

DEVELOPMENT STANDARD ADVISORY COMMITTEE

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City of Seattle

Major Institutions and School Coordinator

OBJECTIVES

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

COMMITTEE MEMBERS

	NAME	CATEGORY
1	Diana McFarlane	Person residing within 600'
2	Vacant	Person owning property or a business within 600'
3	Bruce Rowland Johnson	Representative of the general neighborhood
4	Betsy Amick	Representative of the general neighborhood
5	Vacant	At large to represent citywide education issues
6	Sandy Miller	Representatives of the PTSA
7	Vacant	Representatives of the PTSA
8	Mike Barrett	Representative of the Seattle Public Schools
Alt 1	Vacant	
Alt 2	Vacant	
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.

MEETING PROCESS

- Robert's Rules of Order – DON Staff serves as non-voting Chair
- Presentation from Seattle Public Schools
- Public Comment
- Committee Deliberation – reference criteria (SMC 23.79.008)
- Vote on the need for departures and each individual departure

SCHEDULE

March 14, 2019 Committee Formed

May 2, 2019 - First Meeting

TBD – 2nd Meeting, if needed

TBD – 3rd Meeting, if needed

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

If 1 Meeting = June 1, 2019 (30 days after first meeting)

If 2-3 Meetings = July 31, 2019 (90 days after first meeting)

TBD, SDCI Director issues decision

RECOMMENDATIONS

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

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.

Questions?

Roosevelt High School

2019 PARKING DEPARTURE REQUEST



REQUESTED DEPARTURE

Parking quantity


ROOSEVELT HIGH SCHOOL PROJECT OVERVIEW

Seattle Public Schools needs to retain 6 classroom portables in the NW parking lot to meet projected long-range enrollment needs.

Roosevelt High School

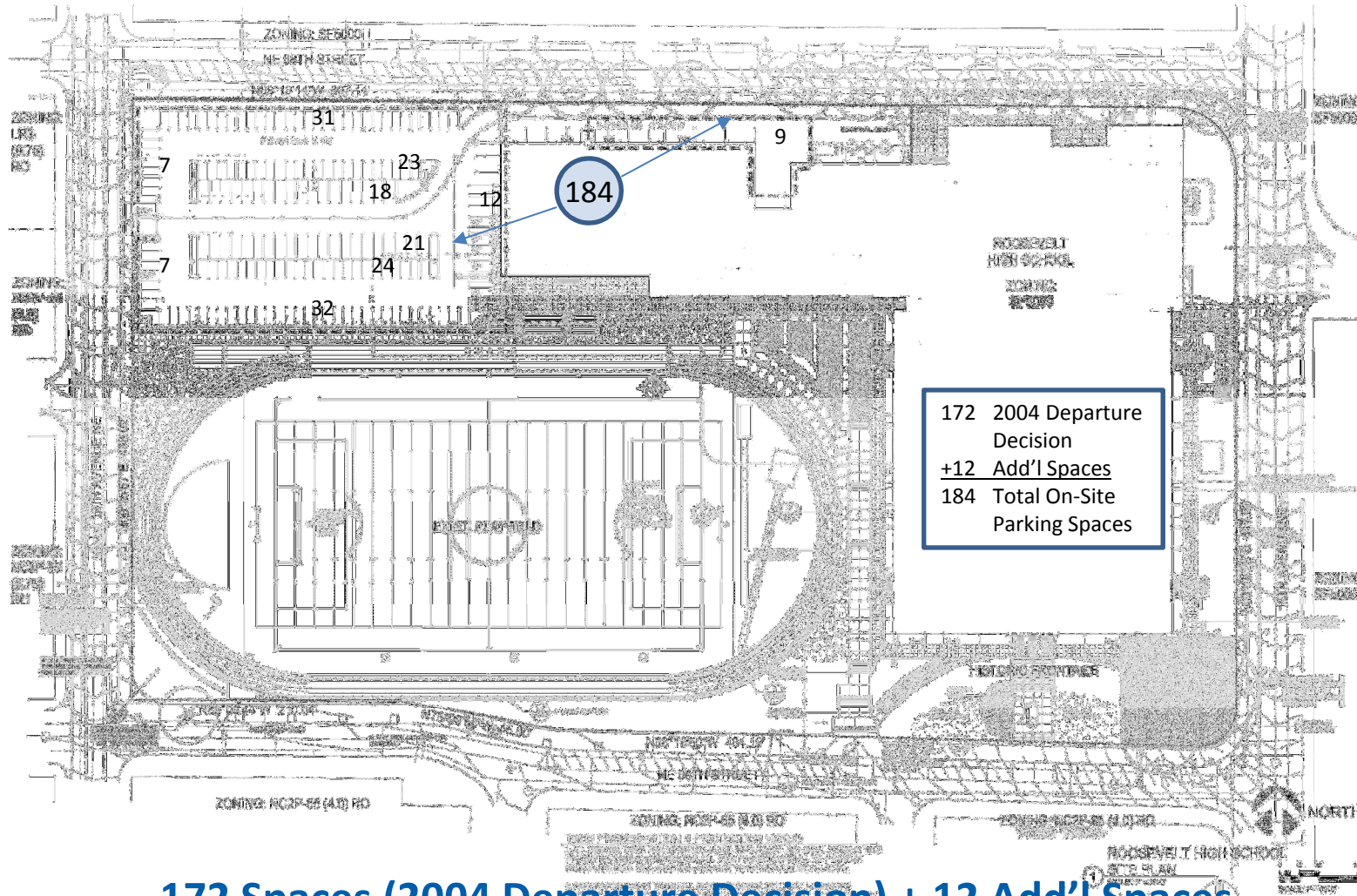
2019 PARKING DEPARTURE REQUEST

Capacity Overview & Need

- In 2018, a Parking Departure was granted allowing ten (10) classroom portables to be located in the NW parking lot to accommodate increasing enrollment needs. Six (6) existing classroom portables remained. Four (4) additional classroom portables were not installed.
- One condition of the Parking Departure was to remove the portables at the end of the 2018-2019 school year as Lincoln HS opens in 2019 to alleviate building capacity needs.
- Recent projections show that enrollment at Roosevelt HS will decrease, but not as much as previously projected, despite the additional capacity at Lincoln HS.
- The projected enrollment trend is for Roosevelt HS to decrease for a few years, then to begin increasing again.
- Because of this longer-range projection, SPS does not recommend removal of the existing portables.
-  SPS requests retaining the existing six (6) classroom portables with a Parking Departure for a reduction of (31) parking spaces, for a total of 141 on-site parking spaces.

Roosevelt High School

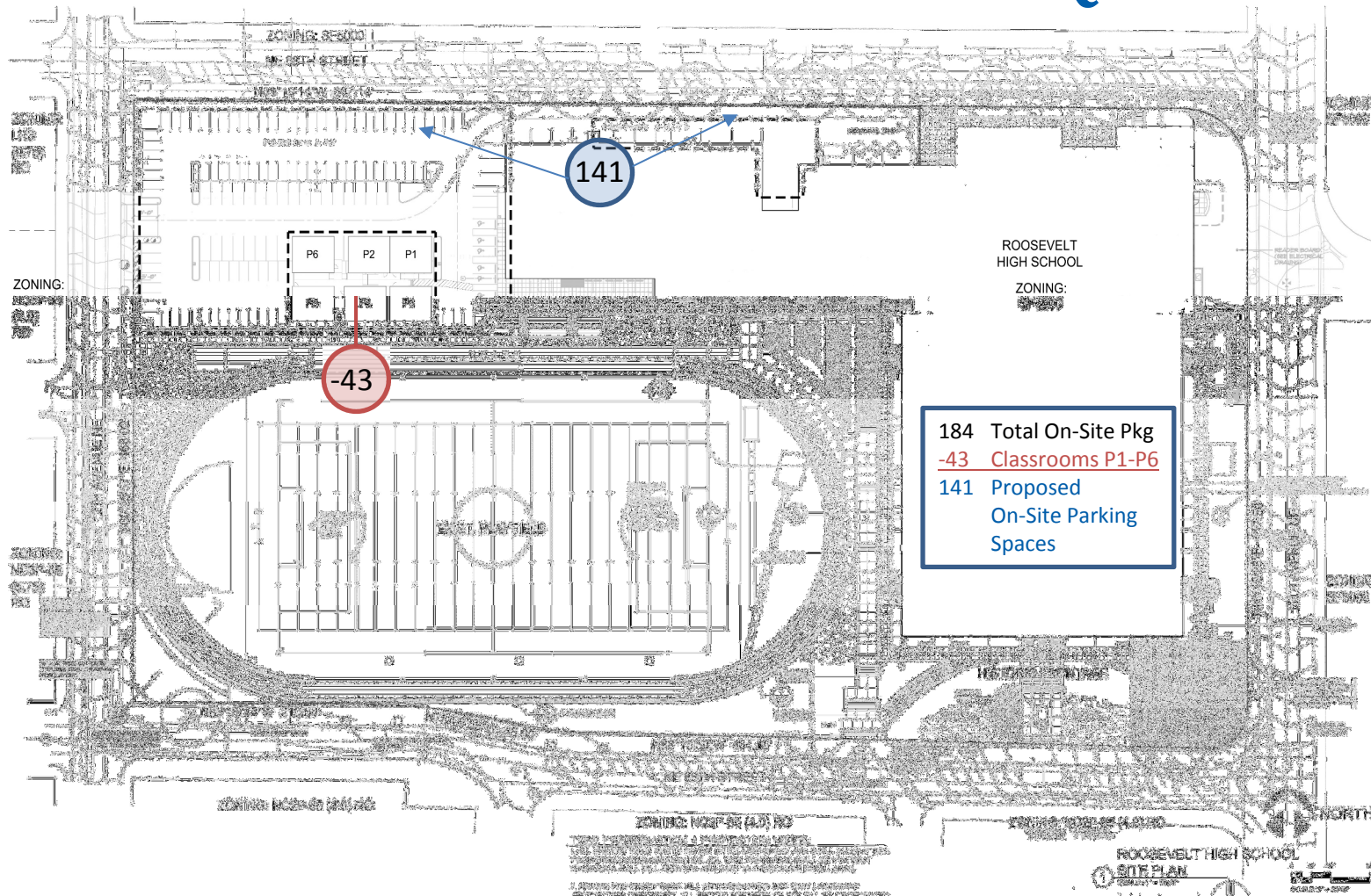
2019 PARKING DEPARTURE REQUEST



**172 Spaces (2004 Departure Decision) + 12 Add'l Spaces
= 184 Total On-Site Parking Spaces**

Roosevelt High School

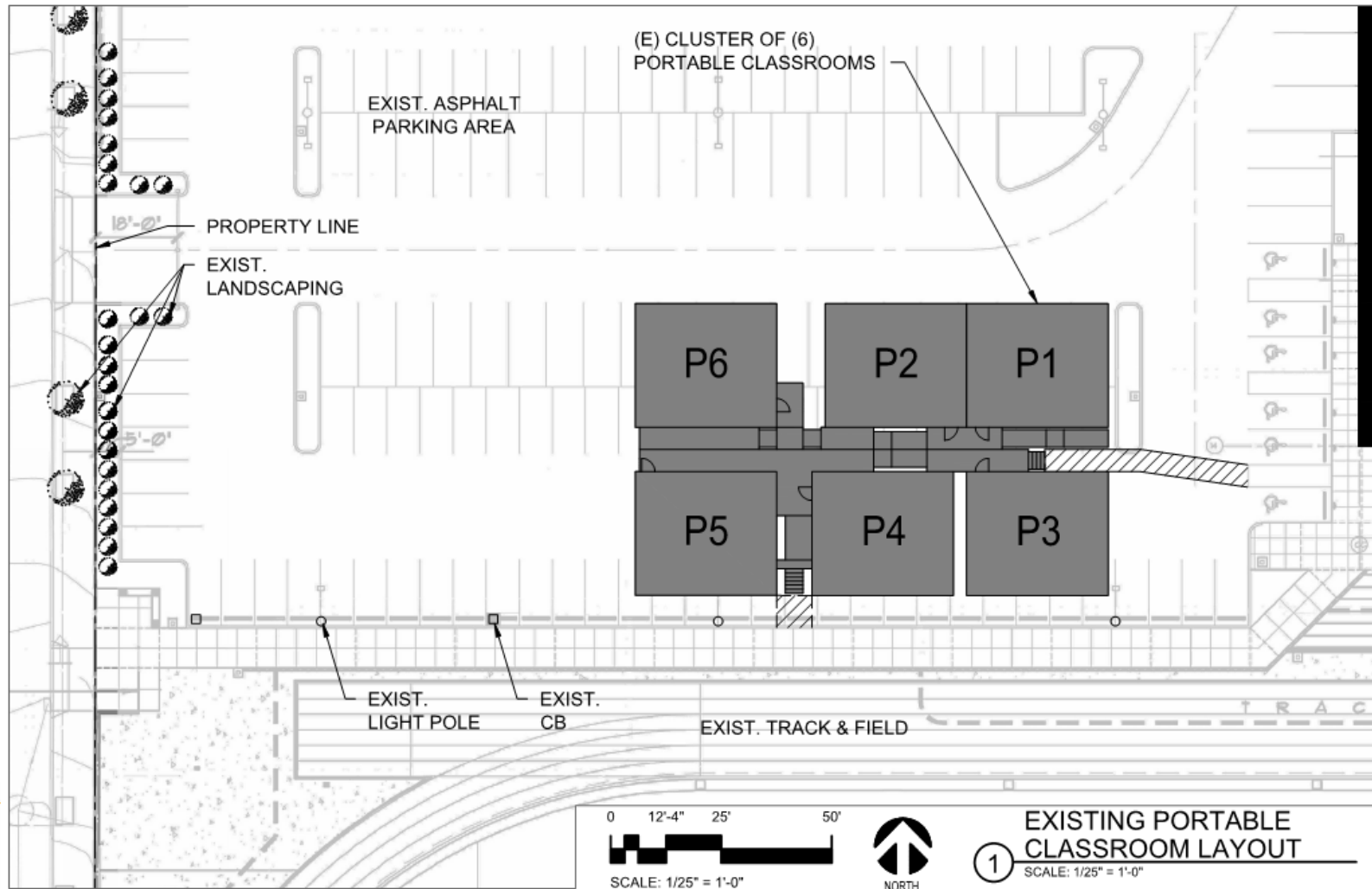
2019 PARKING DEPARTURE REQUEST



Departure Request of 31 PARKING SPACES ($43 - 12 = 31$ Spaces)
for a total of 141 on-site Parking Spaces

Roosevelt High School

2019 PARKING DEPARTURE REQUEST



Roosevelt High School

2019 PARKING DEPARTURE REQUEST



STREET VIEW FROM 12TH AVENUE SE LOOKING SE



RENDERING SHOWING ARIAL VIEW LOOKING NORTH

Roosevelt High School

2019 PARKING DEPARTURE REQUEST

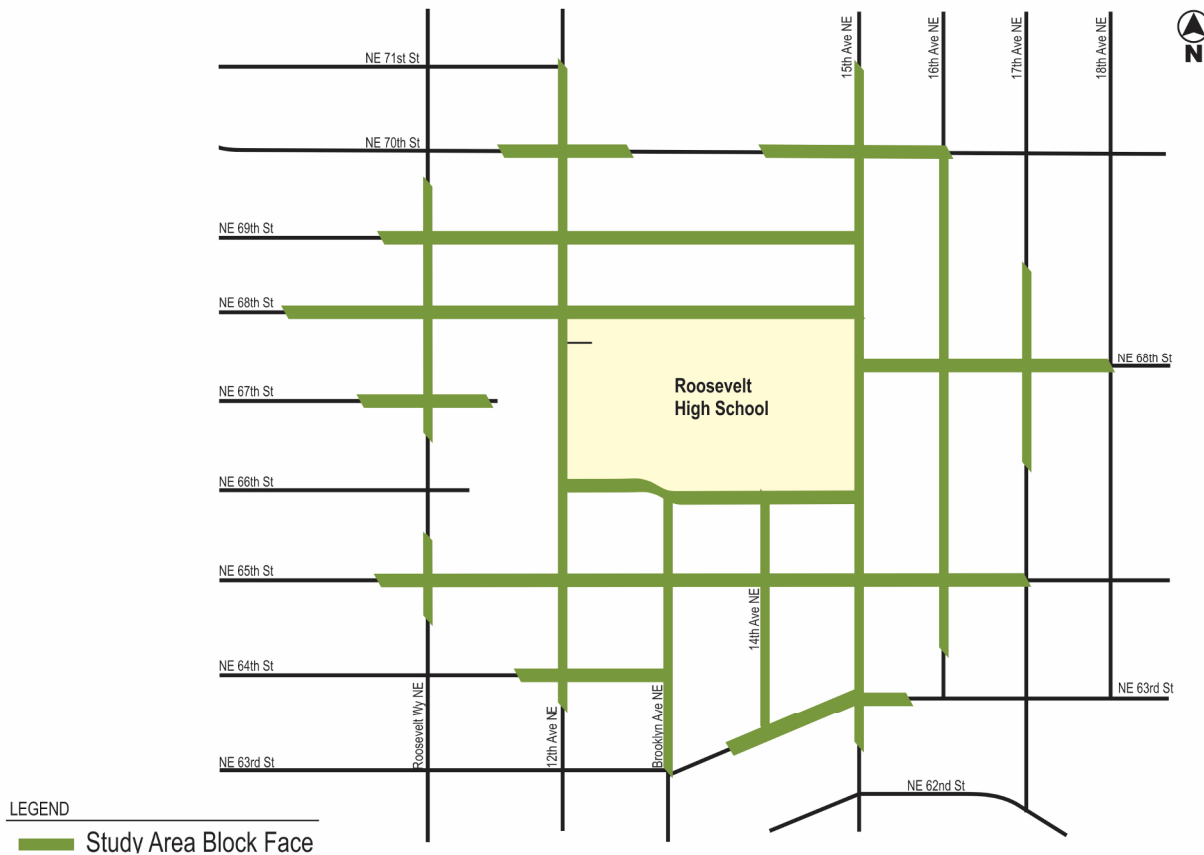
Overview of Parking Analysis

- Inventory on-street parking supply in parking analysis study area
- Perform on-street and on-site parking occupancy counts during four weekday periods in which Roosevelt High School generates parking demand (includes parking effect of portables); mid-afternoon counts conducted on days with and without school in session
- Adjust baseline parking to account for future projects that could affect on-street capacity or parking demand (unrelated to portables)
- Calculate parking demand generated by portables (due to displaced parking from school lot and demand generated by additional enrollment)
- Calculate future parking utilization with and without portables

Roosevelt High School

2019 PARKING DEPARTURE REQUEST

Parking Analysis Study Area



- Based on City of Seattle guidance for parking analysis
- 800-foot walking distance from site

Roosevelt High School

2019 PARKING DEPARTURE REQUEST

Factors Contributing to Roosevelt Area Parking Utilization (with or without Portables)

- Short-term – generated by construction
 - Parking lane closures adjacent to construction projects reduce parking supply
 - Parking demand generated by construction employees – near future assumed to experience levels similar to existing
- Long-term – generated by new development
 - Increases in parking demand due to growth in development – 20 “pipeline” residential and mixed use development projects identified that may generate on-street parking and have parking influence areas that overlap the study area

Roosevelt High School

2019 PARKING DEPARTURE REQUEST

Existing On-Street Parking Utilization

Study Period	Existing (March 2019)		
	On-Street Supply (spaces)	Total Occupancy** (vehicles)	Utilization
Mid-Morning (9:30 to 10:30 A.M.)	659	518	79%
Mid-Afternoon (1:15 to 2:15 P.M.)	646	485	75%
Early Evening (4:30 to 5:30 P.M.)	605	352	58%
Later Evening (7:00 to 8:00 P.M.)	659	406	62%

***Includes parking impacts of portables, which are already on site.*

Roosevelt High School

2019 PARKING DEPARTURE REQUEST

Comparison to Previous Counts

- Existing on-street supply reduced by up to 17% (depending on time of day) compared to last year, due primarily to NE 65th Street re-channelization but also to some additional parking lane closures adjacent to development construction.
- However, overall parking occupancy also decreased by 6% to 17% (depending on time of day).
- Existing utilization is slightly higher (up to 4% higher in the morning and up to 6% higher in the evening) compared to last year, but still below the City-defined capacity of 85%.
- The school's peak parking rate decreased to 0.14 parked vehicles per student,** compared to 0.23 parked vehicles per student calculated in 2016.



***Derived from comparing on-street and on-site counts of parked vehicles on days with and without school in session.*

Roosevelt High School

2019 PARKING DEPARTURE REQUEST

Potential On-Street Parking Demand Generated by Portables

Study Period	Parked Vehicles		
	Overspill from Parking Lot Capacity Reduction	Additional Demand from Increased Enrollment**	Total
Mid-Morning (9:30 to 10:30 A.M.)	36	25	61
Mid-Afternoon (1:15 to 2:15 P.M.)	39	25	64
Early Evening (4:30 to 5:30 P.M.)	0	0	0
Later Evening (7:00 to 8:00 P.M.)	0	0	0

***Assumes parking generation would be consistent with current observed rate at Roosevelt High School, and enrollment at maximum occupancy accommodated by the portables.*

Roosevelt High School

2019 PARKING DEPARTURE REQUEST

Estimated Parking Utilization Without and With Portables

Study Period	On-Street Supply (spaces)	Without Portables		With Portables		
		Total Occupancy (vehicles)	% Utilization	Added Demand (vehicles)	Total Occupancy (vehicles)	% Utilization
Mid-Morning (9:30 to 10:30 A.M.)	700	511	73%	61	572	82%
Mid-Afternoon (1:15 to 2:15 P.M.)	687	475	69%	64	539	78%
Early Evening (4:30 to 5:30 P.M.)	646	438	68%	0	438	68%
Later Evening (7:00 to 8:00 P.M.)	700	492	70%	0	492	70%

***Supply assumes 41 spaces currently unavailable due to construction of pipeline development projects are restored, and occupancy includes the on-street parking demand they are projected to generate.*

Roosevelt High School

2019 PARKING DEPARTURE REQUEST

Measures to Reduce On-Street Parking Impacts

Continuation of current measures:

- SPS will not allow non-scholastic and recreational night-time use of the lighted athletic field until the portables are removed (condition of field lighting project).
- Continue the Transportation Communication & Operation Plan developed in 2018 that acknowledges the challenges of driving and parking, and encourages faculty, students, and staff to travel to and from school by walking, biking, carpooling, or taking transit.

Roosevelt High School

2019 PARKING DEPARTURE REQUEST

Summary

- SPS proposes to retain six portable classrooms, which are planned to remain in place until Roosevelt’s student enrollment level aligns with its building capacity.
- The portables and the associated increased enrollment likely contribute a small amount to parking impacts exacerbated by other factors – SPS will continue to implement the mitigation measures put in place in 2018, to help limit potential impact to on-street parking demand.
- Departure Request: Extend prior departure of 31 spaces allowing a reduced interim supply of 141 on-site parking spaces.

Roosevelt High School

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 Required	302 Spaces
Parking Provided On-Site	2004 Parking Departure Decision	172 Spaces
	Additional Parking Provided	+12 Spaces
	Total On-Site Parking	184 Spaces
2018 Parking Departure	On-Site Parking	184 Spaces
	(6) Portable Classrooms (2016) 17 spaces, (2017) 26 spaces	-43 Spaces
	(4) Portable Classrooms (2018) 29 spaces	-29 Spaces
Current Parking	2018 Parking Departure Decision	112 Spaces
	(4) Portable Classrooms (2018) – not installed	29 Spaces
	Current On-site Parking	141 Spaces
2019 Parking Departure Request	2004 Parking Departure Decision	172 Spaces
	2019 Parking Departure Request – Retain (6) Portable Classrooms	-31 Spaces
	Proposed Total Parking Spaces	141 Spaces



**Departure Request of 31 Parking Spaces
for a Total of 141 On-Site Parking Spaces**