DEVELOPMENT STANDARD

ADVISORY COMMITTEE

Maureen Sheehan

City of Seattle
Major Institutions and School Coordinator
OBJECTIVES

• Committee Members
• Purpose & Intent
• Meeting Process
• Schedule
• Roles & Responsibilities
• Evaluation Criteria
• Recommendations
<table>
<thead>
<tr>
<th>NAME</th>
<th>CATEGORY</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Joseph Amann</td>
<td>Person residing within 600’</td>
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<tr>
<td>2 Jim Pettigrew</td>
<td>Person owning property or a business within 600’</td>
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<tr>
<td>3 Melanie Davies</td>
<td>Representative of the general neighborhood</td>
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<tr>
<td>4 Liz Kearns</td>
<td>Representative of the general neighborhood</td>
</tr>
<tr>
<td>5 Jeff Reibman</td>
<td>At large to represent citywide education issues</td>
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<tr>
<td>6 Shelly Denier</td>
<td>Representatives of the PTSA</td>
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<td>7 Sarah Ogier</td>
<td>Representatives of the PTSA</td>
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<tr>
<td>8 Eric Becker</td>
<td>Representative of the Seattle Public Schools</td>
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<tr>
<td>Alt 1 Robyn Meyer</td>
<td>Representatives of the PTSA</td>
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<tr>
<td>Alt 2 Clayton Beaudoin</td>
<td>Representatives of the PTSA</td>
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<tr>
<td>Ex-Officio Maureen Sheehan</td>
<td>City DON (Non-voting Chair)</td>
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<tr>
<td>Ex-Officio Holly Godard</td>
<td>City Seattle Department of Construction &amp; Inspections (Non-voting Member)</td>
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PURPOSE & INTENT

• Most schools are located in single family neighborhoods; the land use code does not include a “school zone.” The RESMS site straddles both LR2 and SF 5000, both residential zones.

• Renovation and additions often times will not meet the underlying zoning, therefore 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

- 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
March 7, 2018 Committee Formed (90 day clock starts to conduct meetings)

April 18, 2018 - First Meeting
TBD – 2nd Meeting, if needed
TBD – 3rd Meeting, if needed

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

If 1 Meeting = May 18, 2018 (30 days after first meeting)
If 2-3 Meetings = July 17, 2018 (90 days after first meeting)

TBD, SDCI Director issues decision
COMMITTEE ROLES & RESPONSIBILITIES
(SMC 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.
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.
QUESTIONS?
Departure Committee
Robert Eagle Staff Middle School Field Lighting
18 April 2018
Agenda

Project Overview

Departure Requested

Setback

Committee Clarifying Questions

Public Comment

Committee Recommendation
Project Overview
WHY IS FIELD LIGHTING PROPOSED NOW?

• Bell time changes adopted by School Board in 2016 and 2017
  - Later start and end times for middle and high schools
    (typically 8:55 a.m. - 3:45 p.m.)
  - Affected school athletics (later practices and games)
  - Affected youth sports and community use
    (after school athletics, typically evening)

• Voter-approved funding for several athletic field upgrades in 2016
  - Buildings, Technology and Academics/Athletics IV (BTA IV, 2016) Capital Levy included funds to upgrade athletic field and add lighting at Robert Eagle Staff
  - Original budget for Cascadia ES and Robert Eagle Staff MS (BEX IV, 2013) did not include synthetic turf or field lighting
Existing Site Aerial
Project Overview

The existing turf playfield is approximately square, 380’ x 390’, and surrounded by a 15’ wide running track. Ten proposed poles will be evenly distributed around the perimeter of the track. There are three set along the track’s west edge, and three along the track’s east edge; there are two along the south edge and two along the north edge. The poles vary between eighty and ninety feet in height and have either four or five flood lights mounted to them.
Examples of Proposed Poles
Proposed Light Pole Locations
Departure Requested:
Setback
Existing Zoning
Baseline Setbacks (per Land Use Code)
Min. Setbacks w/ Departure (per Land Use Code)
Area of Requested Departure
Departure Requested: Setbacks, Public Schools

- Reduce minimum setback from 15’ to 5’
Alternatives Evaluated

- Eliminate the two non-conforming poles.
- No departure. Locate poles >15’ from property line.
15’ Baseline Setback per SMC 23.51B.002.E.4.a
5’ Minimum Setback per SMC 23.51B.002.E.5.a
Lighting Poles as Proposed (w/ Departure)
Lighting Poles (w/o Departure)
Proposed Lights - Shielding and Glare Reduction

Light pollution is often caused by the way light is emitted from lighting equipment. Choosing proper equipment and carefully mounting and aiming it can make a significant difference.

Source: Adapted from The Institution of Lighting Professionals
Proposed Lights - Shielding and Glare Reduction

TRADITIONAL LIGHTING

PROPOSED LIGHTING
Light Levels - Poles as Proposed (w/ Departure)

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**ILLUMINATION SUMMARY**

**MAINTAINED HORIZONTAL FOOTCANDLES**

- Guaranteed Performance: 34.1
- Total Load: 64.4 kW
- No. of Points: 700
- Maximum: 54
- Minimum: 0
- MAINTAINED HORIZONTAL FOOTCANDLES

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**Lumen Maintenance**

- UG (adjacent pts): 536.01

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**Guaranteed Performance:**

- Draw Chart and/or the computer-calculated predictions and should be taken into consideration.

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**Nominal Voltage:**

- Refer to the drawing in the computer-calculated predictions.

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**Dimensions:**

- Dimensions are relative to 0,0 reference point(s).

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[Diagram with various light levels and pole locations indicated]
Alternatives Evaluated

• **Eliminate the two non-conforming poles.**
  - Creates unsafe lighting condition on field.
  - No significant change to light impacts on adjacent properties.

• **No departure. Locate poles >15’ from property line.**
  - Poles in middle of track compromise its function.
  - Poles on field present a safety hazard for play.
  - Expensive to relocate and rebuild track.
  - Utilities (main power feed, gas line) very expensive to relocate.
  - No perceptible difference in neighboring light levels.
Departure Requested: Setbacks, Public Schools

SETBACKS

SMC 23.51B.002 - PUBLIC SCHOOLS IN RESIDENTIAL ZONES
SMC 23.51B.002.E.4 - SETBACKS FOR ADDITIONS TO EXISTING PUBLIC SCHOOL STRUCTURES ON EXISTING PUBLIC SCHOOL SITES

a. ADDITIONS TO EXISTING PUBLIC SCHOOL STRUCTURES ON EXISTING PUBLIC SCHOOL SITES ACROSS A STREET OR ALLEY FROM LOTS IN RESIDENTIAL ZONES SHALL PROVIDE EITHER THE SETBACK OF THE PREVIOUS STRUCTURE ON THE SITE OR THE MINIMUM SETBACKS ACCORDING TO THE HEIGHT OF THE SCHOOL AND THE DESIGNATION OF THE FACING RESIDENTIAL ZONE AS SHOWN IN TABLE E FOR 23.51B.002, WHICHEVER IS LESS.

TABLE E FOR 23.51B.002 MINIMUM SETBACKS FOR ADDITIONS ON AN EXISTING PUBLIC SCHOOL SITE LOCATED ACROSS A STREET OR ALLEY FROM LR2/LR3. FOR FACADE HEIGHTS GREATER THAN 50’, 15’ MINIMUM SETBACK REQUIRED.

DEPARTURE REQUESTED SETBACKS

SMC 23.51B.002.E.5 - DEPARTURES

DEPARTURES FROM SETBACK REQUIREMENTS MAY BE GRANTED OR REQUIRED PURSUANT TO THE PROCEDURES AND CRITERIA SET FORTH IN CHAPTER 23.79 AS Follows:

a. THE MINIMUM AVERAGE SETBACK MAY BE REDUCED TO 10’ AND THE MINIMUM SETBACK TO 5 FEET FOR STRUCTURES OR PORTIONS OF STRUCTURES ACROSS A STREET OR ALLEY FROM LOTS IN RESIDENTIAL ZONES.

DEPARTURE REQUESTED FOR 5’ MINIMUM SETBACK
Proposed Setbacks

[Map diagram showing proposed pole locations with setback distances labeled.]
Committee Clarifying Questions
Public Comment
Committee Recommendation
SEPA Findings – Transportation

Elements Evaluated in Transportation Study

- Activities previously expected to occur on fields
- Existing traffic volumes and patterns
- Traffic operations (PM peak & early evening)
- Existing parking conditions
- Future traffic conditions in the area without project
- Potential added activities with lights
- Net increase in trips and parking due to field lights
- Impacts to traffic operations
- Impacts to parking conditions
SEPA Findings – Transportation

Analysis Findings – Existing Conditions

– Fields are shared resource, but specific program element of RESMS. Activities include PE, baseball, softball, soccer, ultimate, and track
– Expected use for practice by Lincoln High School (e.g. high school football practice)
– Middle school athletics on weekday afternoons, 2:30 and 5:30 P.M., and Saturdays
  • Ultimate and girls’ soccer in fall
  • Boys soccer and track in spring
  • No outdoor scholastic sports during winter months
SEPA Findings – Transportation

Analysis Findings – Existing Conditions

– Non-scholastic field use (when not reserved for scholastic uses)
  • Little-league baseball, softball, soccer, ultimate, and lacrosse (typical weekdays after 5:30 P.M.; extended hours late spring and summer
  • Can occur until about 6:00 P.M. in Feb., extend until 9:00 P.M. by May
  • Weekend use 9:00 A.M. - 4:00 P.M. early spring; until 7:00 P.M. by May

– Traffic volumes
  • Most locations decline by 12% to 25% during hour after PM peak
  • Declines by 29% to 53% during 7:00 to 8:00 P.M.

– Parking
  • On-street: utilization 57%-60% (>400 unused) early evening; 65%-67% later (>335 unused)
  • On-site: 240 spaces total; 190 unused early evening in Sept. 2017
SEPA Findings – Transportation

Analysis Findings – Future with Project

– Fields to continue to be used by schools on site
  • Joint-Use Agreement with SPR allows shared use: until as late as 5:30 or 6:45 P.M. for some activities;
  • SPR scheduled activities until 10 P.M.
  • Same activities as currently occur; could occur later

– Traffic volumes
  • Estimated increase of 85 PM peak trips (25 in, 60 out) (possible later LHS practice departure and SPR activity arrival).
  • Estimated increase of 60 early evening trips (30 in, 30 out) reflecting concurrent arrival/departure of SPR activity.
  • Only new during part of the year (~Oct. – early Mar.); natural light allows for field use during these times without field lights
SEPA Findings – Transportation

Analysis Findings – Future with Project

– Operations
  • Negligible changes in delay (4 seconds or less) at study area intersections

– Parking
  • Peak demand 100 - 140 vehicles during short period between activities;
  • 30 - 95 vehicles during activities.
SEPA Findings – Transportation

Analysis Findings – Conclusions

- Same types of activities, occurring later
- Some traffic increases in evening; similar to existing but occurring more frequently
- No significant adverse impact to traffic operations
- Project-related parking demand can be accommodated in on-site lots
- Some demand may occur on street (10-15 cars) on N 92nd Street; unused spaces (23 to 32 observed) can accommodate