

Daniel Bagley Elementary School

Modernization and Addition

Development Standards Advisory Committee Presentation DRAFT

Scheduled: April 25, 2018

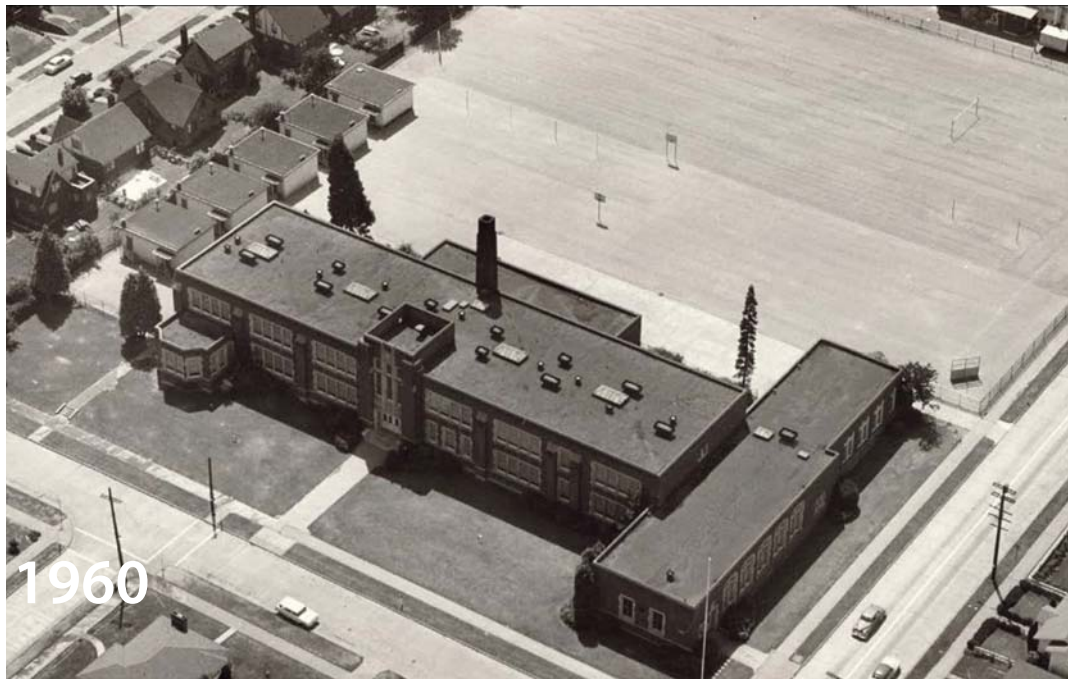


Standard	Citation	Met/Not Met
Lot Coverage	23.51B.002	Met
Building Height in SF Zones	23.51B.002.D	Met
Light Standards	23.51B.002.D6	Met
Setback Requirements	23.51B.002 Table E	Met
Structure Width	23.51B.002.F.2	Met
Parking Quantity	23.54.015.A Table C	Departure Requested
Parking Location	23.51B.003.H	Met
Bus and Truck Loading	23.51B.002.I	Met
Noise, Odor, Light & Glare	23.51B.002.J	Met
Electric Message Board Signs	23.55.020.B	Departure Requested

Daniel Bagley Elementary School



Building Constructed: 1930
Architect: Floyd Naramore



**Replace 8 portable classrooms with
a permanent 8 classroom addition**

**Provide a larger gymnasium and
new covered play structure**

Create 2 additional classrooms in existing building

Modernize the historic building

Implement current education approaches & technology

Life Safety & Accessibility improvements

Building envelope & energy improvements

New mechanical electrical, communications systems

New fire alarm & fire sprinkler systems

Community Meetings held to date:

6 School Design Advisory Team (SDAT) Workshops

Community Meeting to present SDAT Findings

Draft SEPA Public Meeting

A School Design Advisory Team composed of neighbors, parents, & educators met over the course of 3 months last year to establish priorities for the project:

Modernization Priorities

- Honor historic character
- Flexible learning spaces
- Staff collaboration spaces
- Continuity across grade levels
- Decentralize student restrooms

Addition Priorities

- Learning Community model
- Equitable shared resources
- Passive solar for energy efficiency
- Sustainable building design as a teaching tool



Create a cohesive learning environment and school identity

Group the major activity areas: dining, library, gym

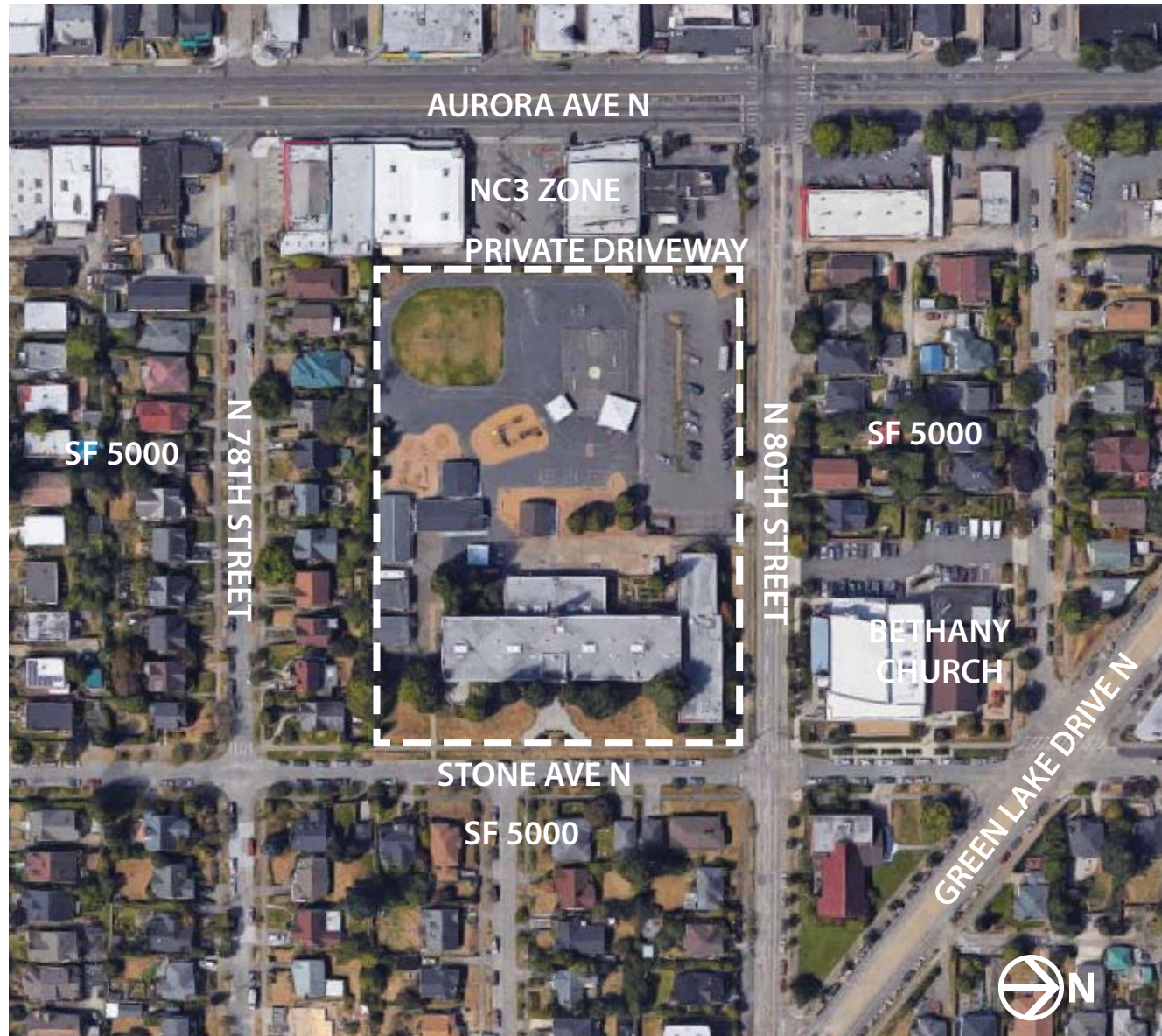
Provide a quiet environment for classrooms

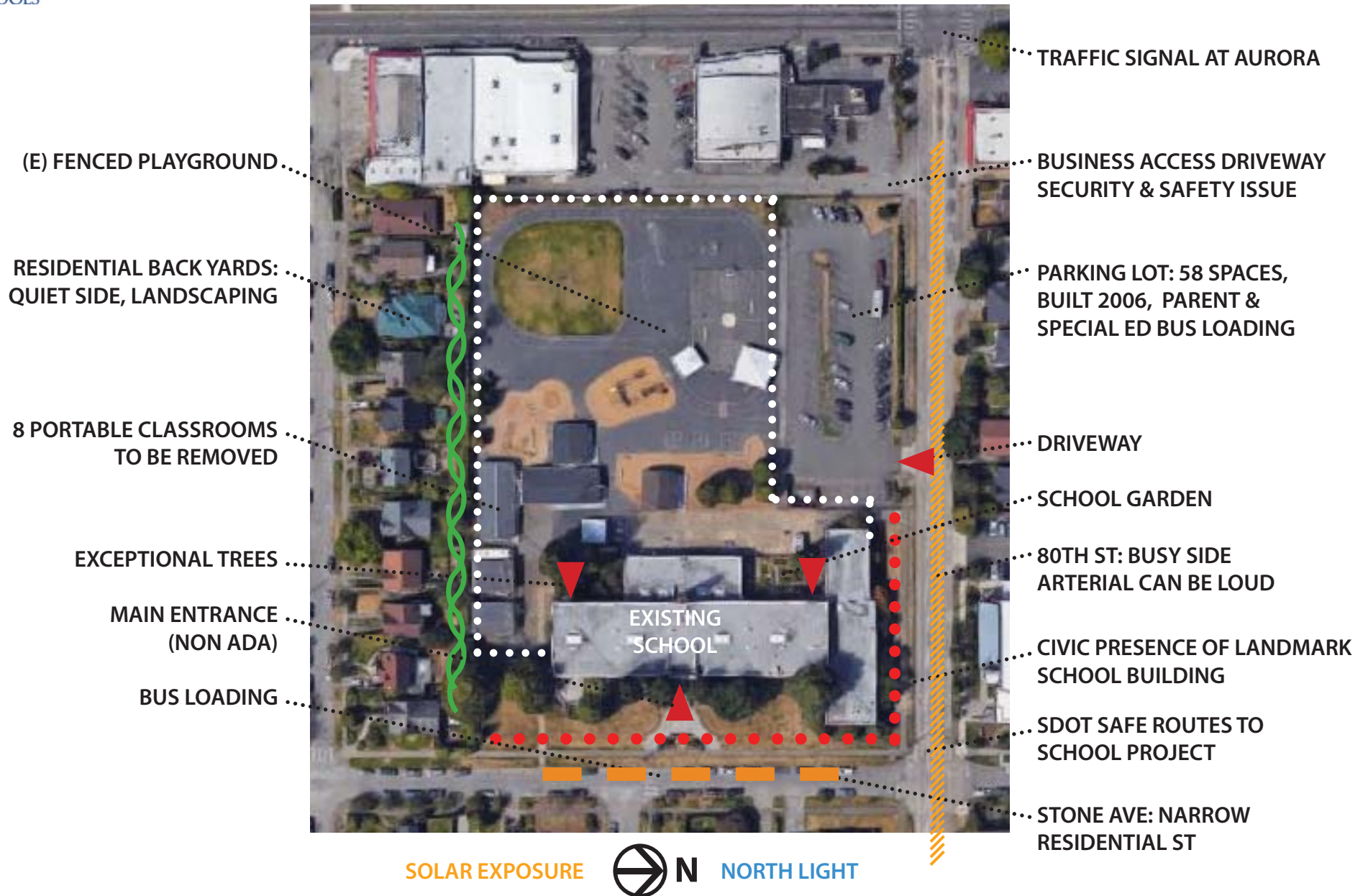
Provide for Community Access to gym

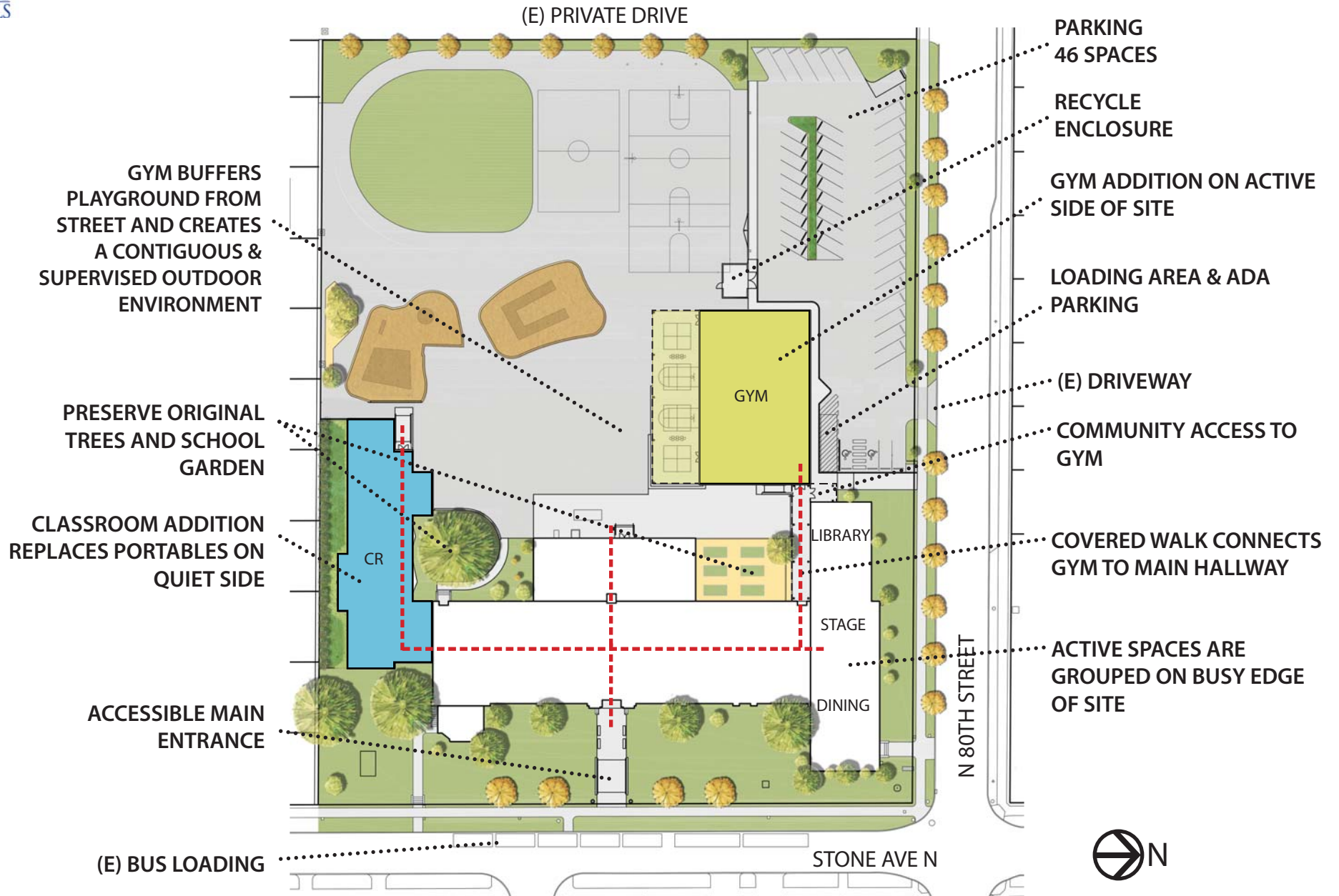
Maximize playground area & playground supervision

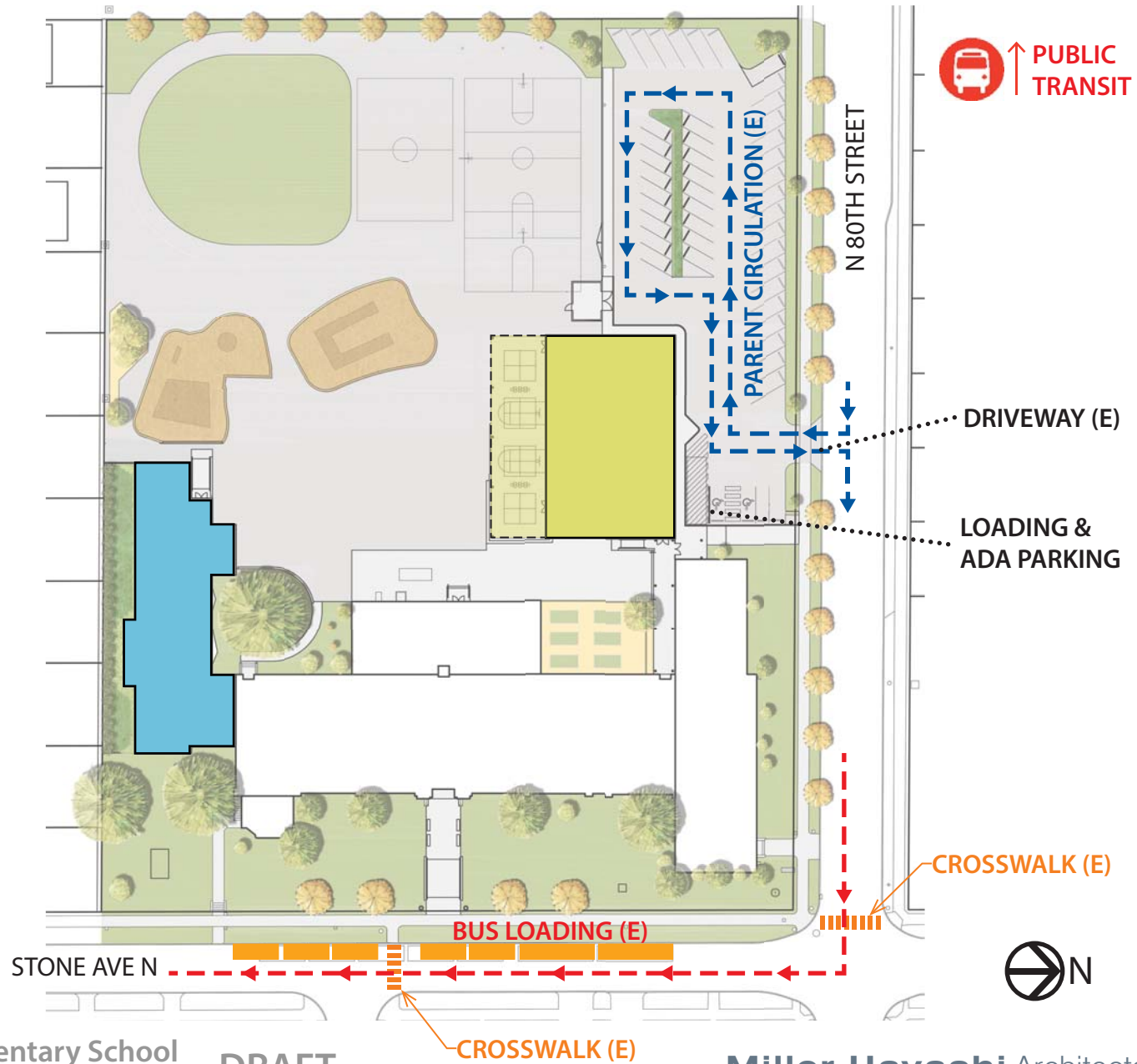
(SPS Educational Specifications call for 1 acre minimum)

Consider impact on future









The team has worked hard to meet the school's priorities within the City's Land Use Development Standards for height, area, and setbacks on this site. The project is requesting a departure for Parking Quantity to maximize the educational potential of this site.

Parking Quantity per SMC 23.54.015 Table C footnote N

6,200 sf gym at 1 space/80 sf:	78 space
Proposed Parking Quantity:	46 spaces
Departure from the Standard:	32 spaces



Proposed parking compared to other schools in area

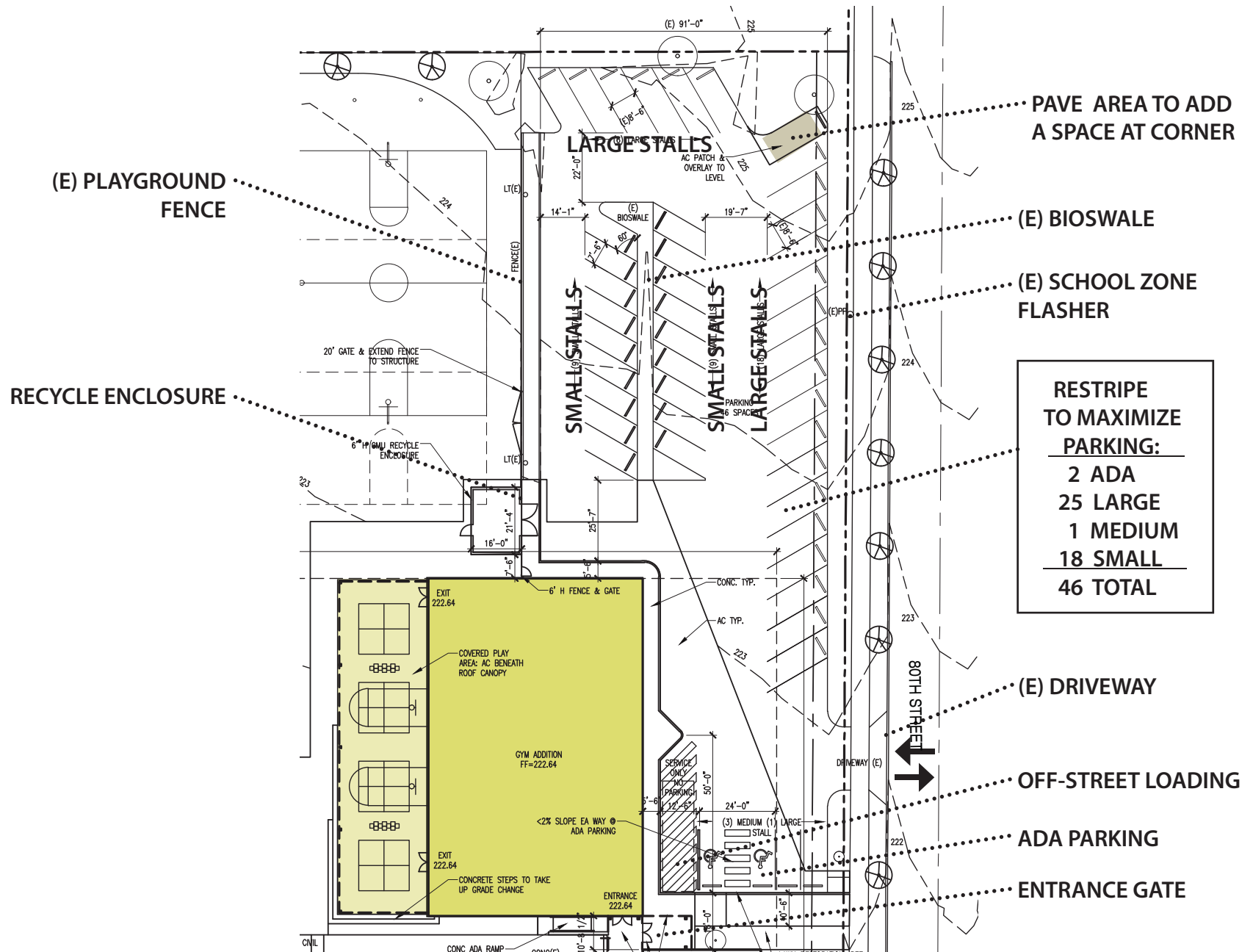
Montlake	0	Latona	20
Lowell	0	West Woodland	20
McGilvra	0	Queen Anne	21
Madrona	0	Sacajawea	22
Green Lake	0	Lawton	29
Laurelhurst	0	Northgate	30
Loyal Heights	0	Leschi	32
Salmon Bay K-8	0	McDonald Int'l	32
Whittier	0	Wedgewood	35
Viewlands	4	Decatur	38
Bryant	7	Adams	40
View Ridge	7	Olympic View	42
Hazel Wolf K-8	9	Marshall	45
Cedar Park	9	Broadview/Thom	46
North Beach	11	Bagley (Proposed)	46
BF Day	11	Rogers	48
Sand Point	11	Thornton/Decatur	51
Coe	19	Blaine K-8	64
Greenwood	19	Olympic Hills	64
Hay	20	Cascadia	70

View of Existing Parking Lot

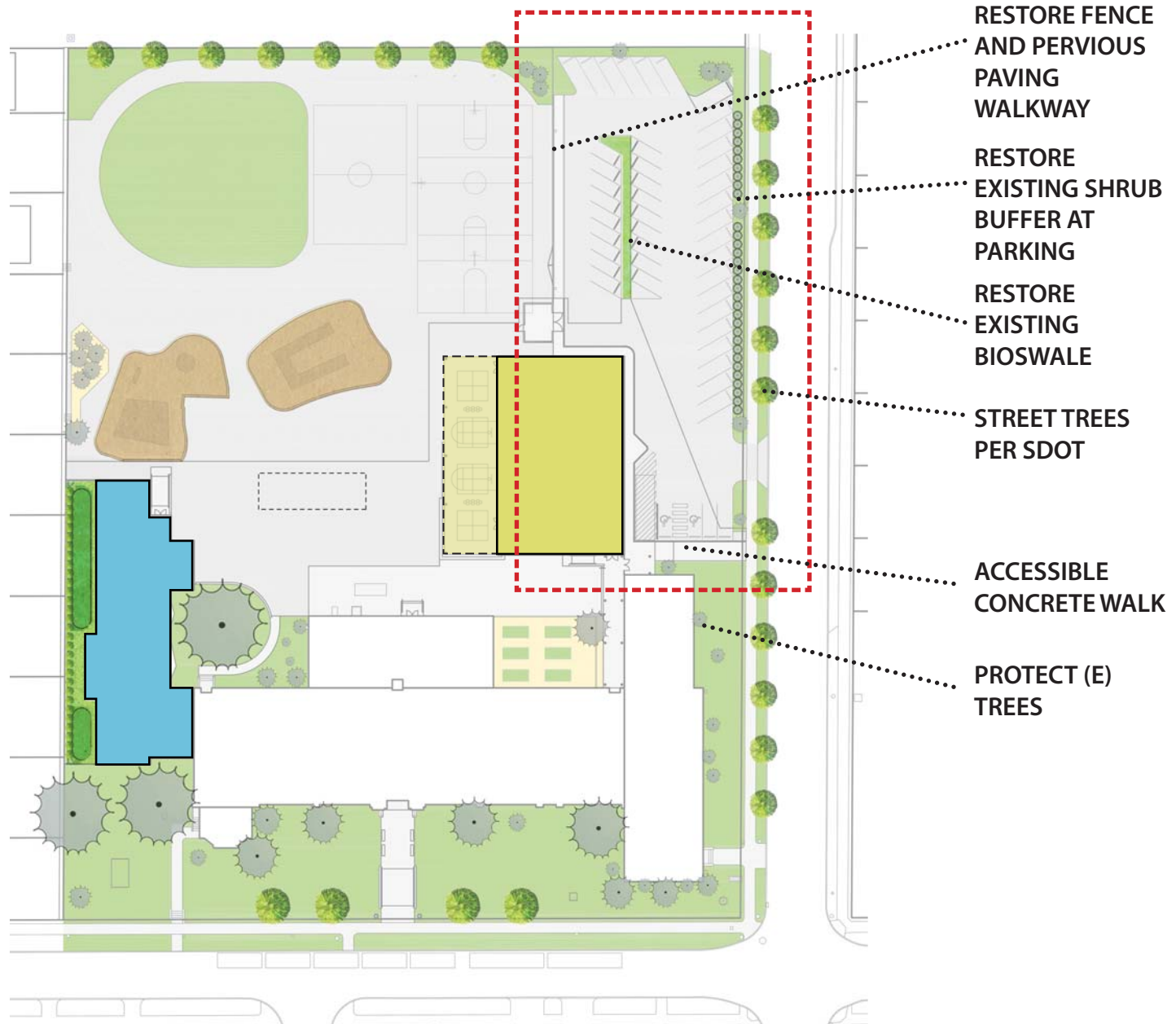


View of Proposed Parking Lot

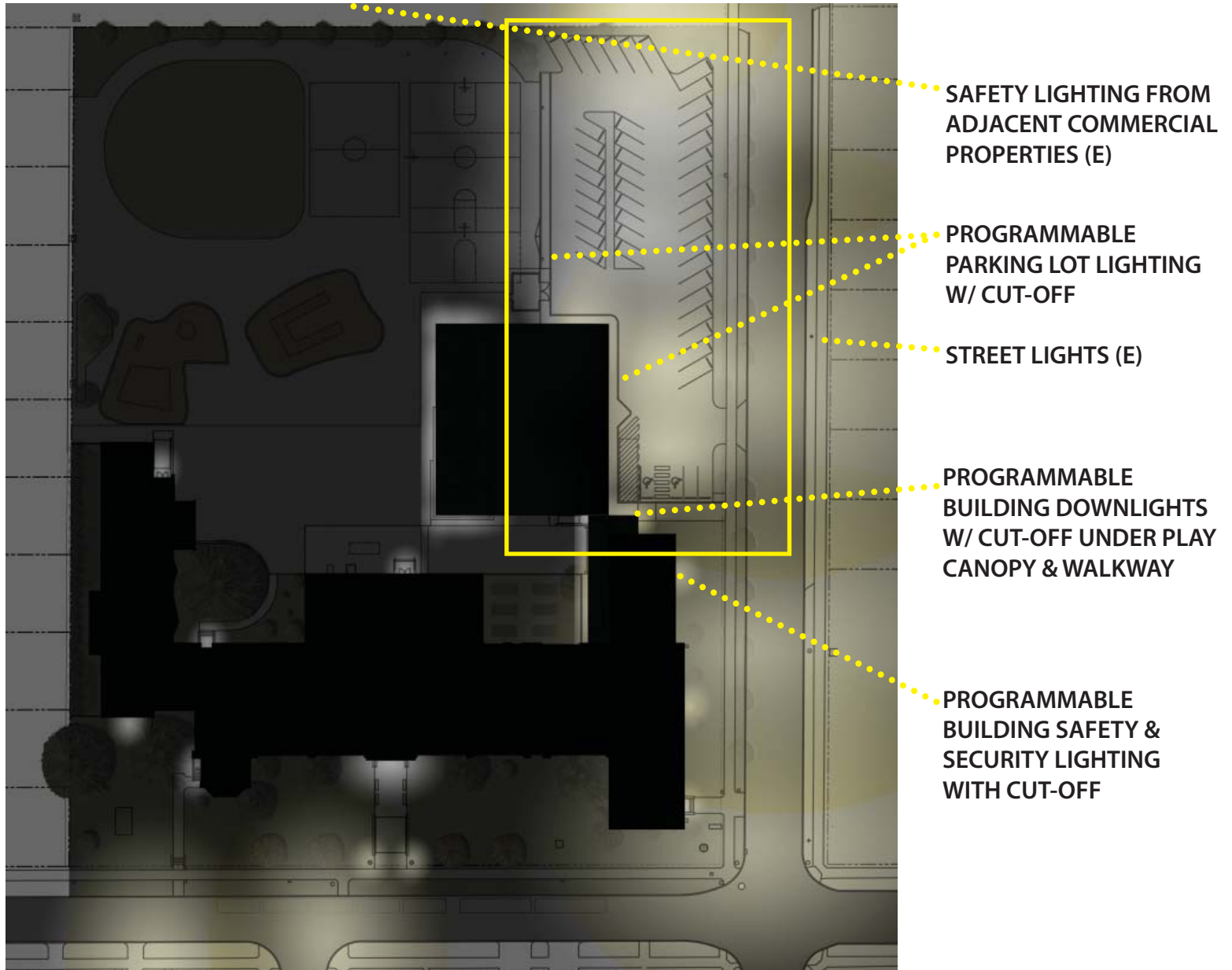




Parking Lot Landscaping



Parking Lot Lighting



Parking Quantity Options Considered

Push Gym to south of existing parking area

- negative impact on playground and gym access
- still requires a quantity departure for 58 existing spaces

Provide gate for overflow Parking on Play Area

- risk management, playground equipment layout

Arrange parking shuttle agreements for overflow events with other institutions

- **Cacadia/Eaglestaff, North Seattle Community College**

Departure for Programmable Message Board Sign



Existing manual message board sign
to be replaced - view from east

Departure for Programmable Message Board Sign

The Standard: No flashing, changing-image or message board signs shall be permitted in single-family zone. (SMC 23.55.020.B)

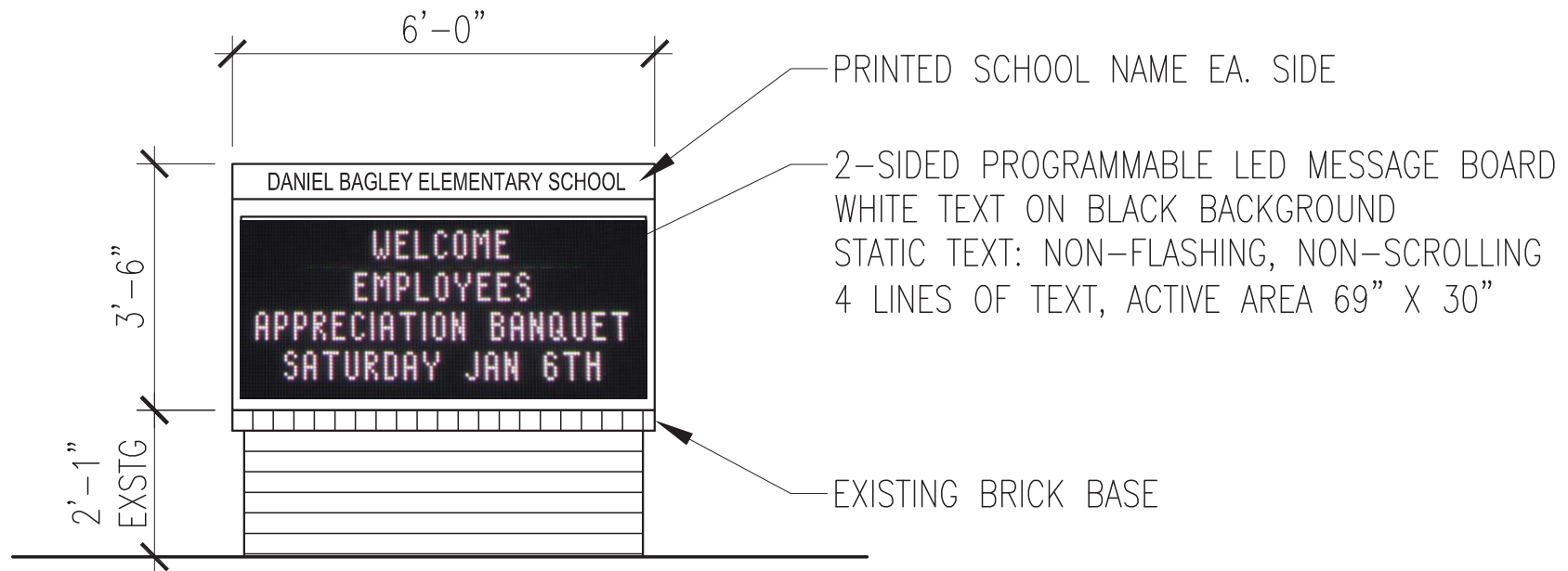
Other Guidance: One electric double-faced identifying sign, not to exceed 30 sf area per sign face is allowed on each street frontage of an elementary school in a single family zone. The signs shall be located and landscaped so that light and glare impacts on surrounding properties are reduced, and so that any illumination is controlled by a timer set to turn off by 10 p.m. (SMC 23.55.020.D.7)

Proposed Departure: Replace the existing 60" w x 38" h illuminated manual message board sign with a 72" w x 42" h illuminated programmable static message board sign on the existing brick base located on N. 80th St. . The sign will not scroll or flash. The sign will be timed to turn off by 10 p.m.

Departure for Programmable Message Board Sign



Departure for Programmable Message Board Sign



The sign conforms to the sign standards of SMC 23.55.020.D.7, the departure is only to SMC 23.55.020.B relating to message board signs in single-family zones.

Recap: Requested Departures

1. The team has worked hard and has met the school's priorities within the City's Standards for height, area, and setbacks on this site. The project is requesting a departure for Parking Quantity to maximize the educational potential of this site.

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Departure: 32 spaces

2. Daniel Bagley Elementary School wishes to improve its ability to communicate with the community by upgrading the message board sign to allow static, programmable text.

Departure: 2-sided programmable message board sign

1. Appropriateness in relation to the character and scale of the surrounding areas
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
5. Impacts on housing and open space

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