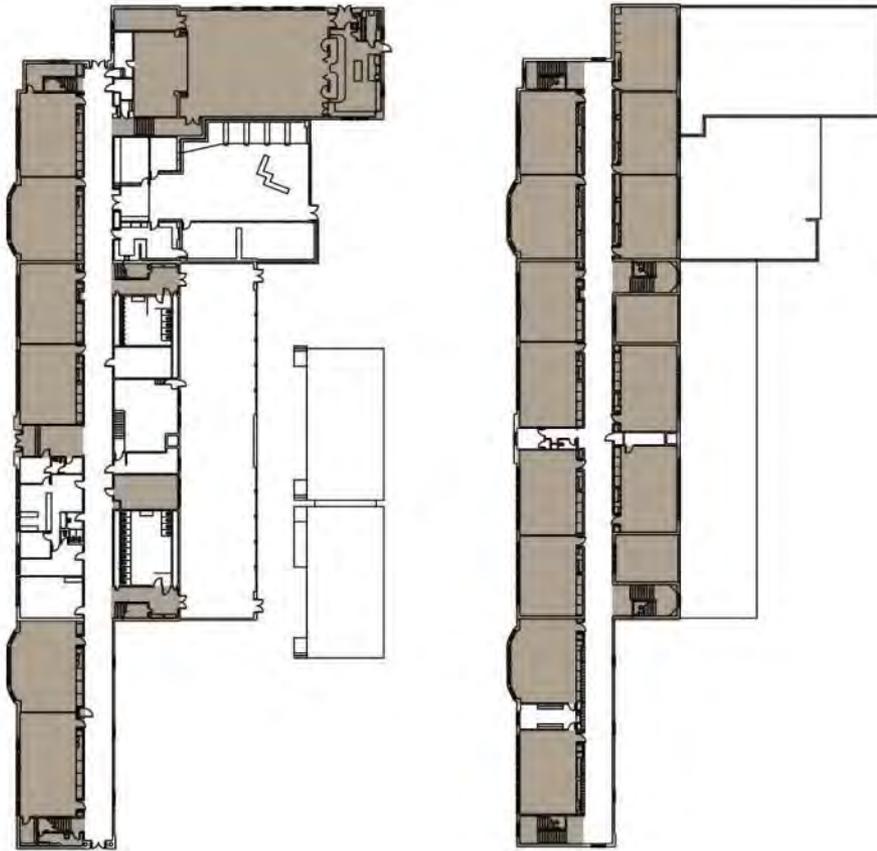
# Building Additions



# Building Additions



# Landmark Designation



## Designated Features

Site

Exteriors of 1927 Building and  
1931 and 1941 Additions

Meeting Room (cafeteria)

First Floor Entry Hall

Bookroom

Original Classrooms  
that remain

Light Fixtures and Doors  
in the Hallways

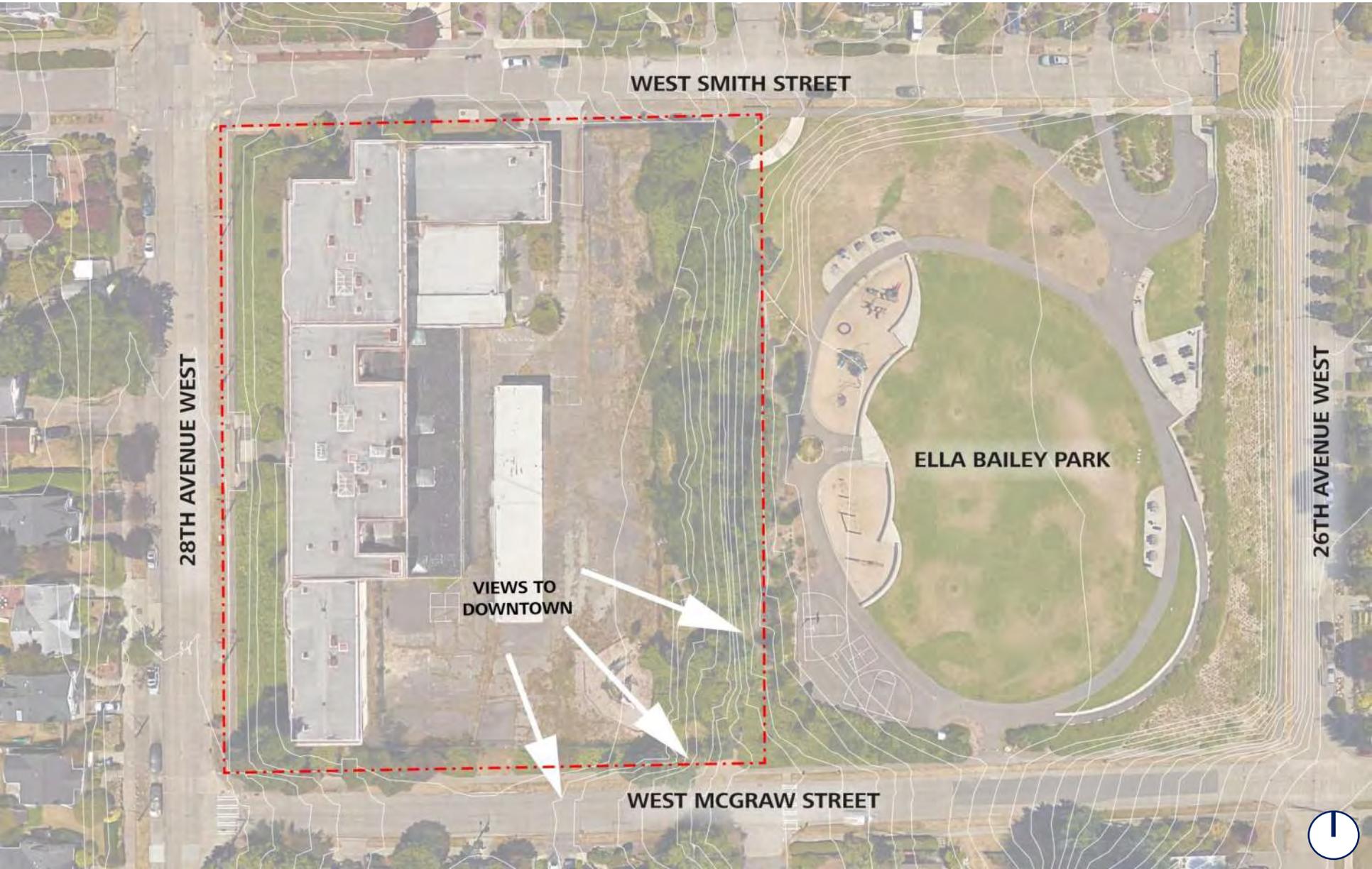
Four Stairways



# Solar Access



# Views



# Steep Slope



# Exceptional Trees



WEST SMITH STREET

26TH AVENUE WEST

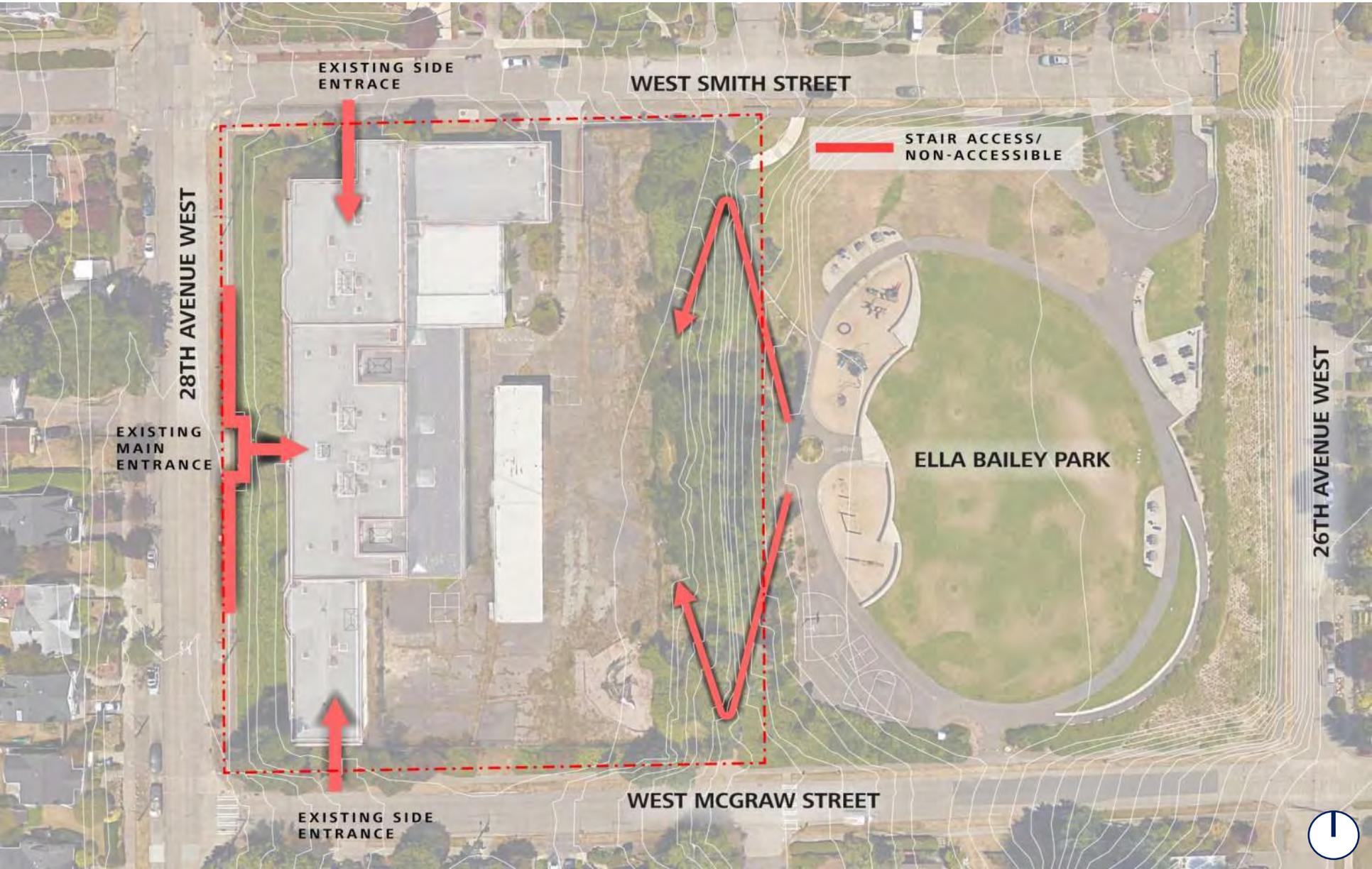
ELLA BAILEY PARK

28TH AVENUE WEST

WEST MCGRAW STREET



# Accessibility



Process



# Project Basics

**Kindergarten – 5th grade**

**500 students**

**(71,100 GSF)**

**Occupancy Fall 2018**

## **Existing Building Modernization**

Mechanical and Electrical Systems, Seismic Improvements

## **Building Additions**

South Classroom/Library Addition, East Gym Addition, Commons Extension

## **New site work**

Playground Improvements, Outdoor Learning, New Parking & Service Access, Ramp Access, Utilities, and Stormwater Improvements

## **Offsite improvements**

Street Trees, Curb Bulbs & Ramps, Relocate Service Driveway, Flashing Beacons



# Engagement

## Meetings

**Master Planning**  
(6 meetings)

**Dec 2015**  
**Jan 2016**  
**Feb 2016**

**SDAT Meeting**  
(4 Meetings)

**Mar 2016**  
**Apr 2016**  
**June 2016**

**Magnolia Community Meeting**

**Mar 2016**



# If Magnolia were a center for community, What would it look like?

## Active

riding bikes  
dancing  
movement  
exploration

## Connected

family night  
sharing ideas | culture  
sense of community  
haven

## Inspired

fun  
creative  
sounds of children  
a place to dream

## Contemplative

space to think quietly  
innocence  
reading a book  
secure



# If Magnolia were a center for community, What would it look like?

## **Engage Nature**

neighborhood blending with environment  
walk to school through the woods  
connected to environment  
gathering in nature  
places for reflecting  
natural light  
view to green space

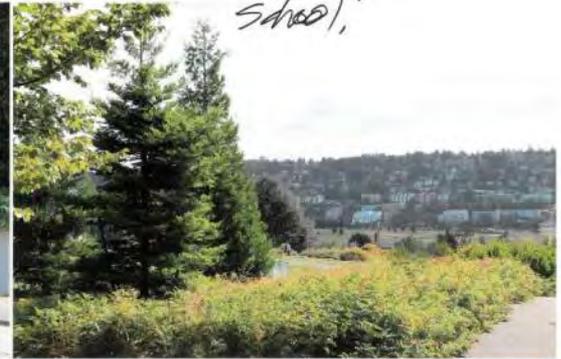
## **Leverage View**

historic sights of the building  
city view | skyline  
connection to park  
preserve neighborhood views  
art with a view  
library with a view

# SPS Listening Station

Traffic, Safe Routes to Schools, Views, Parks Connection

- will the District work to improve safe routes to schools?
- CAN the District promote walking/biking to school,





# School Design Advisory Team (SDAT)

**Mardee Austin (Community Member)**

**John Hughes (Community Member)**

**Heather Johnson (Seattle Public Schools)**

**Erik Anderson (Seattle Public Schools)**

**Jeanette Imanishi (Seattle Public Schools)**



# School Design Advisory Team (SDAT)

## **Vision:**

**At Magnolia School we build a joyful, caring community, fostering balance, creativity and curiosity surrounded by nature and framed by a historic, modernized building.**

## **Goals:**

**Modernize the historic building to improve teaching and learning spaces**

**Focus on Flexibility and Adaptability**

**Engage Nature and Foster Curiosity**



# Design Review Process – District (Central Office)

**Teaching and Learning**

**Capital Projects**

**Operations**

**Maintenance**

**Legal**

**Risk Management**

**Self-Help**

**SDAT (School Design Advisory Team)**

**School Board**

**BEX Oversight Committee**

**Self-Help**

**Department of Technology Services (DoTs)**

**Transportation**



# Attributes for High Achieving Schools

**Learner-Centered Environment**

**Personalized Environment**

**Community Connections**

**Aesthetics**

**Safety**

**Program Adaptability**

**Collaboration**



# Design Review Process - Agency

**Seattle Department of Construction  
and Inspections (SDCI)**

**Seattle Department of Transportation  
(SDOT)**

**Safe Routes to School (SDOT)**

**Department of Neighborhoods (DON)**

**Landmarks Preservation Board**

**King County – Public Health**

**Seattle Parks and Recreation**

**Seattle Public Utilities (SPU)**

**Seattle City Light (SCL)**

**Puget Sound Energy (PSE)**

**Office of the Superintendent for Public  
Instruction (OSPI)**



# Project Guiding Principles

Keep district mission up front  
Every student, every classroom

Healthy, exciting learning  
environments

Follow the standards and don't  
compromise on quality

Efficient use of resources –  
maintenance, utilities, operations

Focus on areas that can't be done later

Honor the community and context

Path to Net Zero Energy

On time and on budget



# Project Guiding Principles

Keep district mission up front  
**Every student, every classroom**

**Healthy, exciting learning environments**

Follow the standards and don't compromise on quality

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Focus on areas that can't be done later

**Honor the community and context**

Path to Net Zero Energy

On time and on budget



# Project Priorities

Maintain front door in current location

Group public spaces for after hours zoning of the school

Minimize/eliminate on-site parking/drop-off

Provide one open-space/play area for supervision

Provide secured vestibule at entry

Gym at north works best

Use slope as activated play area

Extend classroom wing at south



# Project Priorities

**Maintain front door in current location**

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Extend classroom wing at south

# Project Overview

# Existing Site Plan



WEST SMITH STREET

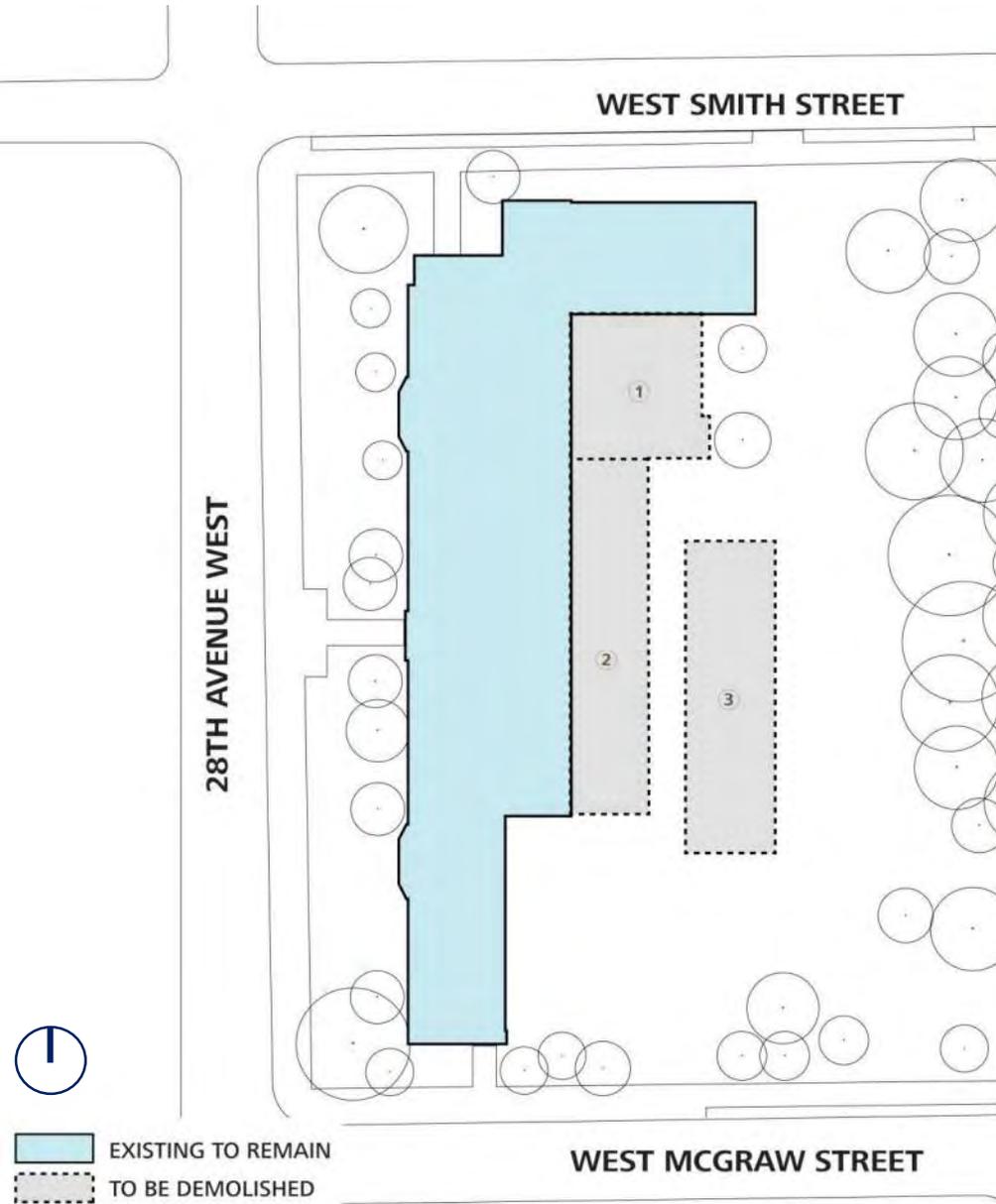
28TH AVENUE WEST

ELLA BAILEY PARK

26TH AVENUE WEST

WEST MCGRAW STREET

# Demolition



1 EXISTING LIBRARY TO BE DEMOLISHED



2 EXISTING COVERED PLAY TO BE DEMOLISHED



3 EXISTING PORTABLE CLASSROOMS TO BE DEMOLISHED

# Proposed Site Plan



WEST SMITH STREET

SCHOOL BUS LOAD

28TH AVENUE WEST

SCHOOL BUS LOAD

AUTOMOBILE LOAD/UNLOAD

ELLA BAILEY PARK

26TH AVENUE WEST

EXISTING BUILDING TO REMAIN  
PROPOSED BUILDING ADDITION

AUTOMOBILE LOAD/UNLOAD

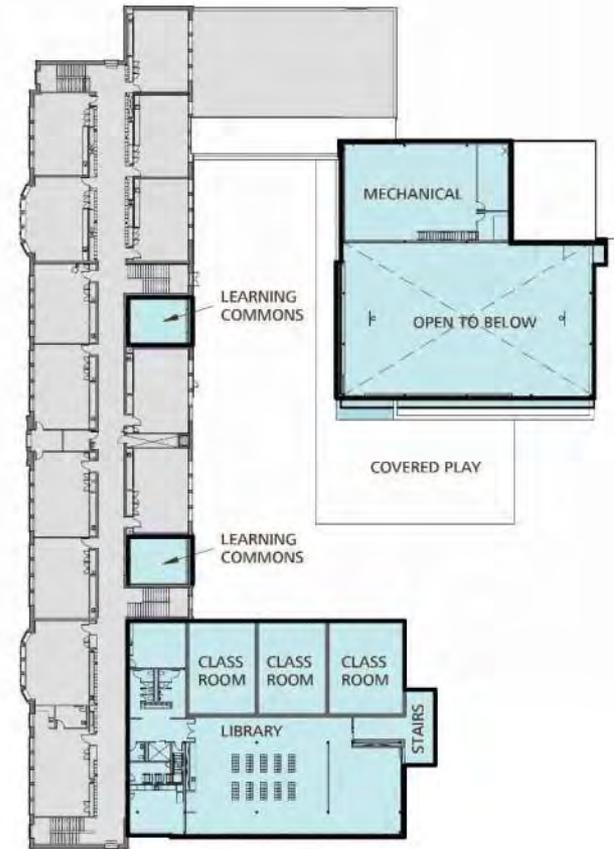
WEST MCGRAW STREET



# Proposed Floor Plans



1<sup>st</sup> Floor



2<sup>nd</sup> Floor



# Proposed Elevations



**WEST ELEVATION**



**SOUTH ELEVATION**

# Proposed Elevations



**EAST ELEVATION**



**NORTH ELEVATION**

# SW Corner Today



# SW Corner Transformed



# SE Corner Today



# SE Corner Transformed



# NW Corner Today



# NW Corner Transformed



# View through Covered Play from Commons



# View of Gym from Library



# Transportation Study

# Site Plan & Access



EXISTING BUILDING TO REMAIN  
PROPOSED BUILDING ADDITION



# Elements Evaluated in Transportation Study

- **Number and time of day of school trips**
- **Traffic operations and safety at eight off-site intersections**
- **Site Access**
- **On-street bus loading**
- **Pedestrian crossings**
- **On-street parking impacts associated with daily school use and occasional evening events**
- **Construction traffic**
- **Mitigation**

# Transportation Study

## Analysis Findings:

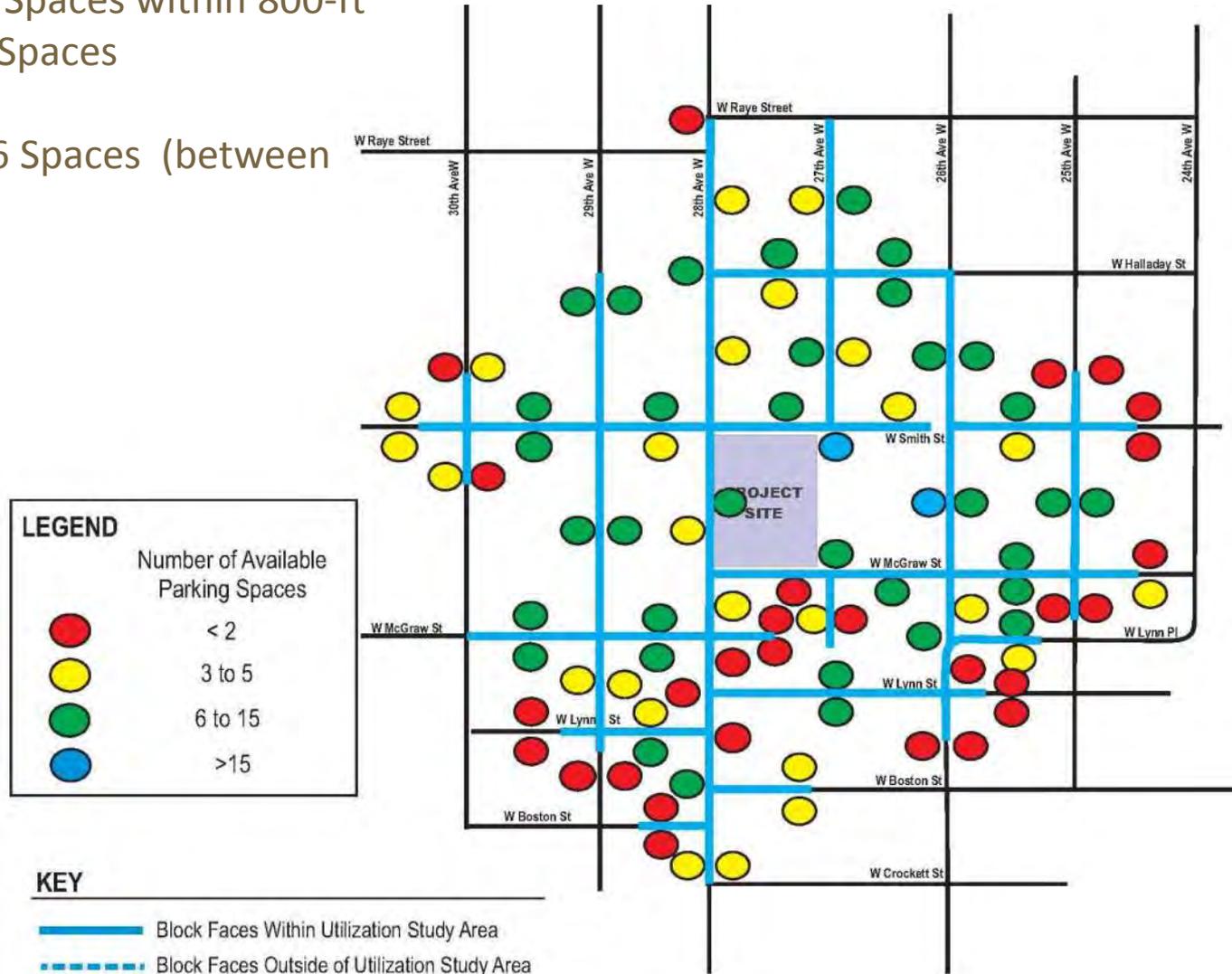
- **Trip Generation** – At proposed capacity of 500 students; estimated to generate 325 morning peak hour trips (180 in, 145 out) and 235 afternoon peak hour trips (115 in, 120 out).
- **Traffic Operations** – Limited impacts, but busy along surrounding roadways during peak 20 minutes (morning before school & afternoon at dismissal).
- **Congestion could be reduced with higher walk population**
- **School Day Parking** – Demand of ~63 vehs on-street. Measured ~486 spaces available (800 feet); can accommodate.
- **Evening Event Parking** – Large events (~one per month) could have demand of 280 to 335 vehs. Measured ~450 spaces available (800 feet). Can accommodate, but noticeable & full nearby.



# On-Street Parking Availability – Weekday Midday

Total On-Street Parking Spaces within 800-ft walking distance = 625 Spaces

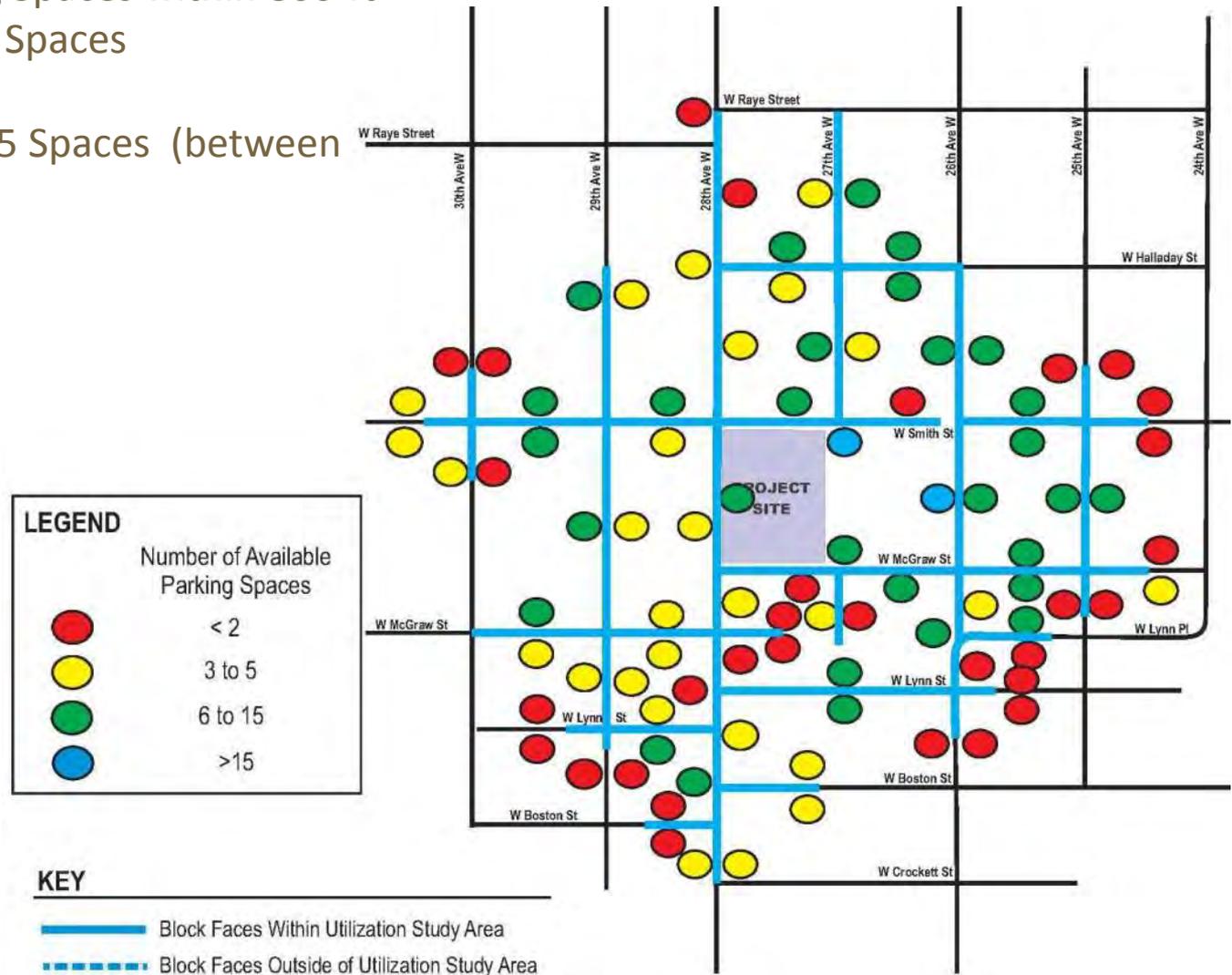
Number Available = 486 Spaces (between 10:30 and 11:30 a.m.)



# On-Street Parking Availability – Weekday Evening

Total On-Street Parking Spaces within 800-ft walking distance = 625 Spaces

Number Available = 455 Spaces (between 7:30 and 8:30 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 to establish locations, extent, & signage for:**

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

## **C. Explore options with SDOT and Metro to relocate/consolidate Metro stop on 28<sup>th</sup> Avenue W**

## **D. Continue coordination with Seattle School Safety Committee**

- Crosswalk locations, signage, or pavement markings
- School zone speed limits established and enforced
- Crossing guard locations identified

# Traffic and Parking Mitigation Recommendations:

## **E. Designate short-term spaces adjacent to Ella Bailey Park**

## **F. Develop Neighborhood Communication Plan for events**

- Updated annually (or as events are scheduled)
- Provide information about the dates, times, and rough magnitude of attendance
- Help neighbors plan for occasional event-related on-street parking demand

## **G. Construction Transportation Management Plan**

- 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

Building Height

Off-Street Parking

On-Street Bus Loading

Reader Board

# Departure Requested :: Lot Coverage, Public Schools



WEST SMITH STREET

ELLA BAILEY PARK

28TH AVENUE WEST

26TH AVENUE WEST

WEST MCGRAW STREET

: LOT SIZE

106,570 SF

EXISTING BUILDING  
TO REMAIN  
PROPOSED BUILDING  
ADDITION

21,819 SF

20.5%

26,031 SF

24.5%

: PROPOSED LOT  
COVERAGE

47,850 SF

45.0%

: DEPARTURE REQUIRED  
ADDITIONAL COVERAGE

+10,550SF

+10.0%



# 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.



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**
- 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.**

# 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.**



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:

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# Departure Requested :: Lot Coverage, Public Schools

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a) THE LOT COVERAGE PERMITTED IN SUBSECTION **23.51B.002.C.1**

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.

## PROPOSED LOT COVERAGE

MAXIMUM LOT COVERAGE:

35%

PROPOSED BUILDING AREA LOT COVERAGE:

**44.95% ~ 45%** (47,850 SF/ 106,570 SF)

**DEPARTURE REQUESTED FOR ADDITIONAL 10% LOT COVERAGE.**

# Departure Requested :: Building Height, Public Schools



28TH AVENUE WEST

WEST SMITH STREET

ELLA BAILEY PARK

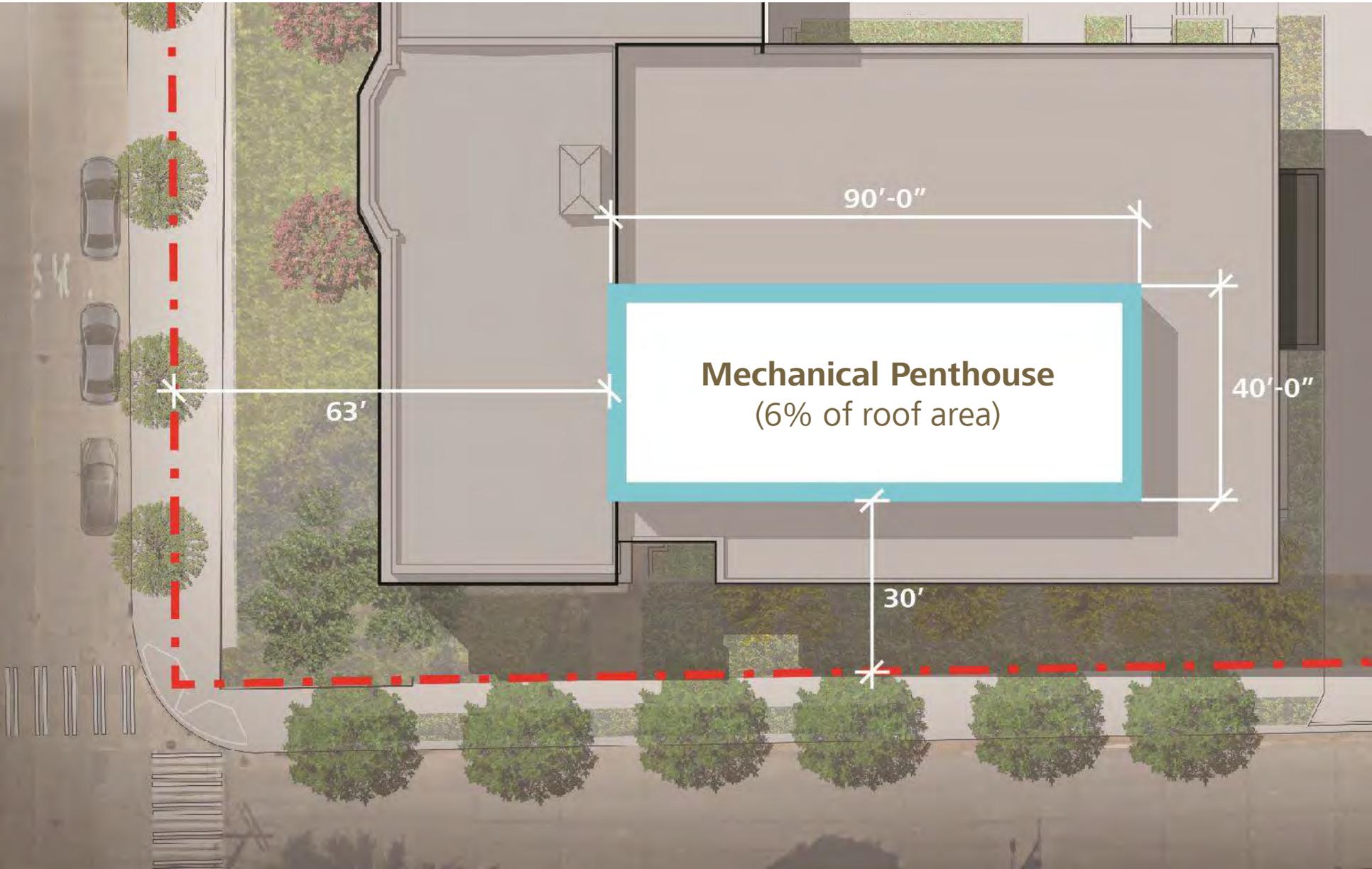
26TH AVENUE WEST

WEST MCGRAW STREET

PENTHOUSE PARAPET :  
+ 12'-0" ABOVE HEIGHT LIMIT



# Departure Requested :: Building Height, Public Schools



# Departure Requested :: Building Height, Public Schools

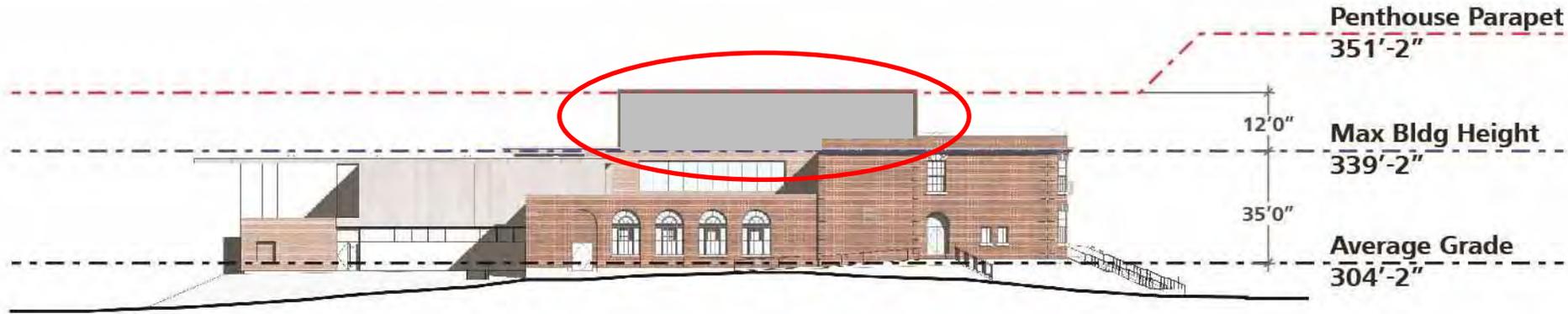


**WEST ELEVATION**

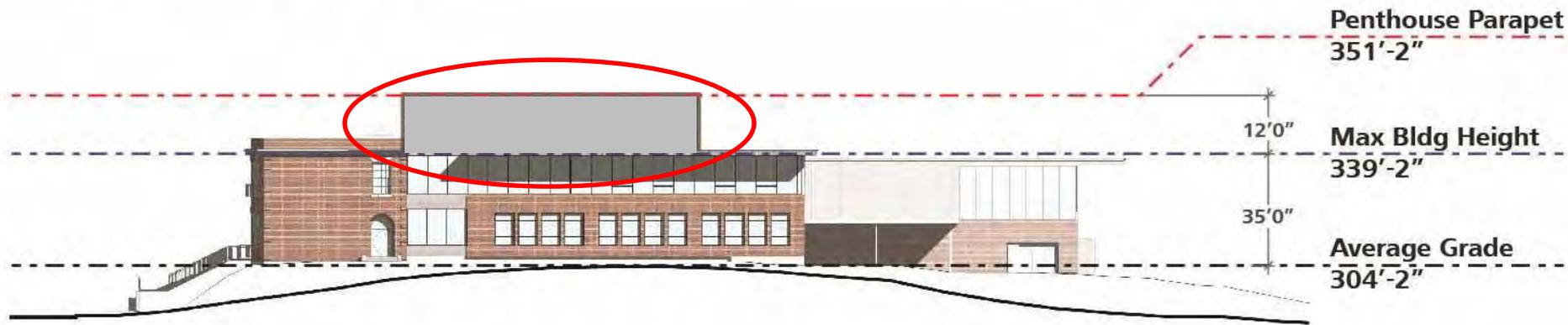


**EAST ELEVATION**

# Departure Requested :: Building Height, Public Schools



**NORTH ELEVATION**



**SOUTH ELEVATION**

# Departure Requested :: Building Height, Public Schools



# Departure Requested :: Building Height, Public Schools

## BUILDING HEIGHT

## SMC 23.51B.002 - PUBLIC SCHOOLS IN RESIDENTIAL ZONES

### MAXIMUM BUILDING HEIGHT

### SMC 23.51B.002.D - HEIGHT

#### 1. SINGLE FAMILY AND LOWRISE ZONES

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.

### MAXIMUM BUILDING HEIGHT

CODE MAXIMUM=  
(RELATIVE TO AVERAGE GRADE)

**35'-0"**

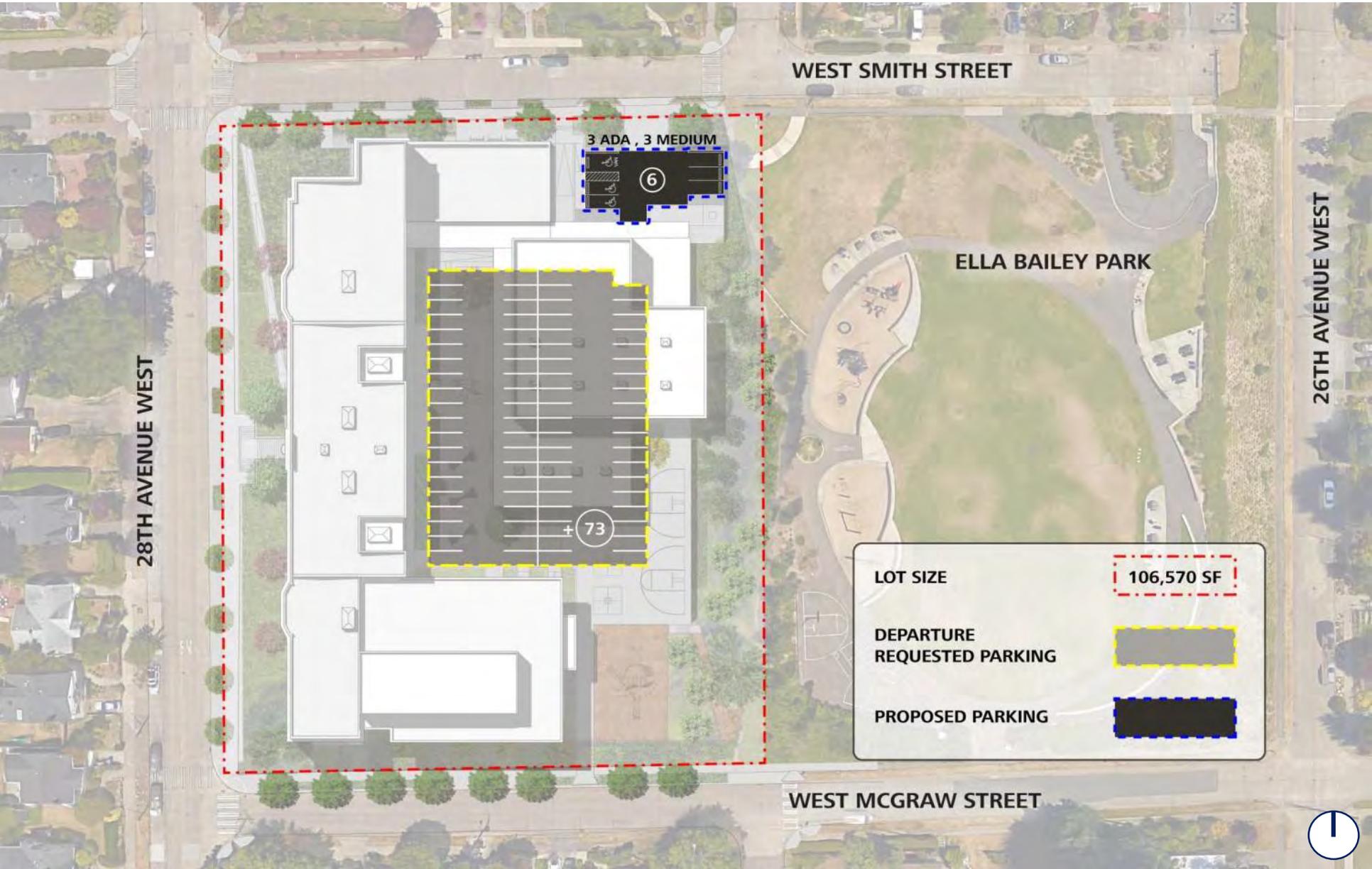
### PROPOSED BUILDING HEIGHT

T.O. MECHANICAL PENTHOUSE PARAPET =  
(RELATIVE TO AVERAGE GRADE)

**47'-0"**

**DEPARTURE REQUESTED FOR 12'-0" ABOVE HEIGHT LIMIT (6% of roof area)**

# Departure Requested :: Parking Requirements



28TH AVENUE WEST

WEST SMITH STREET

ELLA BAILEY PARK

26TH AVENUE WEST

WEST MCGRAW STREET

3 ADA, 3 MEDIUM

6

+ 73

LOT SIZE

106,570 SF

DEPARTURE REQUESTED PARKING

PROPOSED PARKING



# 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, 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.

Footnote (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.

**DEPARTURE REQUESTED FOR 73 PARKING SPACES.**

# 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 EXPANDED COMMONS	300 SF	/ 80 SF	=	3.75 SPACES
AREA OF GYM	6,000 SF	/ 80 SF	=	75.00 SPACES
<b>PARKING REQUIRED</b>				<b>78.75 SPACES ~ 79 SPACES</b>

## PARKING PROVIDED OFF-STREET

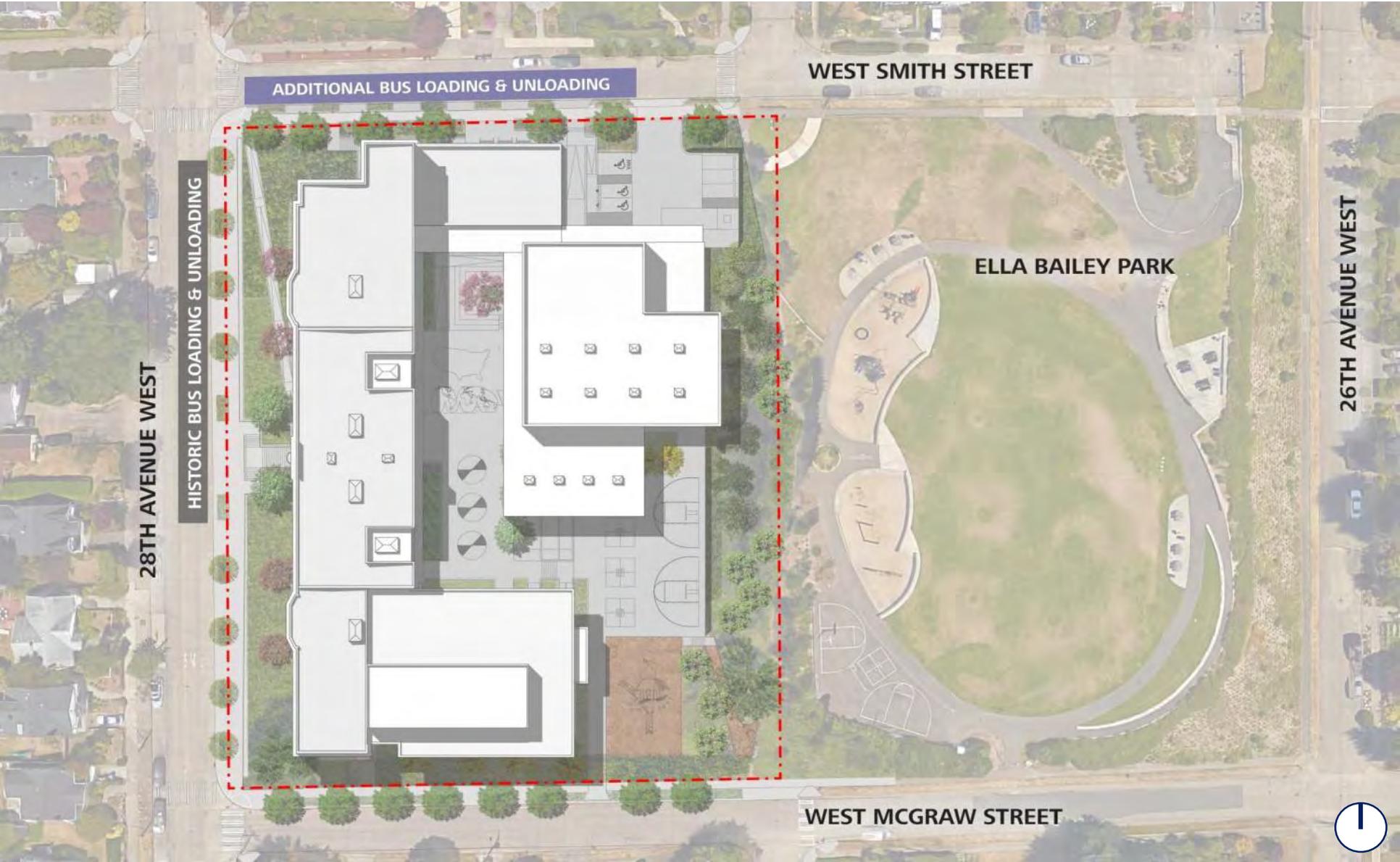
ADA STALLS	(8' x 19')	3 SPACES
MEDIUM STALLS	(8' x 16')	3 SPACES
<b>TOTAL</b>		<b>6 SPACES</b>

## DEPARTURE REQUESTED PARKING

TOTAL PARKING REQUIRED	79 SPACES
PARKING PROVIDED	- 6 SPACES
<b>DEPARTURE REQUEST</b>	<b>73 SPACES</b>

**DEPARTURE REQUESTED FOR 73 PARKING SPACES.**

# Departure Requested :: Bus Loading & Unloading Requirements



# Departure Requested :: Bus Loading & Unloading Requirements

## BUS LOADING REQUIREMENTS

## SMC 23.51B – PUBLIC SCHOOLS IN RESIDENTIAL ZONES

### BUS LOADING LOCATION

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

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.

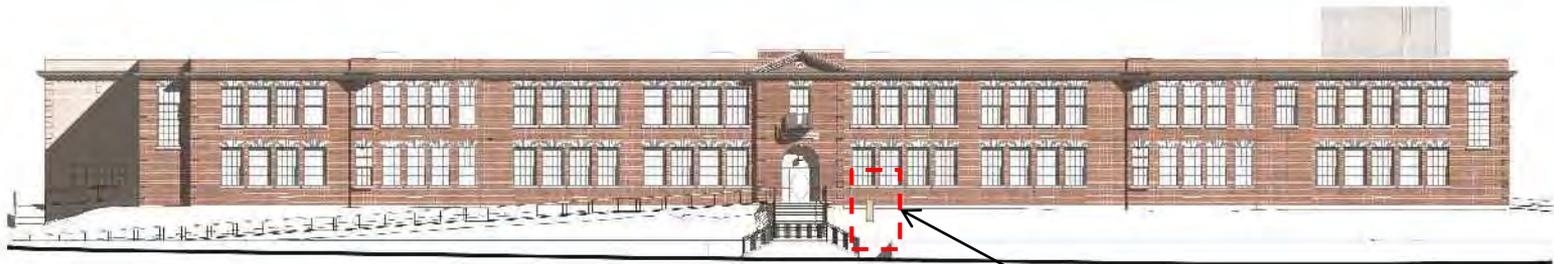
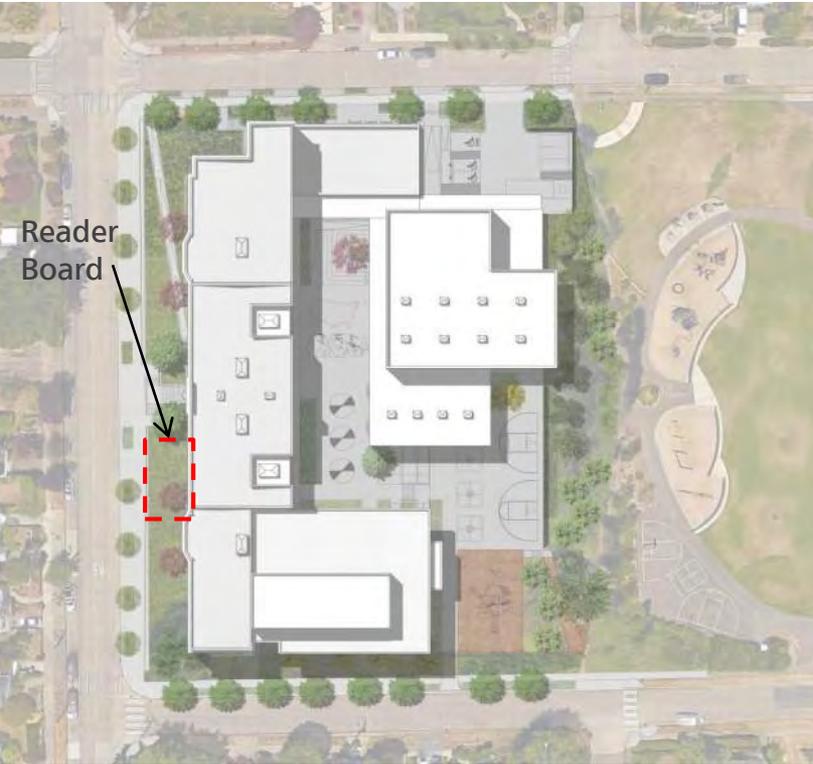
### PROPOSED STRATEGY

WHEN THE SCHOOL WAS PREVIOUSLY USED THE BUS LOADING & UNLOADING WAS LOCATED ON W 28<sup>TH</sup> AVE.

PROPOSED BUS LOADING & UNLOADING ON 28<sup>TH</sup> AVE WEST & AN ADDITIONAL LOCATION ON W SMITH STREET

**DEPARTURE REQUESTED FOR ADDITIONAL BUS LOADING & UNLOADING ON W SMITH STREET**

# Departure Requested :: Reader Board



**WEST ELEVATION**

Reader Board

# Departure Requested :: Reader Board



# Departure Requested :: Reader Board

## SIGNAGE

## SMC 23.55 SIGNS

### SIGNAGE REQUIREMENTS

### SMC 23.55.020 SIGNS IN SINGLE-FAMILY ZONES

- A. SIGNS SHALL BE STATIONARY AND SHALL NOT ROTATE.
- B. NO FLASHING, CHANGING-IMAGE OR MESSAGE BOARD 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.

## PROPOSED STRATEGY

PROPOSED ELECTRIC, DOUBLE-FACED, CHANGING-IMAGE, MESSAGE BOARD SIGN.

**DEPARTURE REQUESTED FOR CHANGING-IMAGE, MESSAGE BOARD SIGN**

# Departures Requested :: Summary



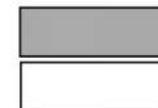
**DEPARTURE REQUESTED FOR  
ADDITIONAL 10% LOT  
COVERAGE**

**DEPARTURE REQUESTED FOR  
12'-0" ABOVE HEIGHT LIMIT FOR  
MECHANICAL PENTHOUSE**

**DEPARTURE REQUESTED FOR  
73 PARKING SPACES.**

**DEPARTURE REQUESTED FOR  
ADDITIONAL BUS LOADING &  
UNLOADING ON W SMITH  
STREET**

**DEPARTURE REQUESTED FOR  
CHANGING-IMAGE, MESSAGE  
BOARD SIGN**



EXISTING BUILDING  
TO REMAIN  
PROPOSED BUILDING  
ADDITION

# Committee Clarifying Questions

Public Comment

# Committee Recommendation