

# Webster School

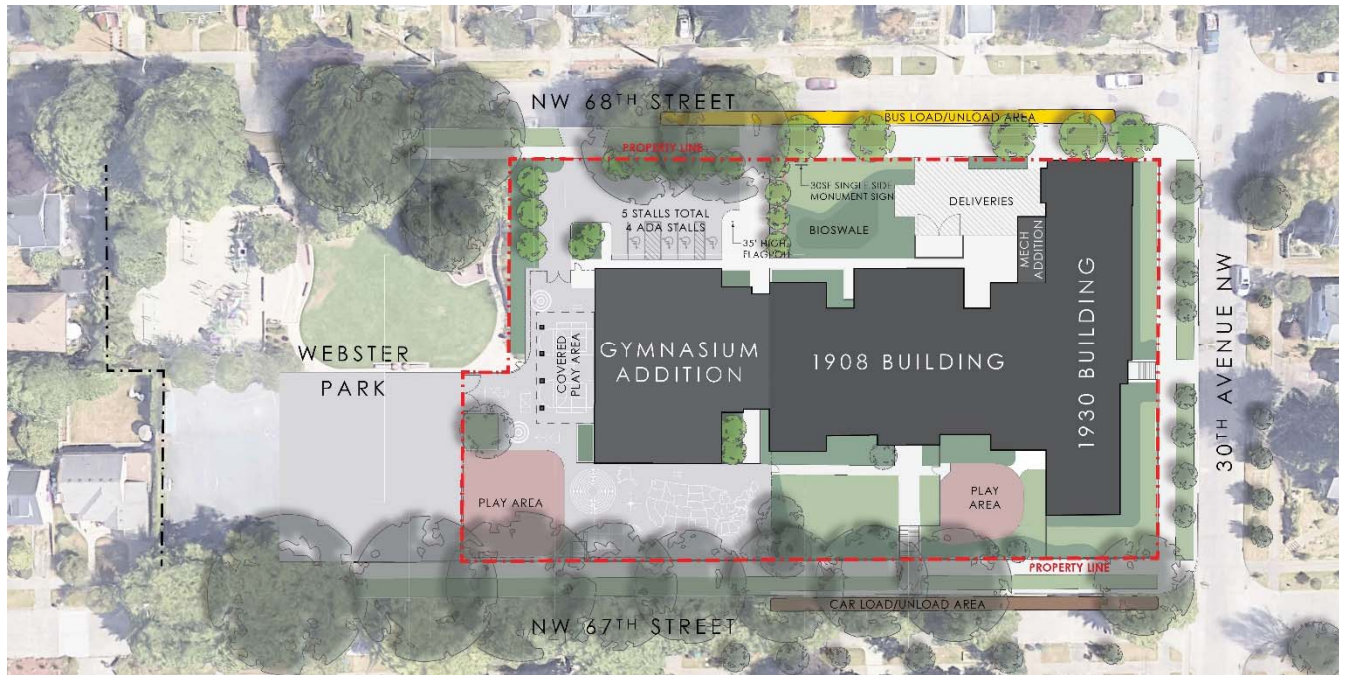
3014 NW 67<sup>th</sup> Street, Seattle WA 98117

## SEATTLE PUBLIC SCHOOLS

### Departures Meeting #1

SDCI #3025876

March 19, 2018



#### DEPARTURE 1: Setback (noise) at Webster Park - SMC 23.51B.002 E.1.c

- Covered Play Setback: 13' instead of 30' setback from park
- Playground Equipment Setback: 0' instead of 30' setback from park

#### DEPARTURE 2: Building Height - SMC 23.51B.002 D.1.c

- Propose 23' above Height Limit of 35' for flat roof (8' above Height Limit of 50' for sloped roof) for rooftop mechanical equipment and elevator penthouse. Majority of existing parapet at 42'-2"; existing chimney at 56'.

#### DEPARTURE 3: Lot Coverage - SMC 23.51B.002 C.2.a

- Existing Lot Coverage is 37%; Proposed Lot Coverage is 42%

#### DEPARTURE 4: On-Street Bus Loading - SMC 23.51B.002 I.1

- Buses Loading and Unloading on NW 68<sup>th</sup> Street

#### DEPARTURE 5: Off-street Parking - SMC 23.54.015 Table C, Row N, footnote 7

- Propose to remove parking added by the Museum in the school play area and provide 5 parking stalls on site. Remaining parking off-site.



**PROJECT OVERVIEW**

Demolish the existing playcourts that are undersized for current physical education needs, modernize the remaining Landmarked 43,375 sf school and build a 7,700 sf gymnasium addition to provide a total capacity of 450 students.

**ANTICIPATED OCCUPANCY**

Fall 2020

**OWNER**

Seattle Public Schools

**CONTRACTOR**

BN Builders

**ARCHITECT**

TCF Architecture

**LANDSCAPE ARCHITECT**

Berger Partnership

**CIVIL ENGINEER**

LPD Engineering

**STRUCTURAL ENGINEER**

PCS Structural Solutions

**MECHANICAL ENGINEER**

Metrix Engineers

**ELECTRICAL ENGINEER**

Hargis Engineers

**HISTORIC PRESERVATION**

Artifacts

**ACOUSTICAL CONSULTANT**

BRC Acoustics

**FOOD SERVICE**

Clevenger Associates

**HAZARDOUS MATERIAL CONSULTANT**

PBS Engineering & Environmental

**SURVEYOR**

PACE Engineers

**GEOTECHNICAL ENGINEER**

Associated Earth Sciences

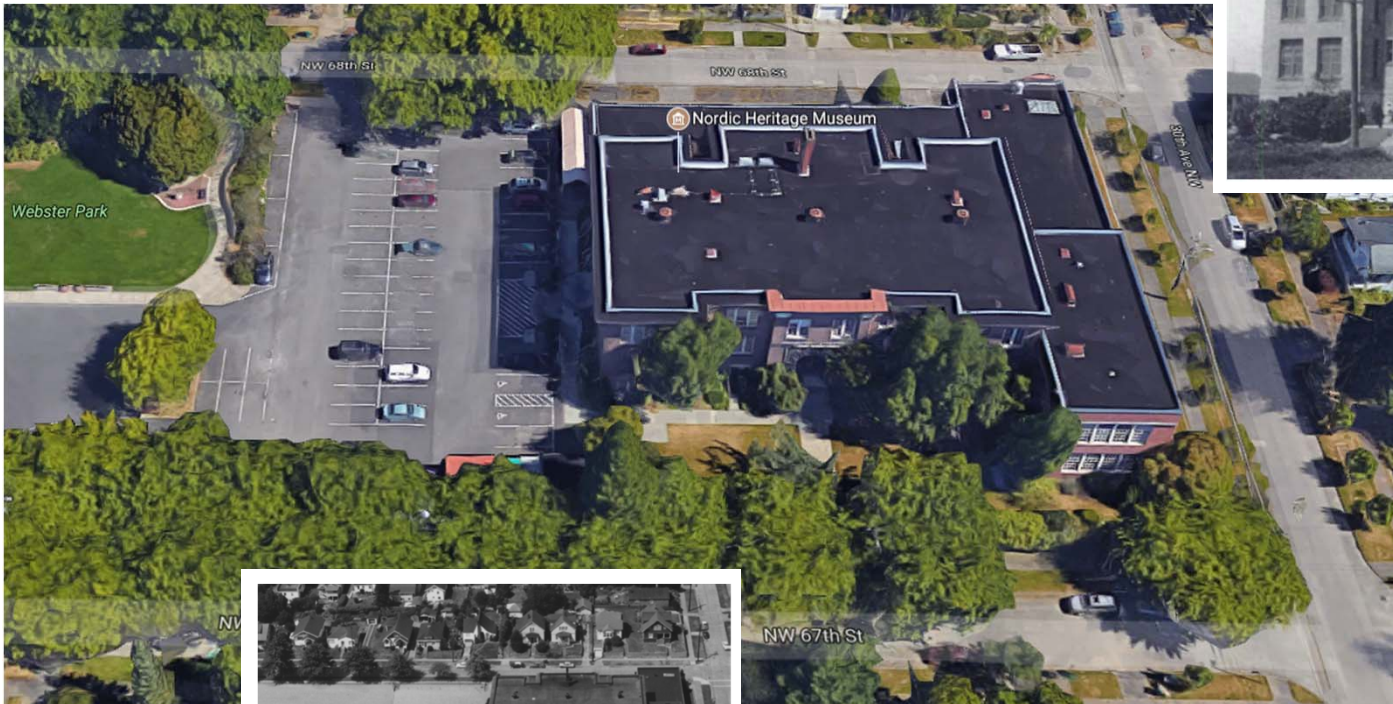
**ENVIRONMENTAL ASSESSMENT**

ESA



# Webster School Departures

3014 NW 67th Street SDCI #3025876



March 19, 2018



# DEVELOPMENT STANDARD ADVISORY COMMITTEE

**Maureen Sheehan**

City of Seattle

Major Institutions and School Coordinator

# OBJECTIVES

- Committee Members
- Purpose & Intent
- Roles & Responsibilities
- Evaluation Criteria
- Meeting Process
- Recommendations
- Schedule

	<b>NAME</b>	<b>CATEGORY</b>
1	Thomas Haff	Person residing within 600'
2	Dan Vos	Person owning property or a business within 600'
3	Dan Allison	Representative of the general neighborhood
4	Tad Anderson	Representative of the general neighborhood
5	Jocelyn Bauer	At large to represent citywide education issues
6	Mike Helmick	Representatives of the PTSA
7	Alison Kartiganer	Representatives of the PTSA
8	Connie Myers	Representative of the Seattle Public Schools
Alt 1	Kevin Philbin	Representatives of the PTSA
Alt 2	Darcy Fulcher	Person residing within 600'
Ex-Officio	Maureen Sheehan	City DON (Non-voting Chair)
Ex-Officio	Holly Godard	City Seattle Department of Construction & Inspections (Non-voting Member)

## PURPOSE & INTENT

- Most schools are located in single family zone neighborhoods, the land use code does not include a “school zone”
- Renovation and additions often times 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.

# SCHEDULE

January 12, 2018 Committee Formed (90 day clock starts to conduct meetings)

March 19, 2018- First Meeting

TBD – 2<sup>nd</sup> Meeting, if needed

TBD – 3<sup>rd</sup> Meeting, if needed

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

If 1 Meeting = April 18, 2018 (30 days after first meeting)

If 2-3 Meetings = June 17 2018 (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.
- 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 Seattle Public Schools
- Public Comment
- Committee Deliberation – reference criteria (SMC 23.79.008)
- Vote on the need for departures and each individual departure

## RECOMMENDATIONS

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

Questions?



## Agenda

- Project Overview
- Departures Requested
  - Setback (noise)
  - Building Height
  - Lot Coverage
  - On-street Bus Loading & Unloading
  - Off-street Parking
- Committee Clarifying Questions
- Public Comment
- Committee Recommendations





## Project Overview

### Webster School History

- 1908: Original three-level elementary school built
- 1930: L-shape addition north and east sides
- 1979: Webster School closed
- 1980: Webster School leased to Nordic Heritage Museum
- 2009: Western portion of site sold to Seattle Parks and Recreation for Webster Park
- 2015: Webster School designated as a City of Seattle Landmark
- 2016: BTA IV Capital Levy passed by voters to fund reopening
- 2017-18: Nordic Heritage Museum built new museum on Market Street
- 2020: Webster School proposed reopening for approximately 450 students; public school use allowed in residential zone per Seattle Municipal Code (SMC) 23.51.B 002

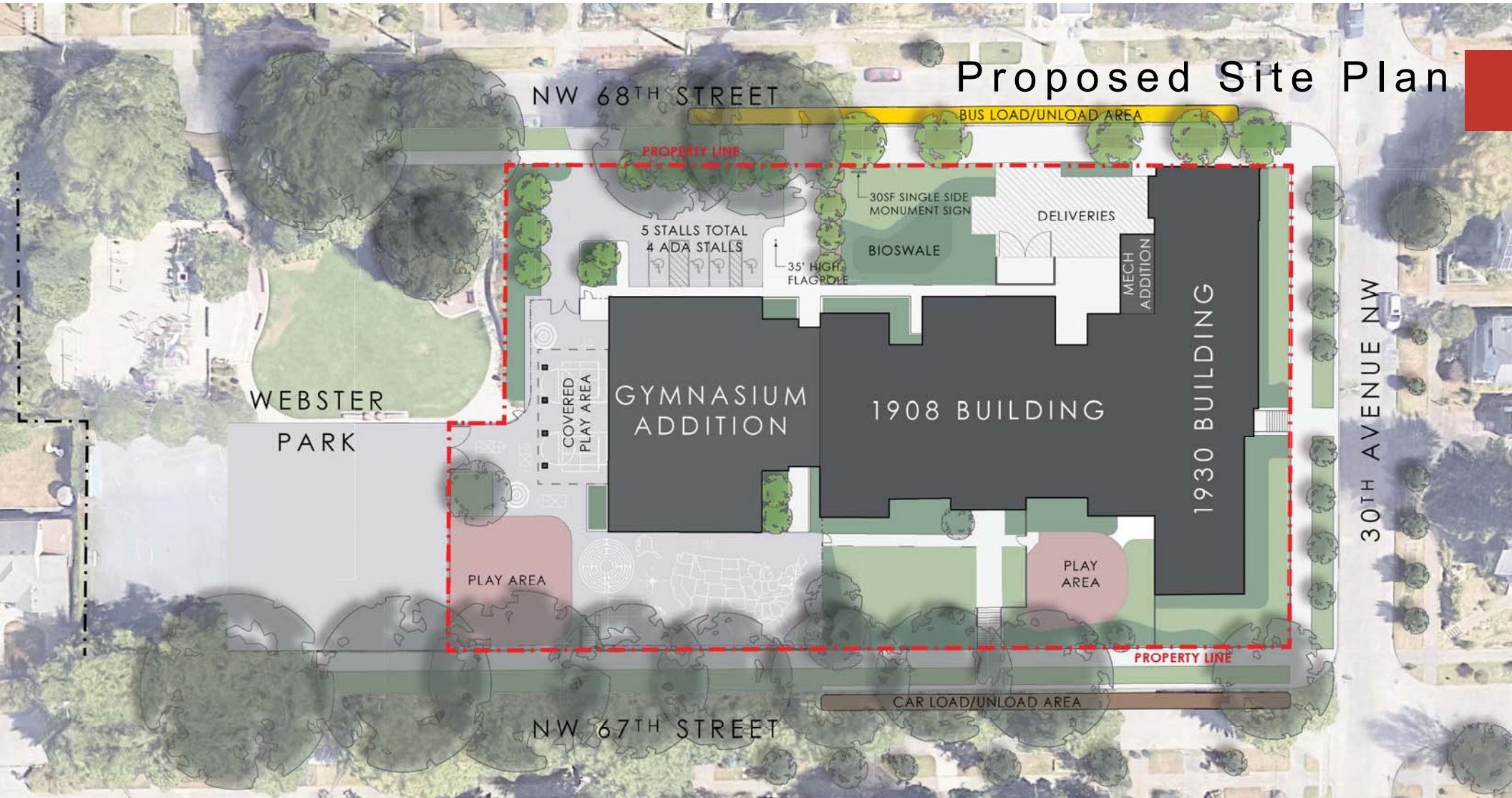
### Extent of Proposed Project

- Addition of gymnasium
- Exterior repairs and window replacement
- Modernize to meet current codes including seismic, energy & ADA improvements
- Reconfiguration to comply with Seattle Public School's Education Specifications
- Demolition of north playcourt portion of 1930 addition

# Existing Site Plan



# Proposed Site Plan





## Departures Requested

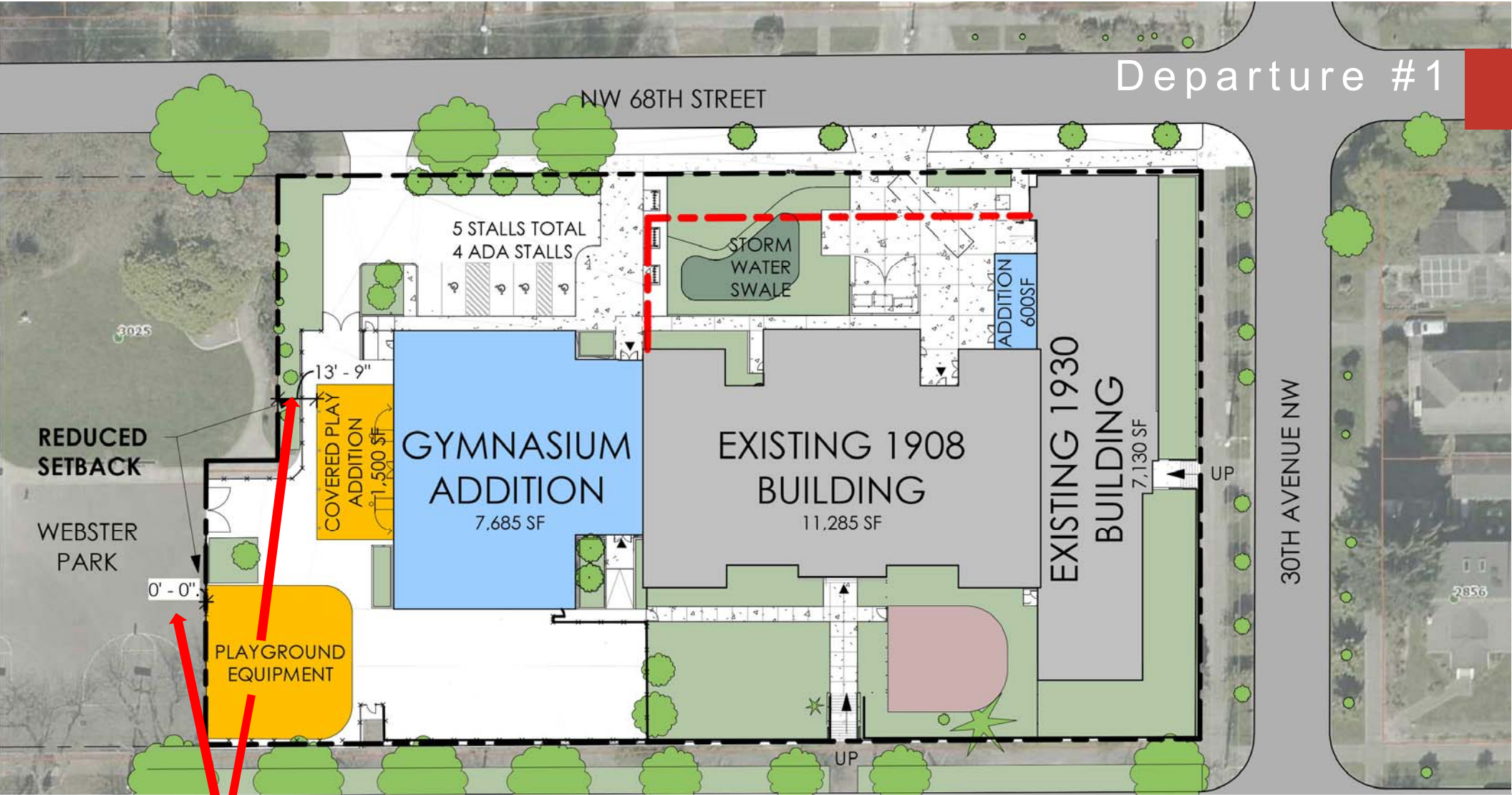
1. Setback (noise)
2. Building Height
3. Lot Coverage
4. On-street Bus Loading & Unloading
5. Off-street Parking



## Departures Requested by other SPS Schools

School	Departures Requested
Genesee Hill Elementary School	1
Laurelhurst Elementary School	1
Green Dot Middle School	1
Olympic Hills Elementary School	3
Queen Anne Elementary School	3
Thornton Creek Elementary School	3
Arbor Heights Elementary School	4
Loyal Heights Elementary School	4
Wilson Pacific Elementary School & Middle School	4
Jane Addams Middle School (Hazel Wolf K-8 at Pinehurst)	4
Magnolia Elementary School	5
<b>Webster School</b>	<b>5</b>

# Departure #1



**Departure Requested for setback of 0 feet**

# Departure #1

View from Southwest at Playground



**Departure Requested for setback of 0 feet**



# Departure #1 Setback

Covered Play and Play Equipment Noise

## **SMC 23.51B.002 E.1.c - Setbacks for Public Schools in a Single Family Zone**

Setback requirements for operable windows in a gymnasium, **play equipment or other similar items** are to be **located at least 30 feet from any single-family zoned residential lot.** **The Covered Play area which is similar is adjacent to Webster Park, a single family zoned lot.** The best available location of the Covered Play is close to the park, **reducing the 30' setback to 13'-9.** **Free standing playground equipment** will also be **located directly adjacent to the park** at the southwest corner of the site **for 0' setback.**

### **Location Advantages:**

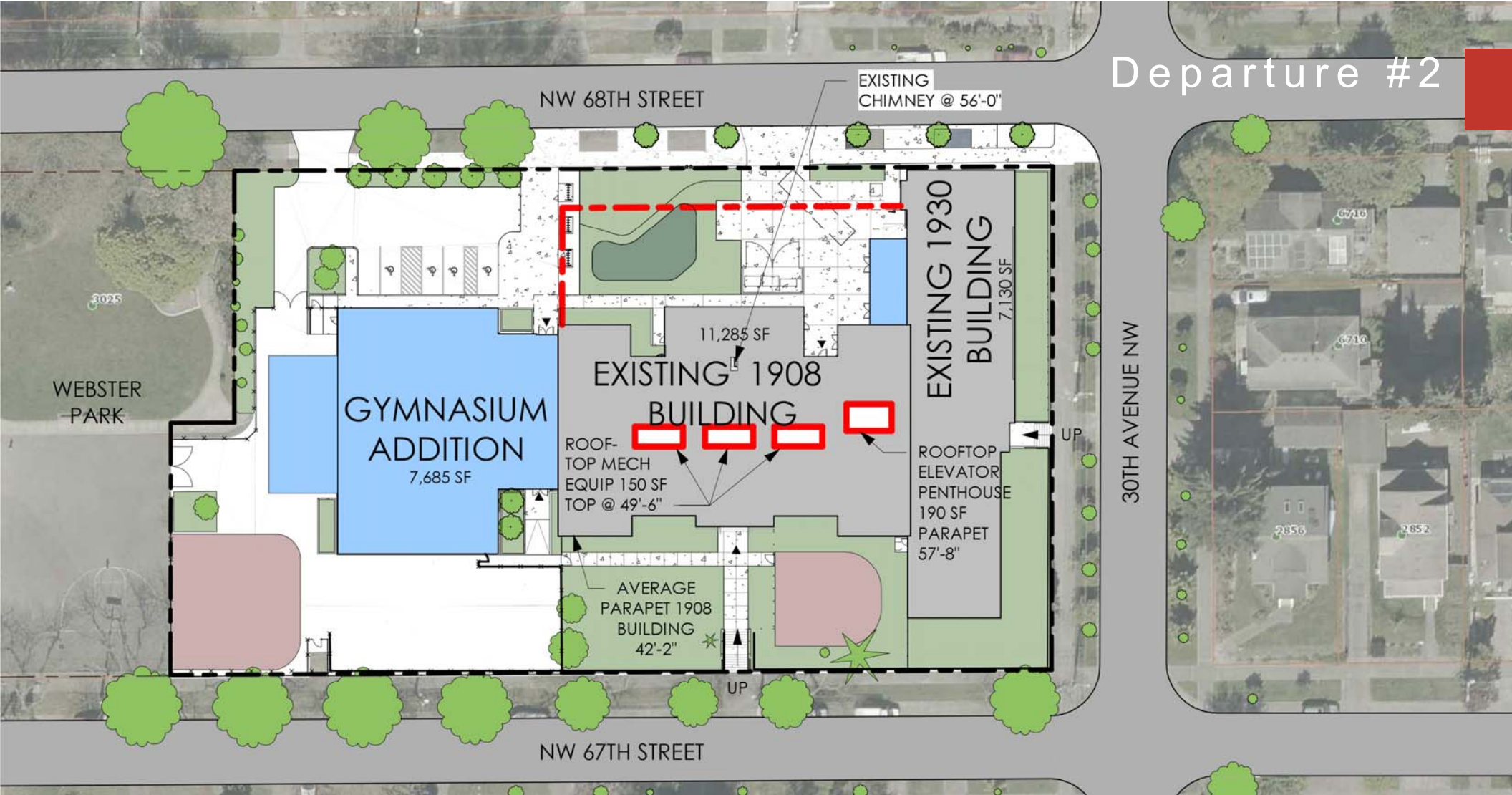
- Adjacent to Webster Park for joint-use agreement with Seattle Parks and Recreation
- Similar use and noise levels as Webster Park; no negative impact
- Furthest from neighborhood houses for minimal noise disruption
- Furthest from the historic façade of the original landmarked 1908 building

**Landmarks review required**

**Departure Requested for setback of 0 feet**



# Departure #2



**Departure Requested for 23' above 35' height limit (existing exceeds limit)**

## Departure #2 Building Height

View from above at corner of NW 67<sup>th</sup> Street and 30<sup>nd</sup> Ave NW




**Departure Requested for 23' above 35' height limit (existing exceeds limit)**

## Departure # 2

View from Northeast at corner of NW 68<sup>th</sup> Street and 30<sup>nd</sup> Ave NW

Existing chimney  
exceeds height  
limit by 21'



**Departure Requested for 23' above 35' height limit (existing exceeds limit)**

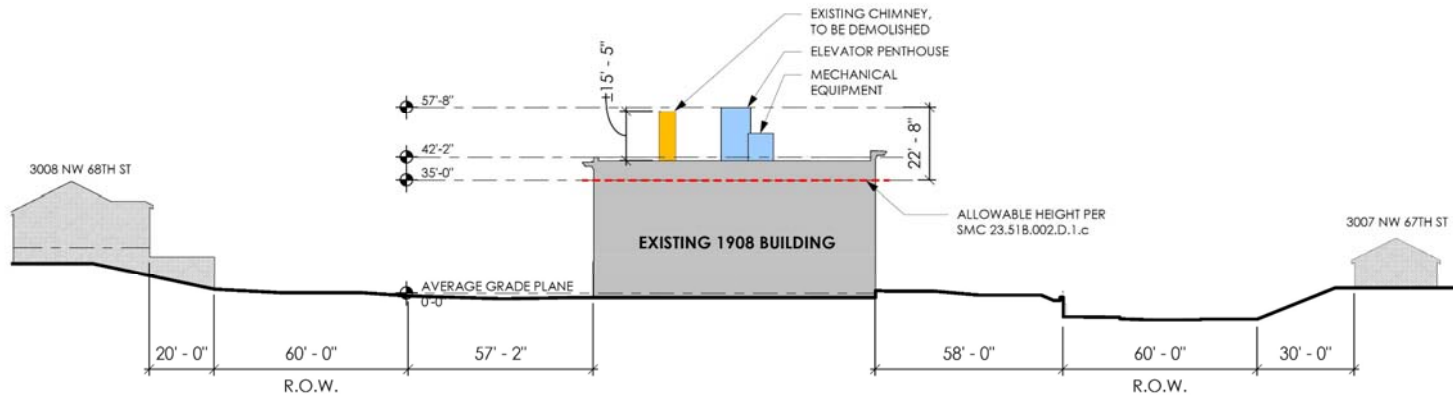
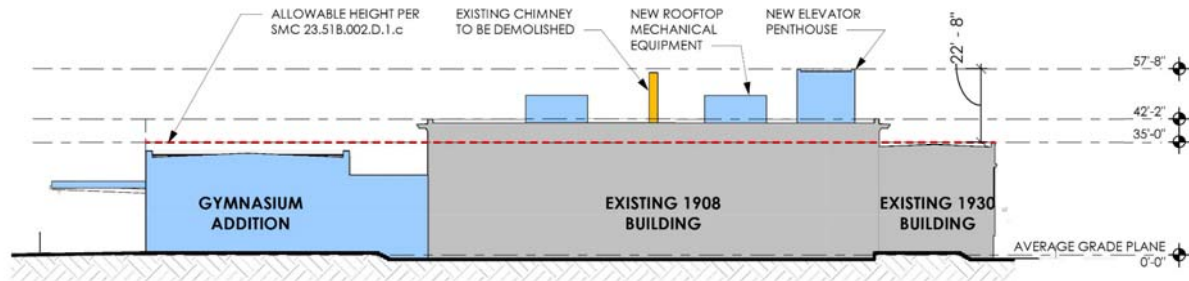
## Departure # 2

View from Northeast at corner of NW 68<sup>th</sup> Street and 30<sup>nd</sup> Ave NW



**Departure Requested for 23' above 35' height limit (existing exceeds limit)**

# Departure #2 Building Height



**Departure Requested for 23' above 35' height limit (existing exceeds limit)**



## Departure #2 Building Height

### **SMC 23.51B.002 D.1.c - Building Height for Public Schools in Single Family Zones**

For additions to existing public schools on existing public school sites, the maximum height permitted is height of the existing school or **35 feet plus 15 feet for a pitched roof** at a minimum of 4:12, whichever is greater. The **existing roof is not pitched, but the limits create a perimeter of allowable area** that the majority of the equipment fits within.

**SMC 23.51B.002 D.4 - Height limits may be waived** by the Director as a Type 1 decision when the waiver would contribute to reduced demolition of residential structures.

Seattle Energy Code improvements to Webster include **rooftop mechanical equipment** and access to the equipment via **rooftop elevator**. Placing on the ground would increase lot coverage.

### Heights Above Average Existing Grade

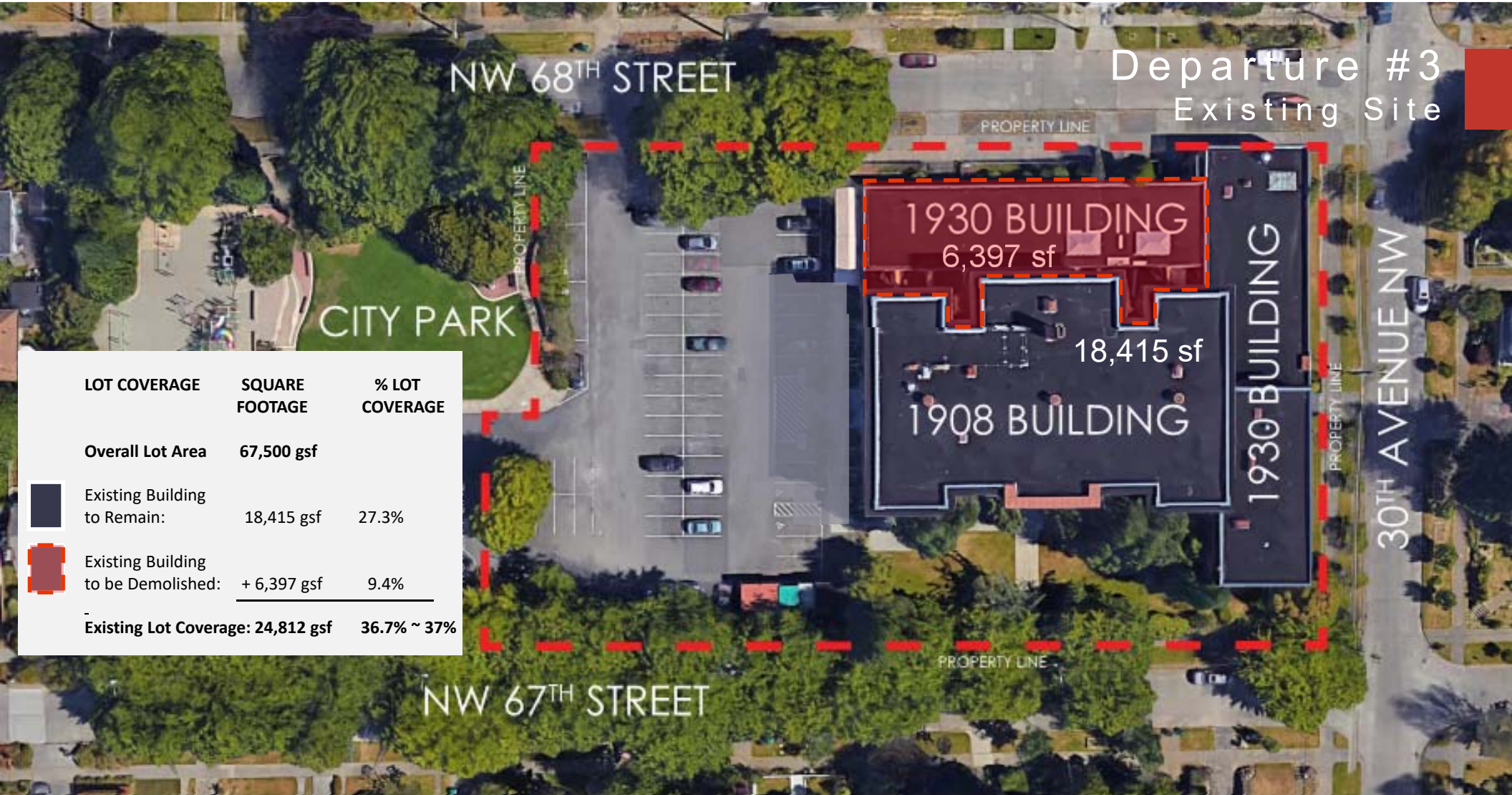
Existing 1908 building <b>Tallest Parapet Height:</b>	<b>43'-4 ½"</b>
Existing 1908 building <b>Majority Parapet Height:</b>	<b>42'- 2"</b>
Existing 1908 <b>Highest Element</b> (Chimney):	<b>56'-0"</b>

Proposed Rooftop <b>Mechanical Equipment Height:</b>	<b>50'</b>
Proposed Rooftop <b>Elevator Height:</b>	<b>58'</b>
Allowable <b>Maximum Height:</b>	<b><u>35' (50' within sloped area)</u></b>
<b>Proposed Difference:</b>	<b>23' (8' within sloped area)</b>



Height exemptions for **only 2 1/2% of total roof area, located near center of the building.**

**Landmarks review required; concept presented to Architectural Review Committee, not rejected**

**Departure Requested for 23' above 35' height limit (existing exceeds limit)**



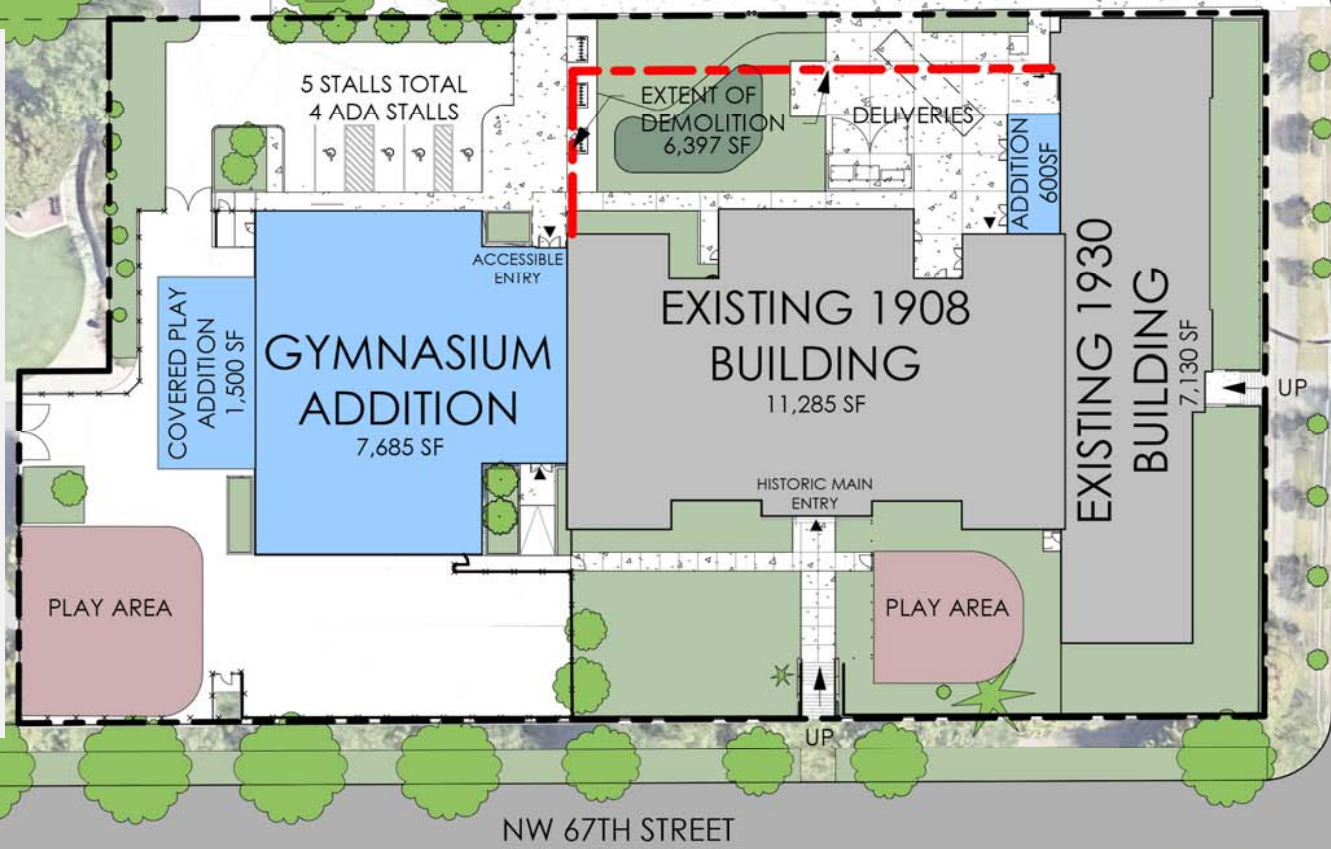
Departure #3  
Existing Site

LOT COVERAGE	SQUARE FOOTAGE	% LOT COVERAGE
<b>Overall Lot Area</b>	<b>67,500 gsf</b>	
 Existing Building to Remain:	18,415 gsf	27.3%
 Existing Building to be Demolished:	+ 6,397 gsf	9.4%
<b>Existing Lot Coverage:</b>	<b>24,812 gsf</b>	<b>36.7% ~ 37%</b>

**Departure Requested for additional 7% Lot Coverage**

# Departure #3

LOT COVERAGE	SQUARE FOOTAGE	% LOT COVERAGE
<b>Overall Lot Area</b>	<b>67,500 gsf</b>	
Existing Building to Remain:	18,415 gsf	27.3%
Building Addition:	+ 9,785 gsf	14.5%
<b>Proposed Lot Coverage:</b>	<b>28,200 gsf</b>	<b>41.8%~42%</b>
Maximum Lot Coverage Allowed in Single Family Zone without Departure:	-23,625 gsf	35%
<b>Departure Required for Additional Lot Coverage:</b>	<b>4,575 gsf</b>	<b>6.8% ~ 7%</b>



**Departure Requested for additional 7% Lot Coverage**





## Departure #3 Lot Coverage

### **SMC 23.51b.002 C.2.a - Lot Coverage for Public Schools in Single Family Zones**

For additions to existing public schools on existing public school sites the maximum lot coverage permitted is **35 percent of the lot area** if any structure or portion of a structure has more than one story.

**SMC 23.51b.002 C.4 - Departures from lot coverage limits may be granted for up to 45 percent** for structures of more than one story per chapter 23.79. Lot coverage restrictions may be waived by the Director as a Type 1 decision when waiver would contribute to reduced demolition of residential structures.

### **Reasons for Lot Coverage Departure:**

- SPS sold the property for Webster Park and the lot is much smaller now at approximately 1.5 acres
- Existing building already exceeds lot coverage at 37% versus 35%
- Existing Playcourts too small for SPS Ed Spec physical education and will be demolished and Gymnasium added

**Existing Lot Coverage:** 24,812 gsf Existing First Floor / 67,500 gsf site = **36.7% ~ 37%**

**Proposed Lot Coverage:** 28,200 gsf Proposed First Floor / 67,500 gsf site = **41.8% ~ 42%**

**Lot Coverage:** **42% Proposed Lot Coverage - 35% Allowable Lot Coverage = 7%**

Landmarks review required

**Departure Requested for additional 7% Lot Coverage**

# Departure #4

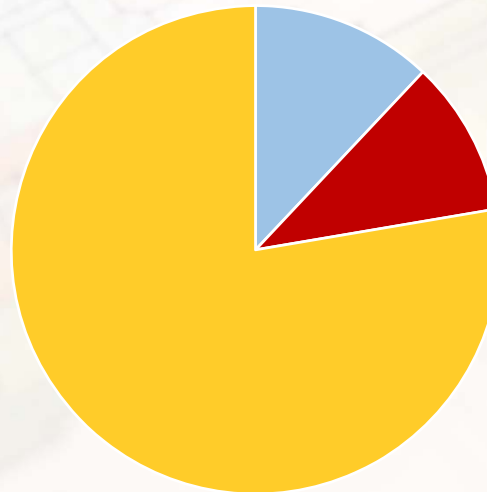


**Departure Requested for Bus loading and unloading on NW 68<sup>th</sup> Street**

## ■ Departure #4 On-street Bus Loading

### 58 Total SPS Elementary Schools

- 7 Schools: All Bus Loading On-site
- 6 Schools: Special Education Bus Loading On-site + Full Size Bus Loading On-street
- 45 Schools: All Bus Loading On-street



**Departure Requested for Bus loading and unloading on NW 68<sup>th</sup> Street**

# Departure #4

View from Northwest on NW 68<sup>th</sup> Street



**Departure Requested for Bus loading and unloading on NW 68<sup>th</sup> Street**



## ■ Departure #4 On-street Bus Loading

### **SMC 23.51B.002 I.1 - Bus Loading & Unloading for Public Schools in Residential Zones**

An off-street bus loading and unloading area of a size reasonable to meet the needs of the school shall be provided.

**Remodeled public schools are allowed to maintain existing on-street bus loading** if the school site is not expanded, and increase in student capacity is limited. Webster is defined as an existing school, **however the previous location of bus loading and unloading from 1979 is unknown. SPS sold the property for Webster Park and the lot is much smaller now at approximately 1.5 acres.**

**The existing site is limited and insufficient in size to allow on-site bus loading and unloading.**

### **Location on NW 68<sup>th</sup> Street**

- Nearest to only accessible entrance
- Bus route using nearest arterial at 32nd Avenue NW places bus door on school side of street
- Bus rider pedestrian circulation separated from parking lot
- Bus rider pedestrian circulation separated from proposed vehicular drop off at south

**Departure Requested for Bus loading and unloading on NW 68<sup>th</sup> Street**

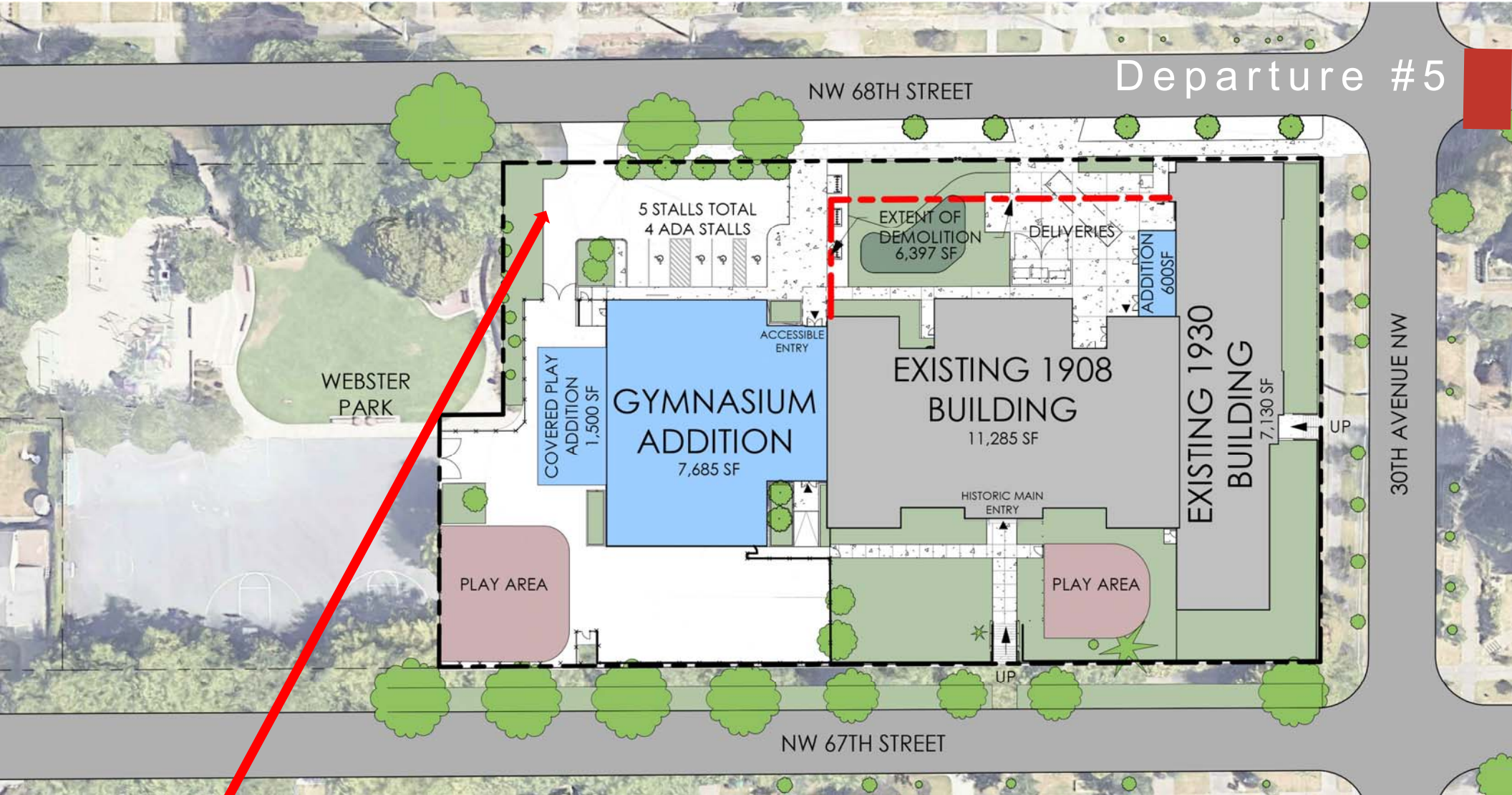


67 Existing Parking Stalls added by the Museum on the location of the Webster School play area

Departure #5 Existing Parking Lot

Departure Requested for 95 parking spaces

# Departure #5



**Departure Requested for 95 parking spaces**

# Departure #5

View from Northwest on NW 68<sup>th</sup> Street



**Departure Requested for 95 parking spaces**



# Departure #5

View from North on NW 68<sup>th</sup> Street



**Departure Requested for 95 parking spaces**

## ■ Parking Count Comparison SPS Elementary Schools

School	Enrollment	Staff	Site Area (acres)	On-site Parking Stalls
<b>Webster</b>	<b>450 capacity</b>	<b>45-55</b>	<b>1.55</b>	<b>5</b>
Magnolia	500 capacity	52	2.5	6
Whittier	495	39	2.7	0
Loyal Heights	398	38	2.9	0
Coe	560	58	2.9	19
Queen Anne	500 capacity	60	3	32
John Hay	499	46	3.2	26
Green Lake	433	42	3.4	0
Adams	551	44	3.4	40
West Woodland	565	43	3.5	20
Lawton	443	48	5	3
Viewlands	399	43	6.5	4

**Departure Requested for 95 parking spaces**

## ■ Departure #5 Off-street Parking

### SMC 23.51B.002 G - Off-Street Parking Quantity for Public Schools in Residential Zones

#### SMC 23.54.015 - Required Parking

Table C – Parking For Public Uses And Institutions

Row N – Schools, Public Elementary And Secondary

**Existing Parking:**                    **67 stalls added by the Museum** utilizing existing play area of school

**Required Parking:**                **1 space for each 80 square feet of all auditoria or public assembly rooms**  
for new public schools on a new or existing public school site.

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.

Existing Dining Room:                2,355 sf

Gymnasium Addition:                5,640 sf

**Total Required Parking on site:**    7,995 sf / 80 sf per stall = 99.94 stalls ~ **100 stalls**

2015 Seattle Building Code Table 1106.1 requires 4 accessible stalls for 100 parking stalls.

#### **Provided Parking:**

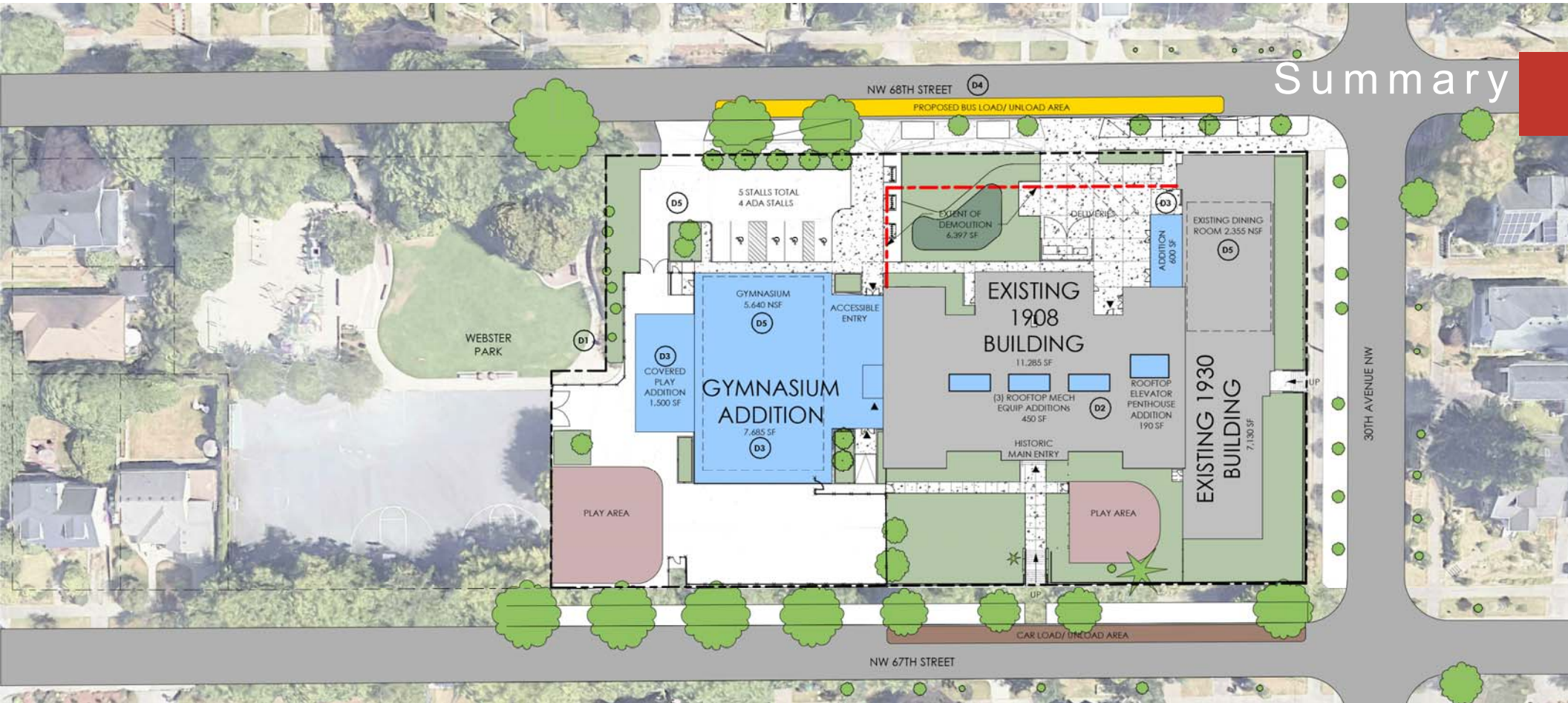
ADA stalls (including van parking) (9' x 19'):                4 stalls

Large stalls (9' x 19'):                1 stall

**Total Provided Parking On-site :**                **5 stalls**

**Departure Requested for 95 parking spaces**

# Summary



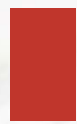
## Departures Requested:

- D1: Departure Requested for Setback of 0 feet
- D2: Departure Requested for 23' above Height Limit
- D3: Departure Requested for Additional 7% Lot Coverage
- D4: Departure Requested for Bus loading and unloading on NW 68<sup>th</sup> Street
- D5: Departure Requested for 95 parking spaces

# View from Southeast

View from corner of NW 67<sup>th</sup> Street & 30<sup>th</sup> Avenue NW





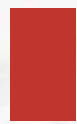
# Committee Clarifying Questions





# Public Comments





# Committee Recommendation





# View from South

View from NW 67<sup>th</sup> Street

