

NORTHGATE ELEMENTARY SCHOOL

REPLACEMENT PRE-K - 5

ZONING ANALYSIS

121-19023
11725 1st Ave NE, Seattle, WA 98125

CLIENT REPRESENTATIVE: Vincent Gonzales, Project Manager
Eric Becker, Senior Project Manager
Seattle Public Schools (Seattle School District #1)

PROPOSED USE: Elementary School, approx. 93,000 sf

PROJECT DATA

Location: 11725 1st Ave NE, Seattle, WA 98125
Parcel numbers: 6411600312
Base Zone: SF 7200
Site Area: 216,057 sf (4.96 ac)
Parking Flexibility Area: No
Frequent Transit Area: Potentially. Refer to SMC 23.54.015 and .020.
Urban Village: No
Historic landmark: The building has been self-nominated to the Historic Preservation Board by SPS.
ECAs: NA

ANTICIPATED DEPARTURES

Departure #1: Off-Site Bus Loading (23.51.B.002 G) (currently buses load off-site)
Departure #2: Allow less than required off-street parking (23.51B.002 G)
Departure #3: Allow Greater than allowed Building Height (23.51.B.002C)
Departure #4: Allow Changing Image Electric Sign (23.55.020B)

SF 7200 LAND-USE SUMMARY (SMC 23.51B)

<p>PERMITTED USES: (SMC 23.51B.002.A)</p>	<p>New public schools, additions, and accessory uses such as child care centers are permitted outright</p>
<p>LOT COVERAGE: (SMC 23.51B.002.C.2)</p>	<p>The greater of the existing lot coverage OR 45% lot coverage for single story or 35% lot coverage if any portion of the building is two story.</p>
<p>HEIGHT: (SMC 23.51B.002.D)</p>	<p>35' plus 15' for a min 4:12 pitched roof.</p>
<p>SETBACKS: (SMC 23.51B.002.E)</p>	<p>Setbacks for new construction on existing site from street/alley in SF zone (Table C)</p> <p>20' or less tall bldg: 10' min (15 foot average) 20' – 35' tall bldg: 10' min (20 foot average) 35'-50' tall bldg: 15' min 50'+ tall bldg.: 20' min</p> <p>Setbacks for new construction on existing sites from SF lot lines (Table D)</p> <p>20' or less tall bldg: 15' min avg, 10' min 20' – 35' tall bldg: 20' min avg, 10' min 35'-50' tall bldg: 25' min avg, 10' min 50'+ tall bldg.: 30' min avg, 15' min</p> <p>Trash, operable windows in a gymnasium, main entrances, play equipment, kitchen hoods must be 30' from SF zone lot lines.</p>
<p>STRUCTURE WIDTH: (SMC 23.51B.002.F)</p>	<p>66' max. Modulation Option: 4' min depth. 20% min width of structure Landscape Option: 1 tree every 300 sf of yard</p>
<p>PARKING QUANTITY: (SMC 23.54.015 & Table C)</p>	<p>School: 1 parking space per 80 SF of auditoria/gymnasium Childcare: 1 parking space per 10 children PLUS 1 loading/unloading space for each 20 children</p>
<p>BICYCLE PARKING QUANTITY: (SMC 23.54.015.K & Table D)</p>	<p>3 long-term (round up) and 1 short-term (round up to nearest even) per classroom.</p>
<p>PARKING LOCATION: (SMC 23.51B.002.H)</p>	<p>Parking may be located anywhere except the front setback and provided there is a 5' tree/shrub landscape buffer.</p>

<p>BUS AND TRUCK LOADING AND UNLOADING: (SMC 23.51B.002.I)</p>	<p>Truck loading: 1 berth 13' wide and 40' long. Bus loading: off-street loading is required unless a) the school site is not proposed to be expanded, b) student capacity is not increasing more than 25%, c) location of on-street bus loading stays the same.</p>
<p>NOISE, ODOR, LIGHT, AND GLARE: (SMC 23.51B. 002.J & SMC 23.45.570)</p>	<p>Odors: venting 10' above sidewalk, venting away from residential uses within 50'. Light and Glare: shielded lighting. Light poles to be a maximum of 30' tall.</p>
<p>SOLID WASTE AND RECYCLABLE MATERIALS STORAGE AND ACCESS: (SMC 23.54.040)</p>	<p>Review carefully when the program is in place: Contact Angela Wallis before permitting.</p>
<p>Tree Protection: (SMC SMC 25.11)</p>	<p>Refer to arborist's report for tree protection requirements including exceptional trees.</p>

NOTES