

DEVELOPMENT STANDARD ADVISORY COMMITTEE

Nelson Pesigan

City of Seattle

Major Institutions and School Coordinator

OBJECTIVES

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

COMMITTEE MEMBERS

1	Marjorie Dowd	Person residing within 600'
2	Liz McQuiston	Person owning property or a business within 600'
3	Justin Allegro	Representative of the general neighborhood
4	E. Tyler Crone	Parent of two graduates from Coe Elementary School
5	Camilla Yamada	Parent of a child at Coe Elementary School
6	Sheena Eaton	Representatives of the PTSA
7	Miki Takihana	Representatives of the PTSA
8	Jeanette Imanishi	Representative of the Seattle Public School
Alt 1	Drew Johnston	Parent of a child going to Coe Elementary School in Fall 2021
Alt 2	Claire McGowan	Person residing within 600'. Two kids currently at Coe Elementary School
Ex-Officio	Nelson Pesigan	City DON (Non-voting Chair)
Ex-Officio	Holly Godard	City Seattle Department of Construction & Inspections

Purpose & Intent

Most schools are located in single family neighborhoods; the land use code does not include a “school zone.”

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

SCHEDULE

June 24, 2019 Committee Formed (90-day clock starts to conduct meetings)

August 28, 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 committee's final approval):

If 1 Meeting = September 29, 2019 (30 days after first meeting)

If 2-3 Meetings = November 29, 2019 (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.

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.

RECOMMENDATIONS

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

QUESTIONS?

mahlum

Coe Elementary School Addition

Departure Committee Meeting

28 AUGUST 2019



Departure Meeting **Agenda**

Project Overview

Departure Requested:
Setback

Committee Clarifying Questions

Public Comment

Committee Recommendation

Introductions

Purpose & Intent

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Project Overview

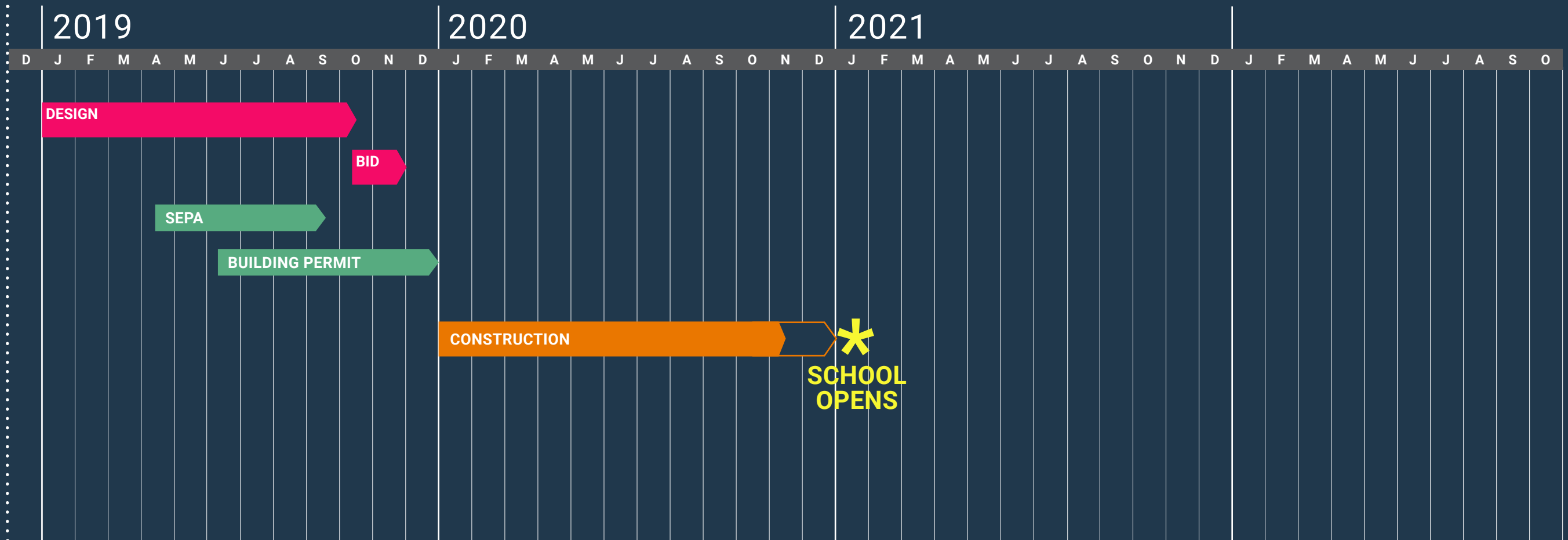
Coe Elementary School Addition

Project Scope

New **three-story addition** located on the east side of the existing building for **six classrooms and shared learning areas**.

Intended to address current over-crowded conditions in the existing facility.

Coe Elementary School Addition Schedule



Coe Elementary School Addition

Design Review Process

AGENCY

Seattle Department of
Construction and Inspections
(SDCI)

Seattle Department of
Transportation (SDOT)

Department of Neighborhoods
(DON)

King County - Public Health

Seattle Public Utilities (SPU)

Seattle City Light (SCL)

DISTRICT

Teaching and Learning

Capital Projects

Operations

Maintenance

Legal

Risk Management

School Board

Department of Technology Services

EXISTING WEST ELEVATION



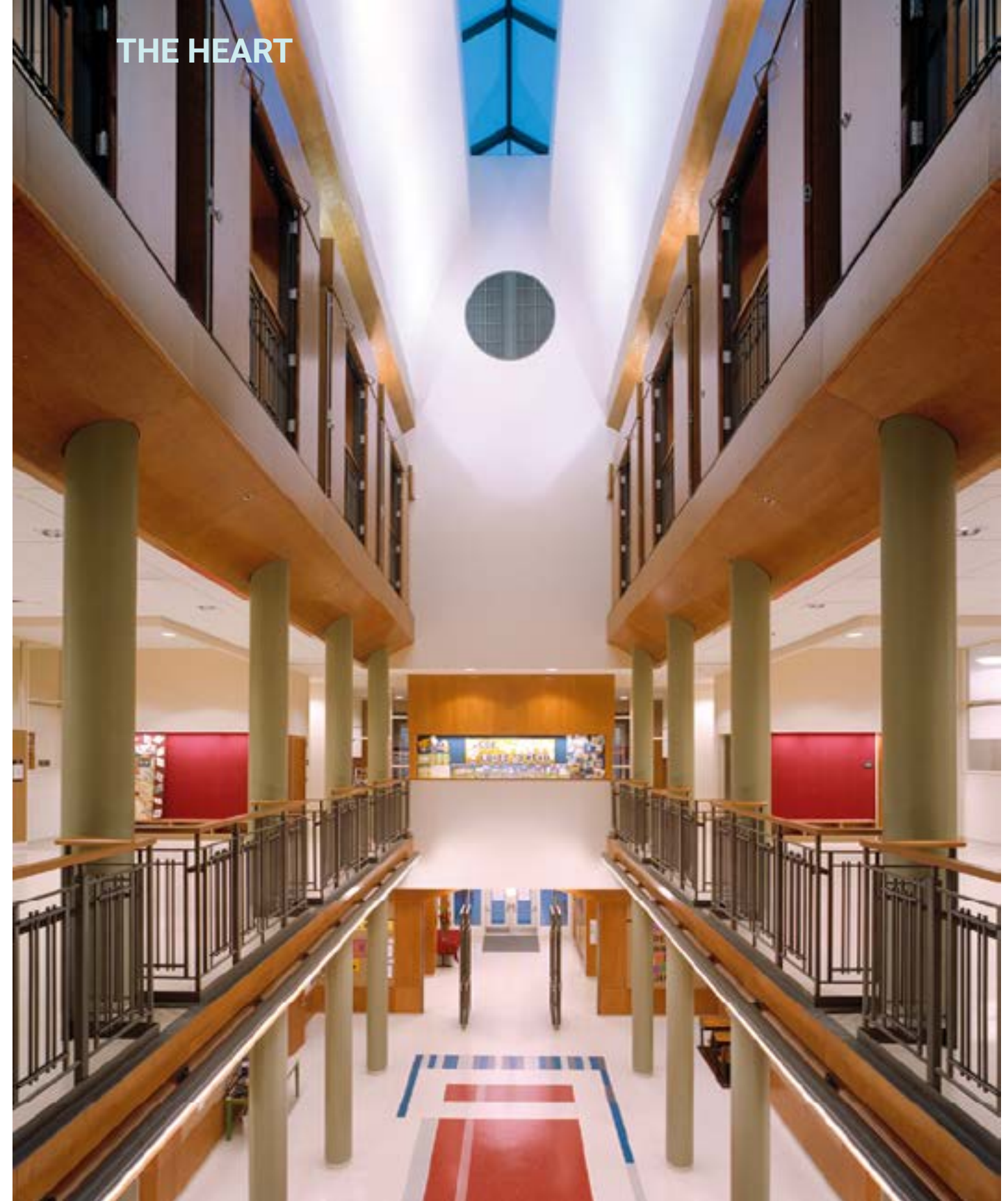
EXISTING EAST ELEVATION



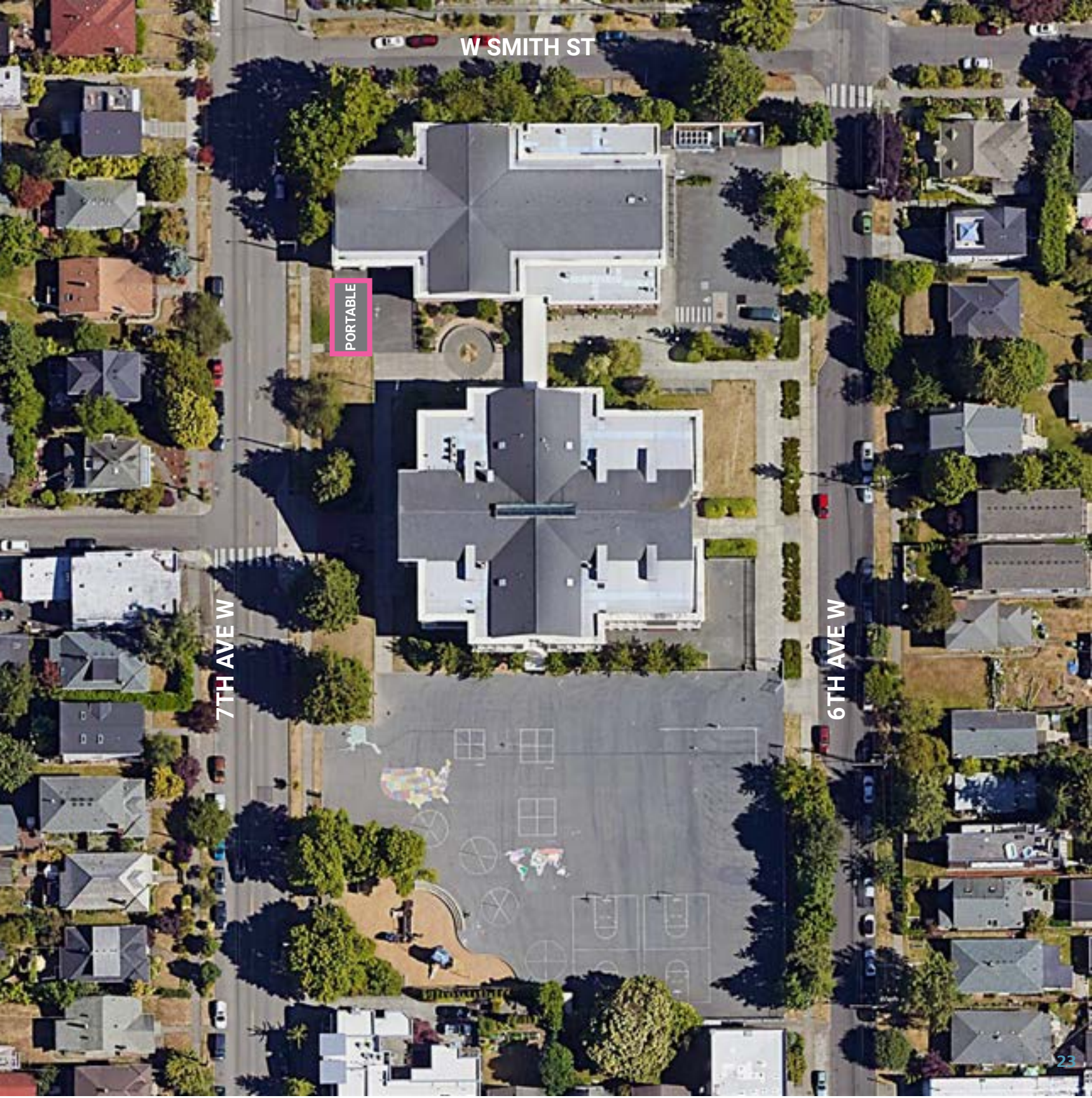
EXISTING WEST ELEVATION



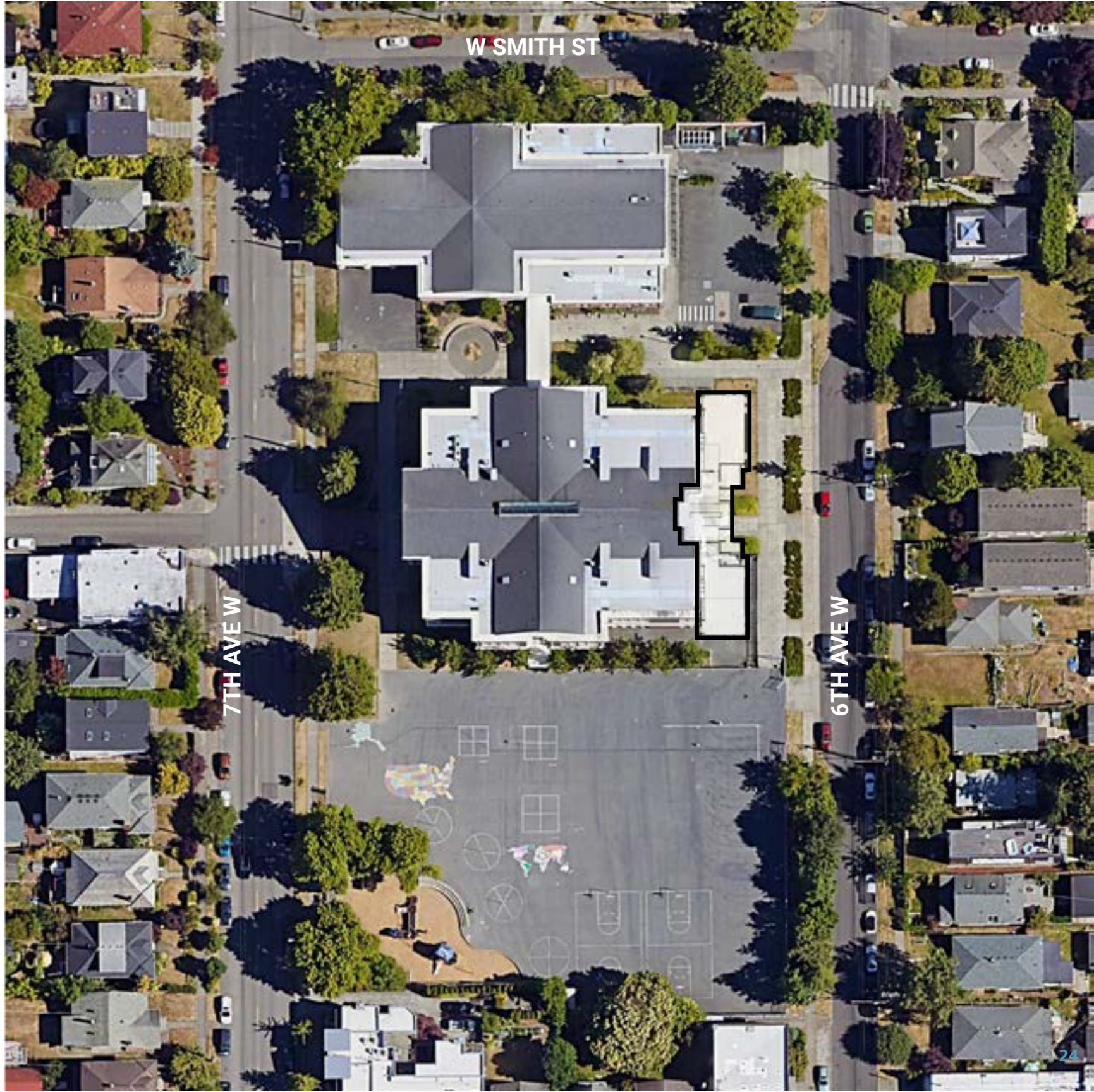
THE HEART



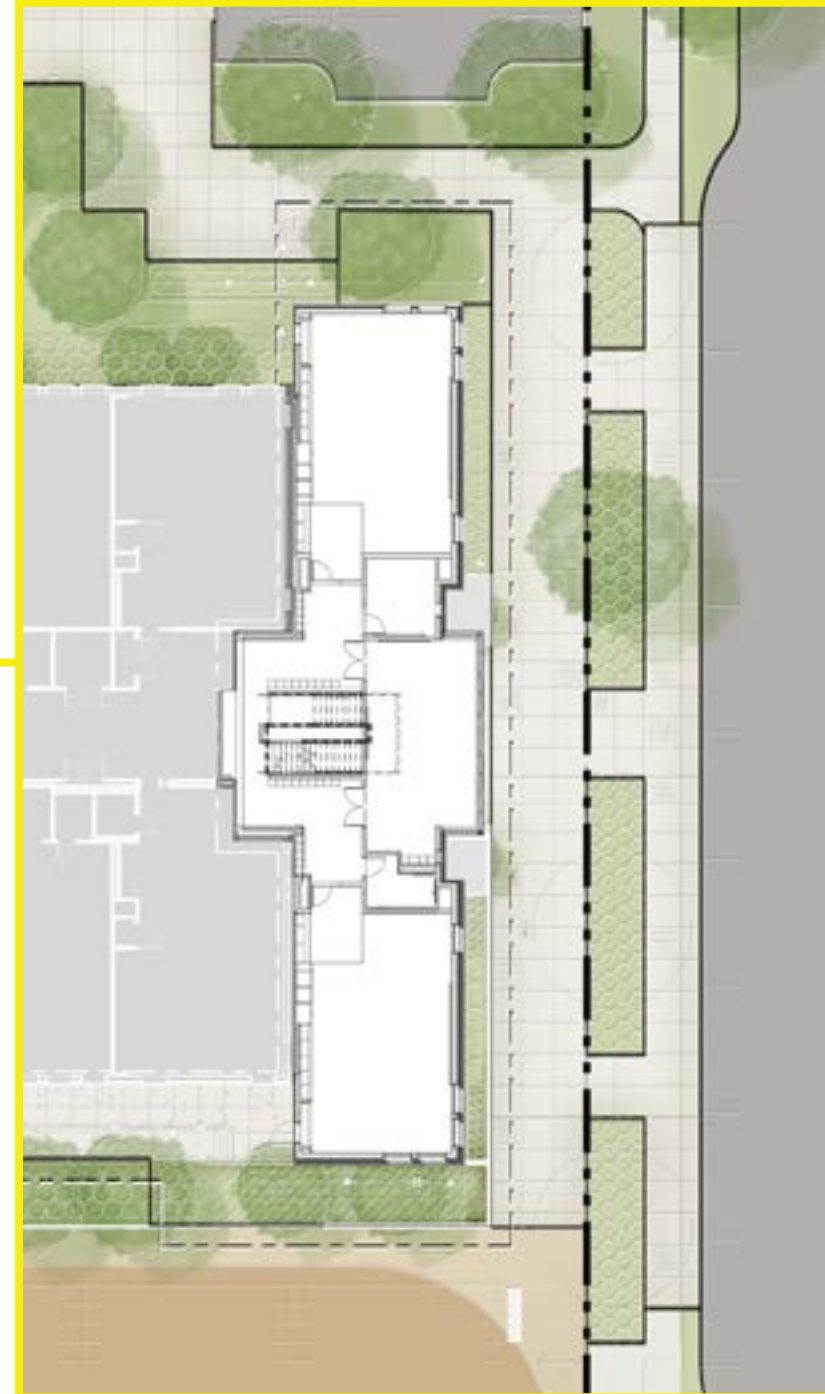
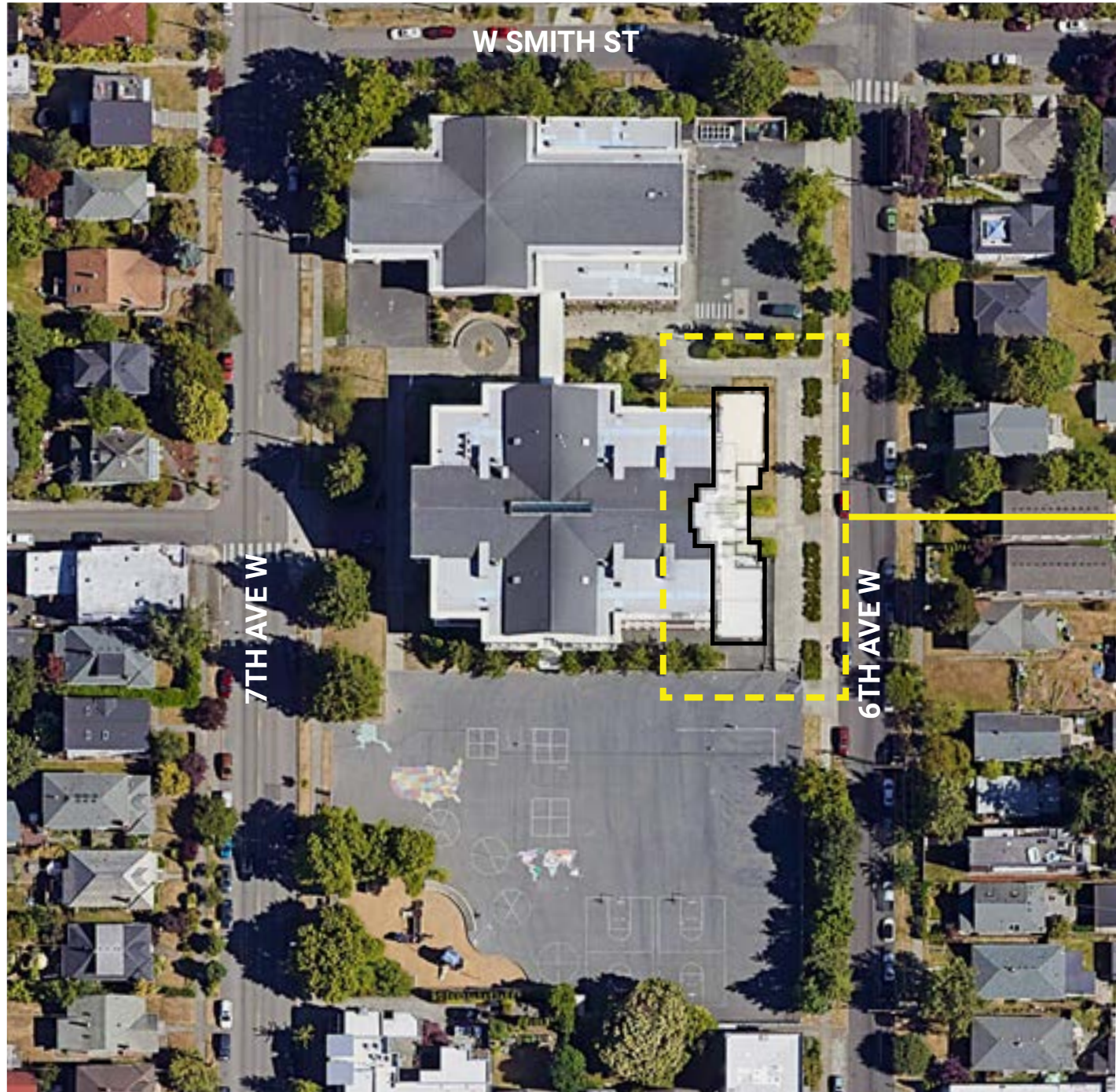
Existing Site



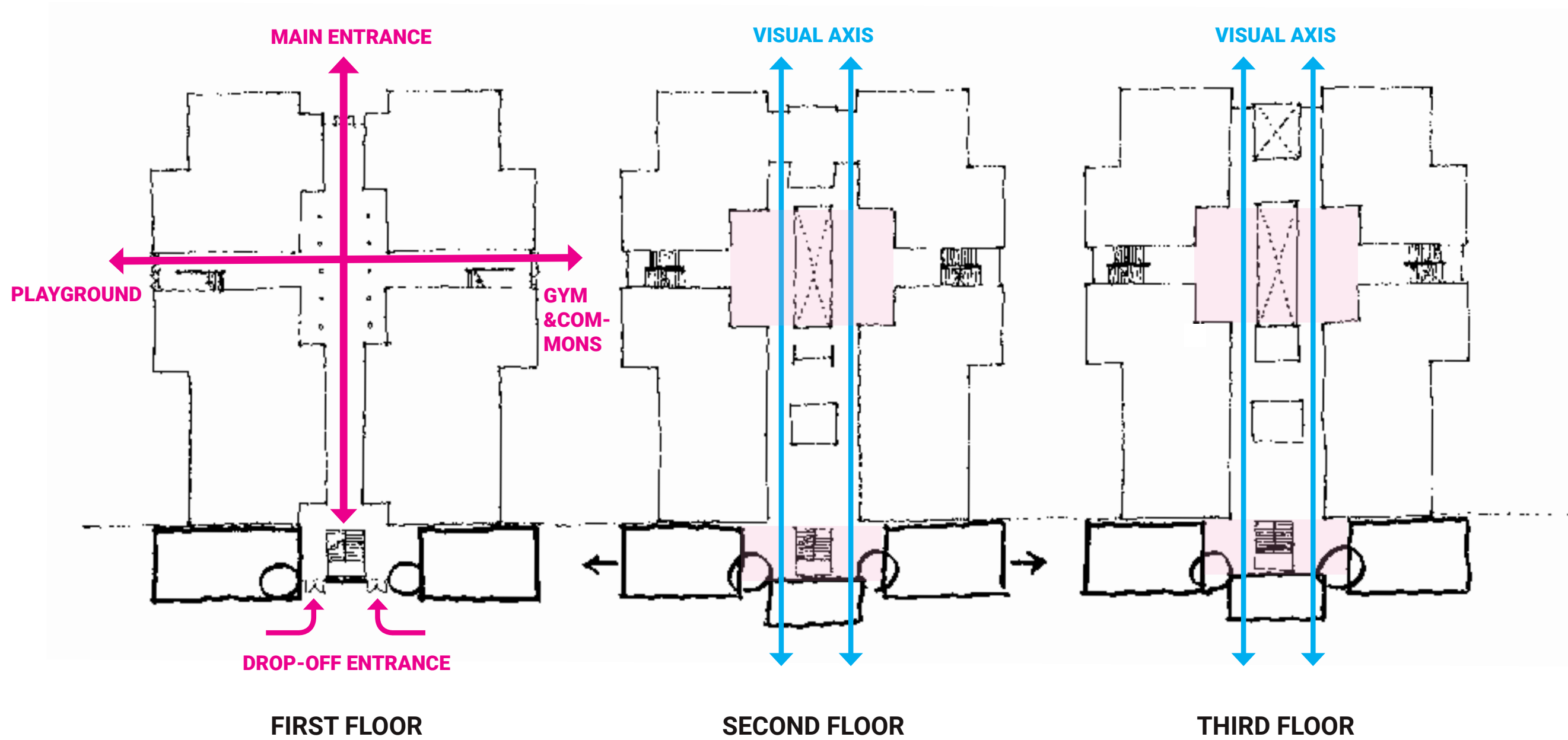
Proposed Site



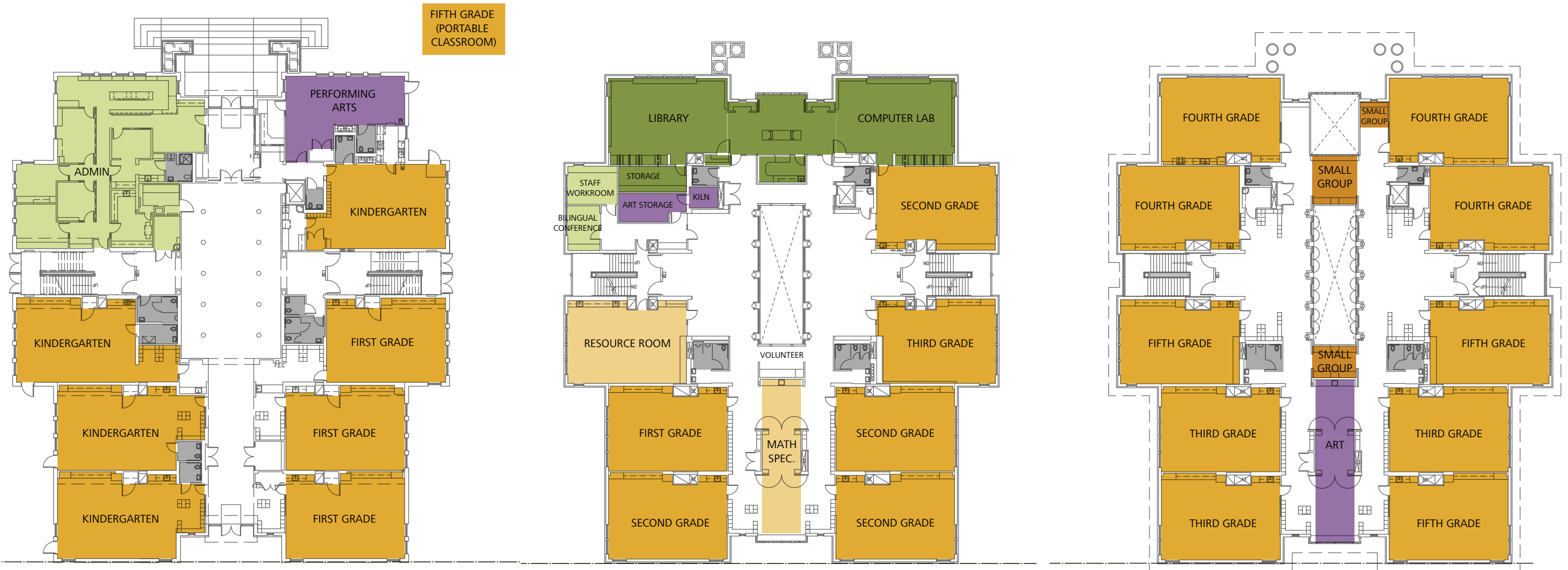
Proposed Site: Enlarged Plan at 3-Story Addition



Respect the Existing



Existing Floor Plans

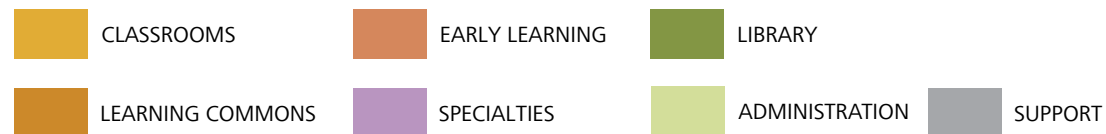


FIFTH GRADE
(PORTABLE
CLASSROOM)

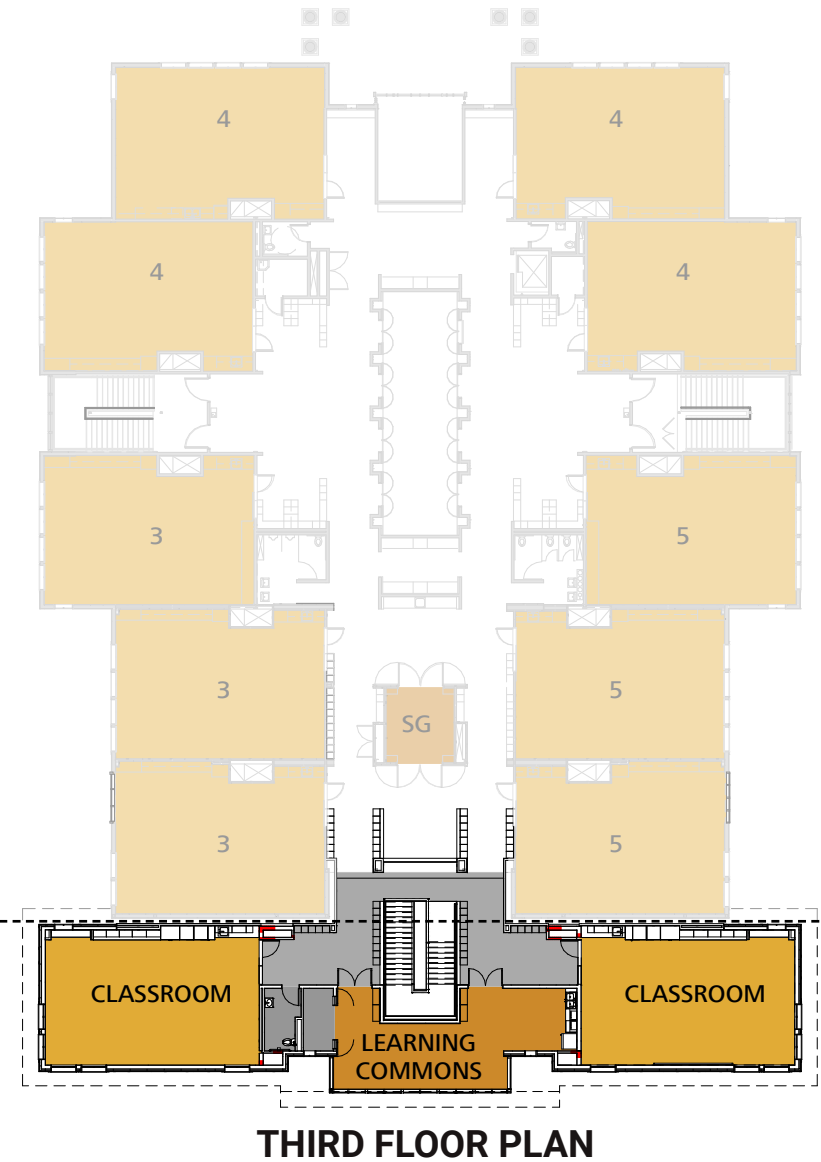
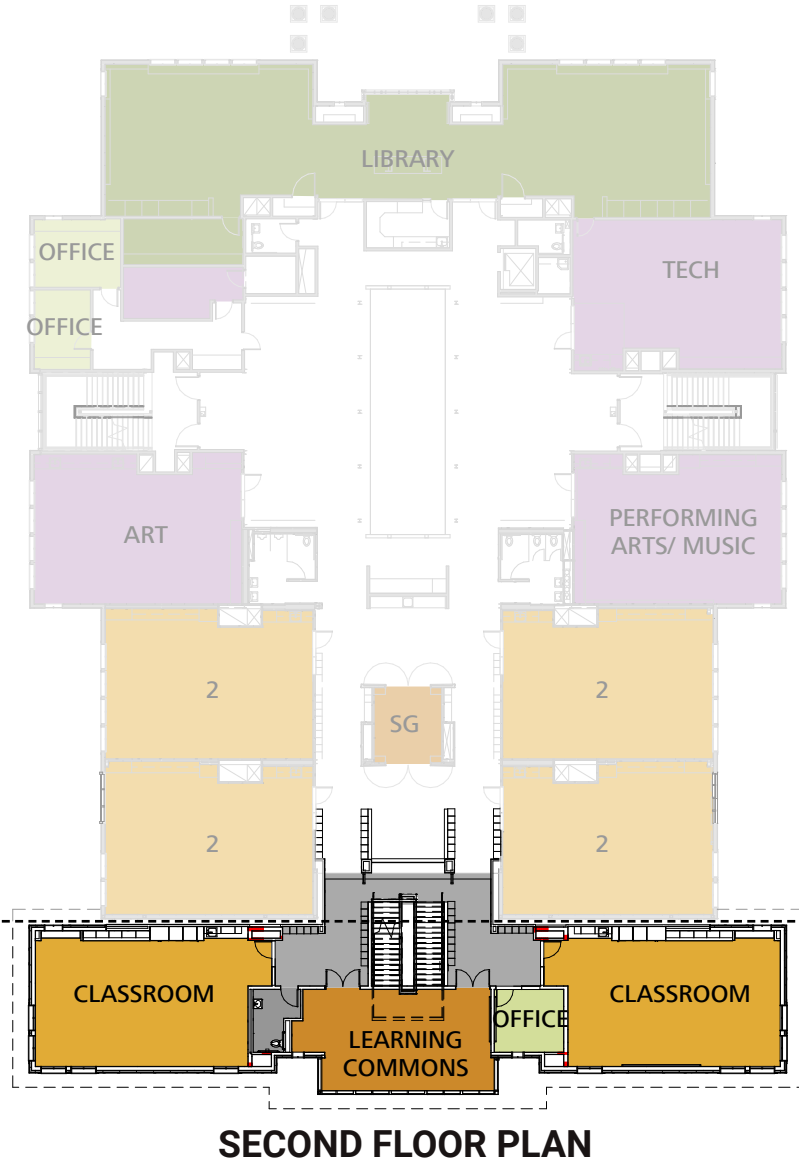
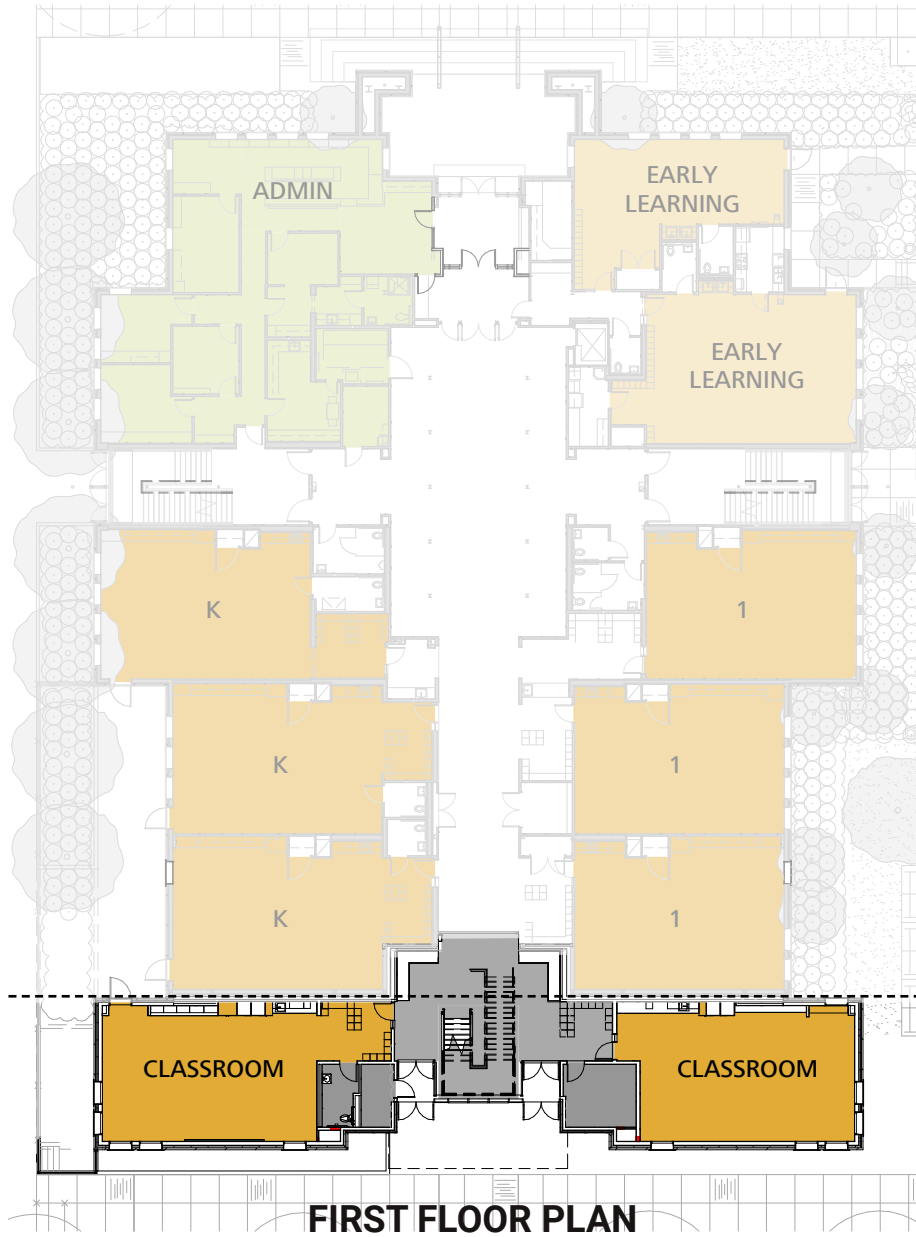
FIRST FLOOR PLAN

SECOND FLOOR PLAN

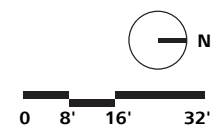
THIRD FLOOR PLAN



Proposed Floor Plans



- CLASSROOMS
- EARLY LEARNING
- LIBRARY
- LEARNING COMMONS
- SPECIALTIES
- ADMINISTRATION
- SUPPORT



East Elevation



EAST ELEVATION EXISTING



EAST ELEVATION ADDITION

South Elevation



SOUTH ELEVATION EXISTING



EXISTING ◀▶ ADDITION

SOUTH ELEVATION ADDITION

Existing Street View:

W Smith Street & 6th Ave W



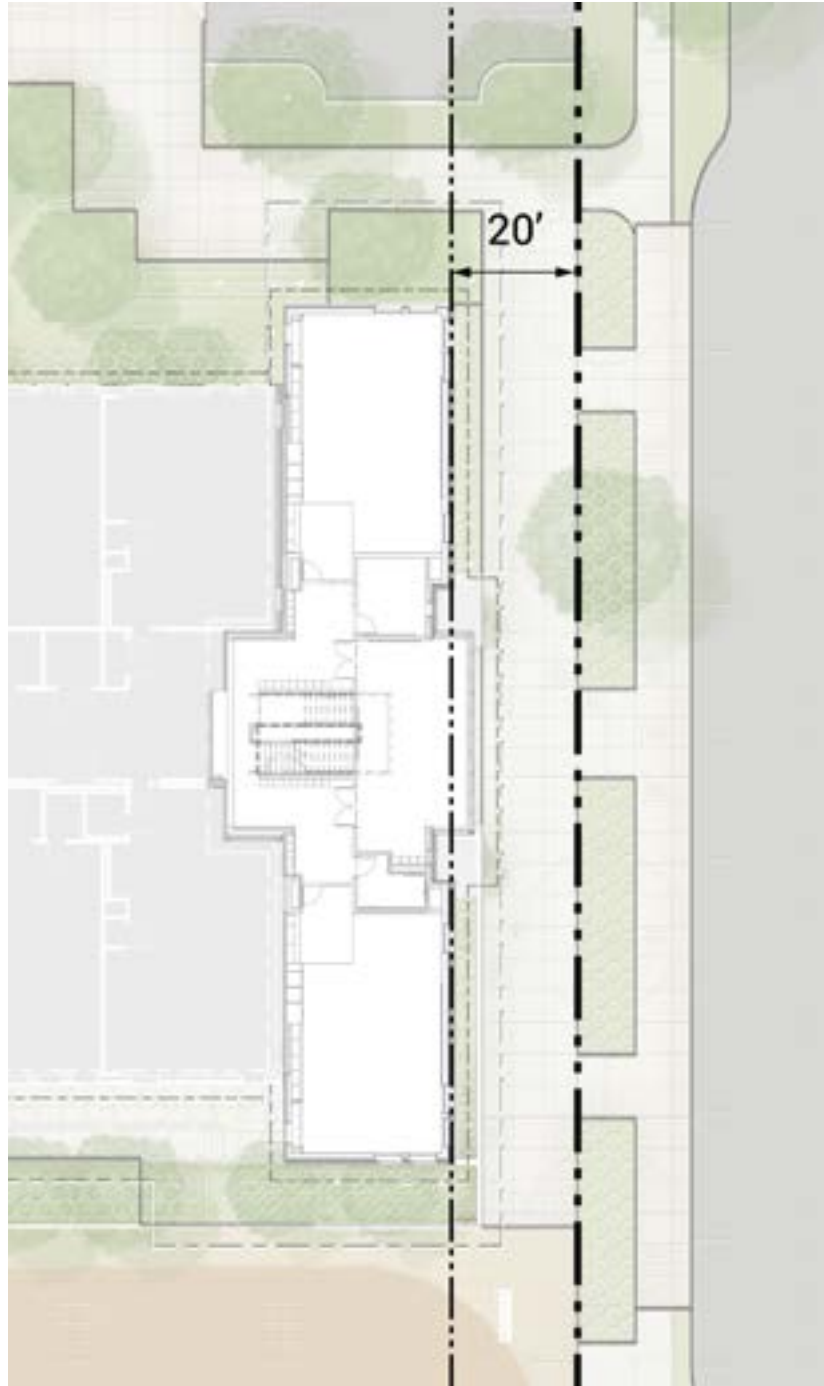
Proposed Street View:

W Smith Street & 6th Ave W



Departure Requested
Setback

Setback (per SMC 23.51B.002.E.4)



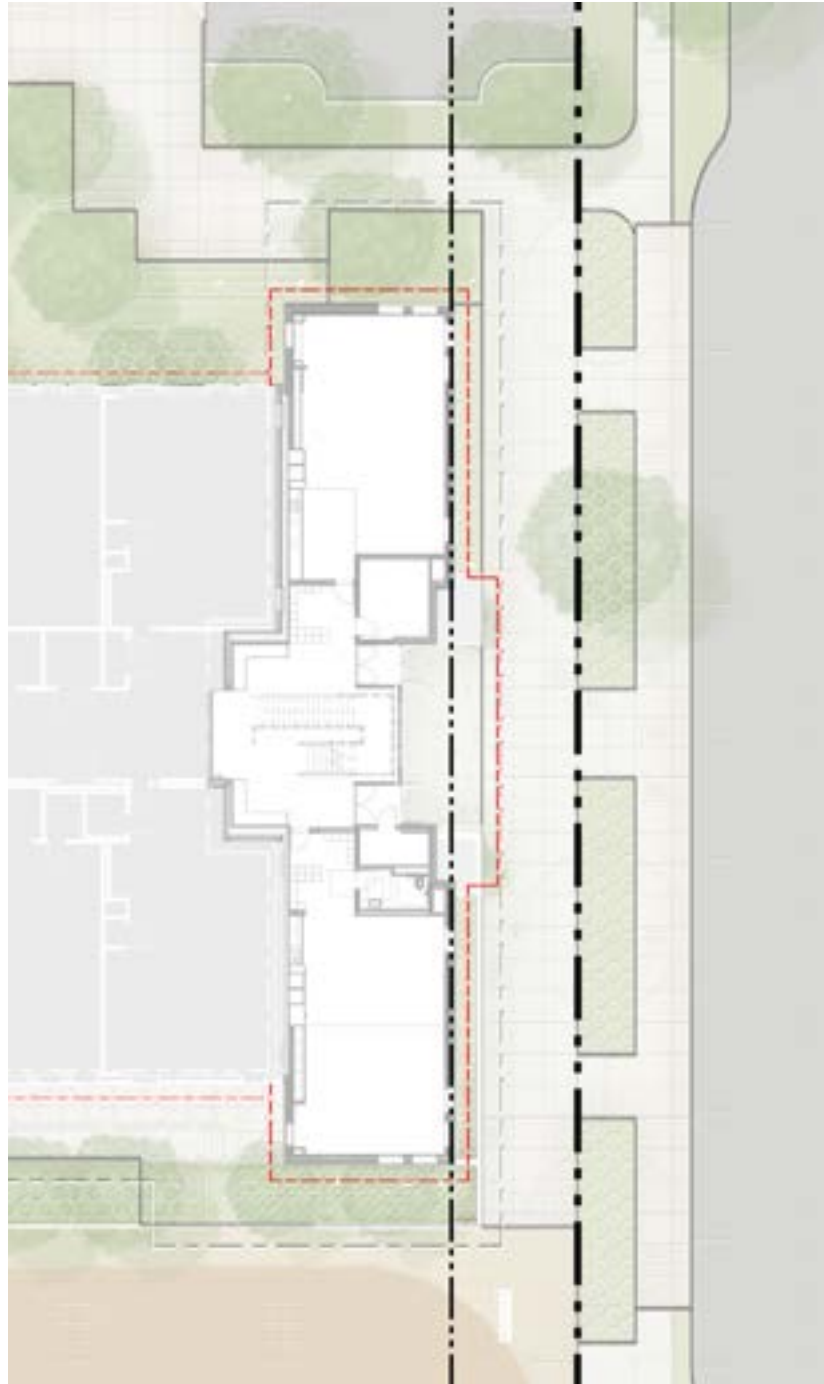
Property Line



Setback



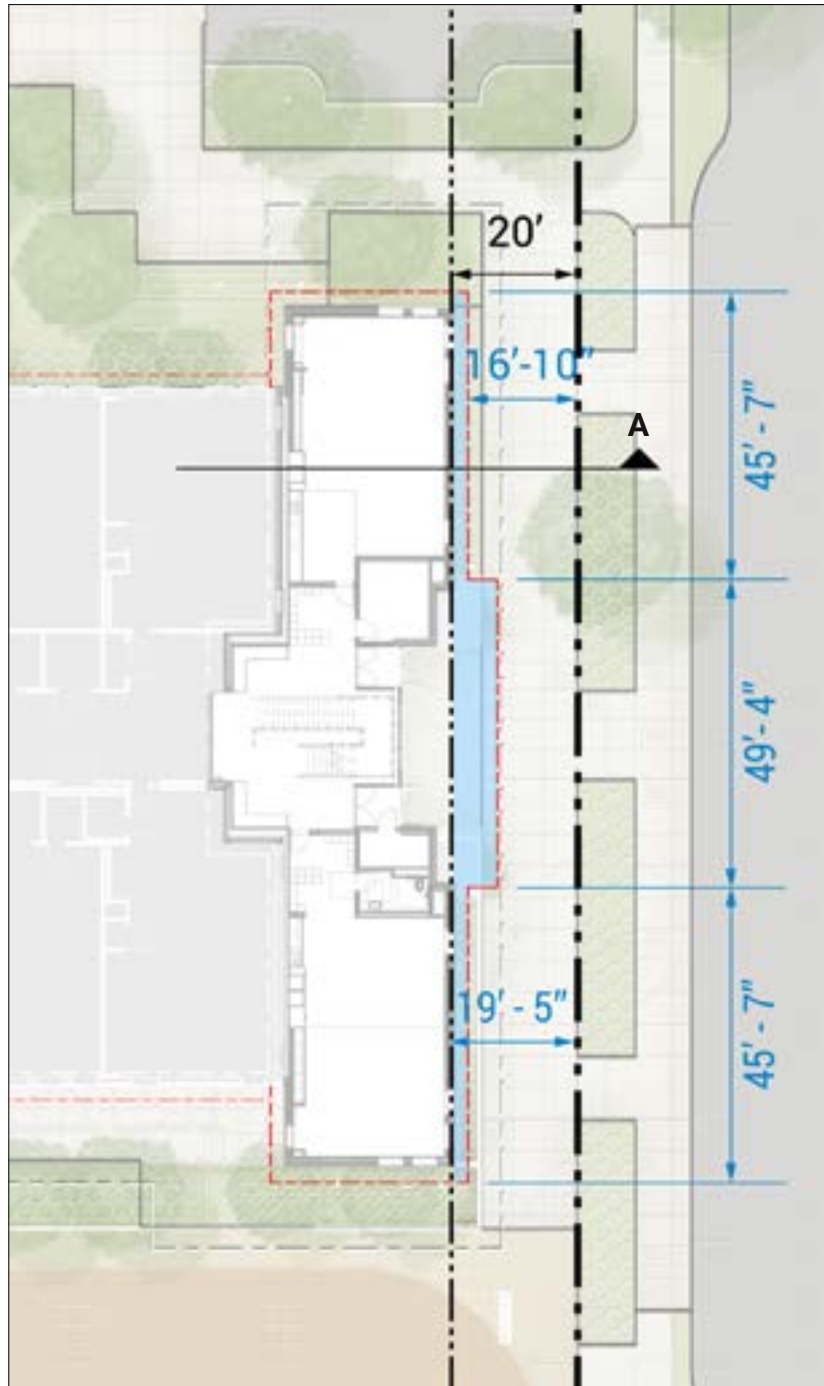
Proposed Setback



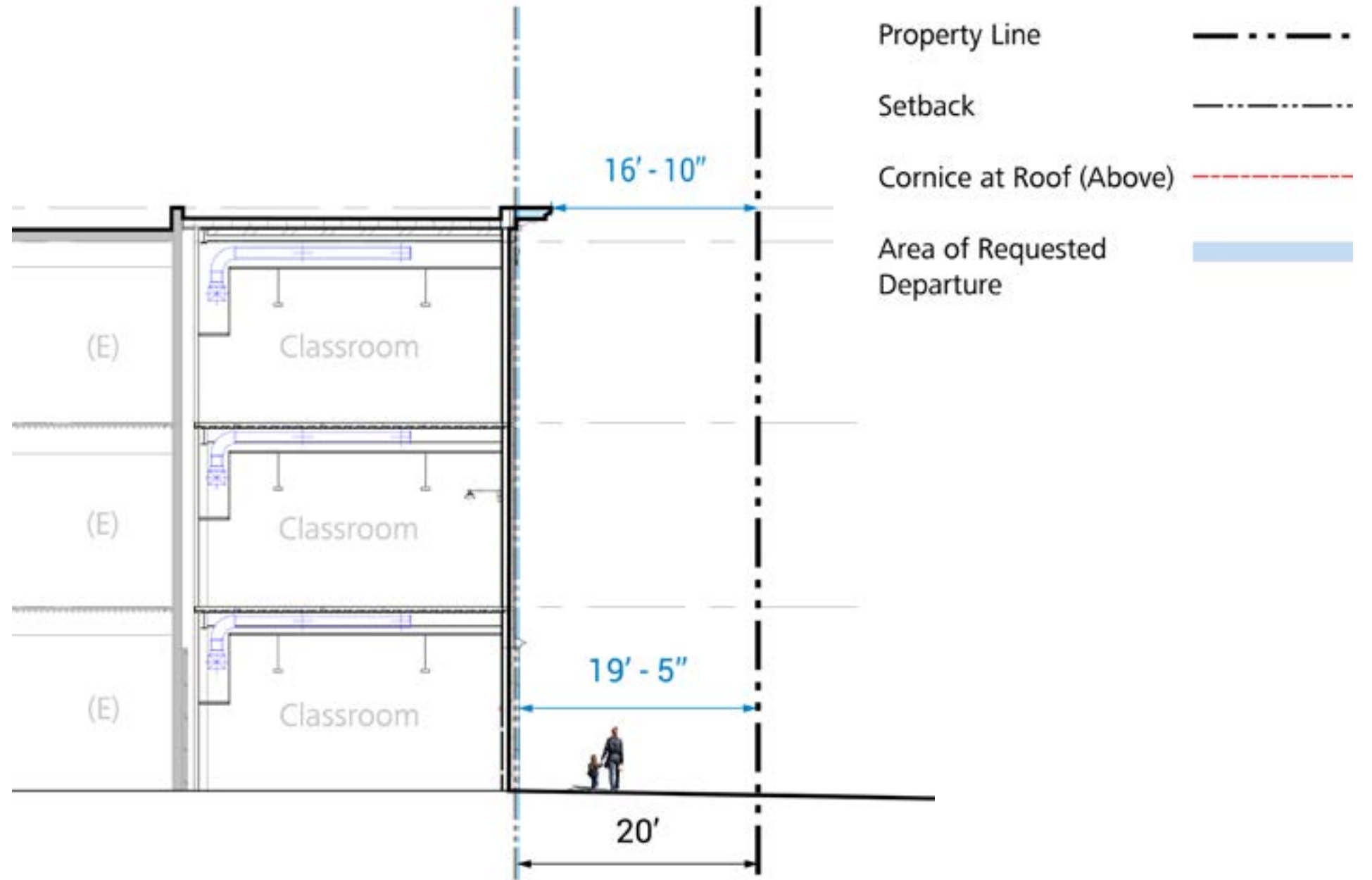
- Property Line 
- Setback 
- Cornice at Roof (Above) 



Proposed Setback: Section A



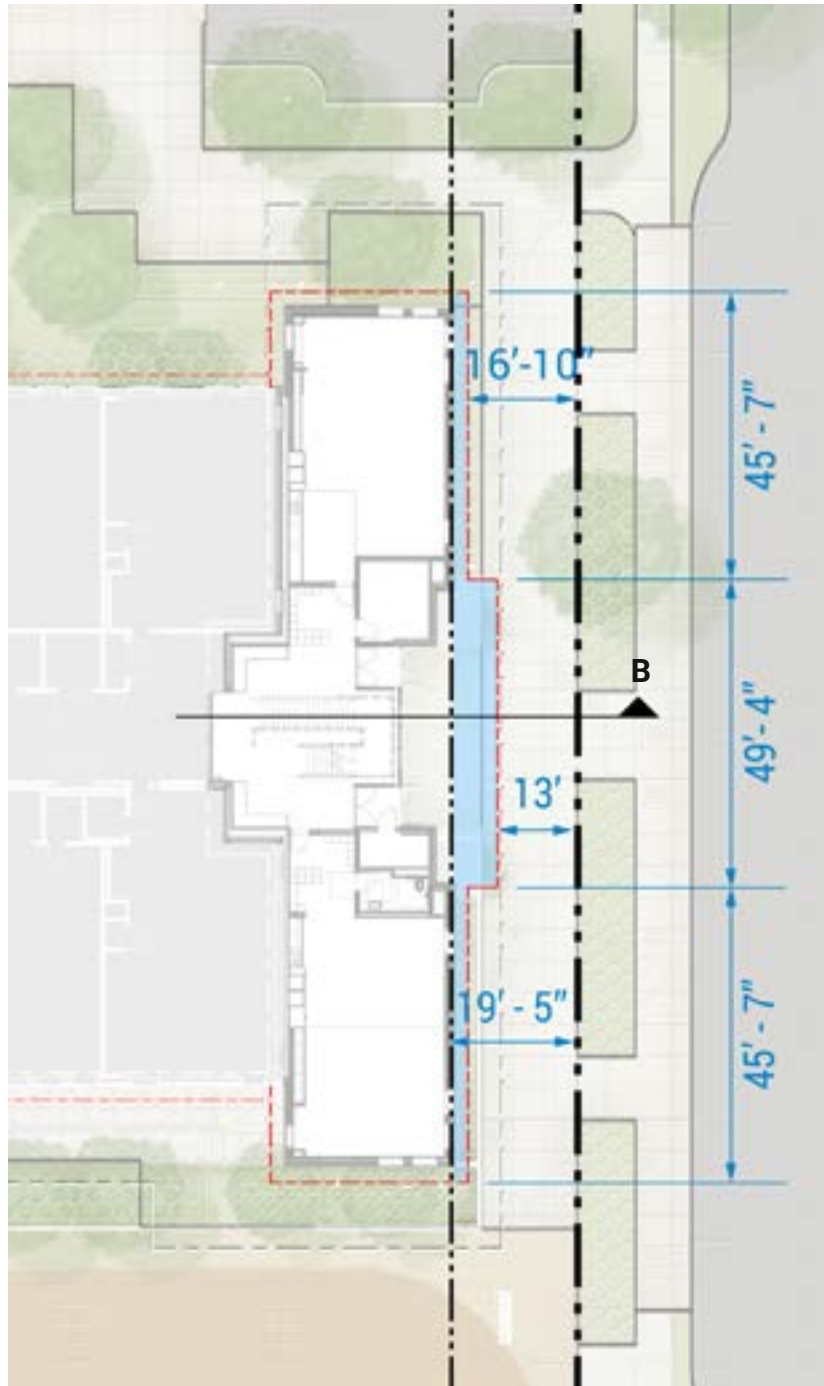
LEVEL ONE FLOOR PLAN 1" = 30'-0"



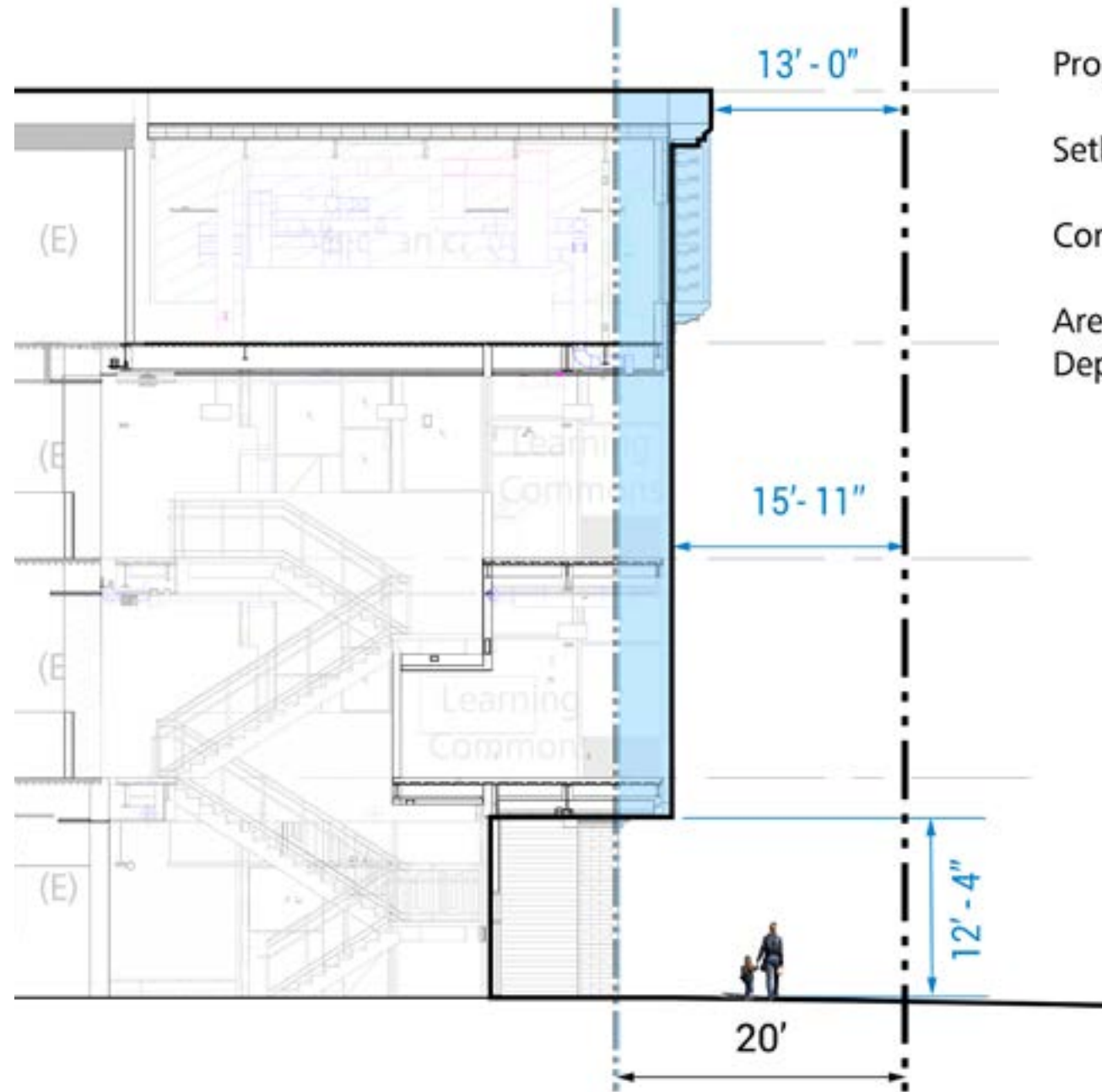
SECTION A



Proposed Setback: Section B



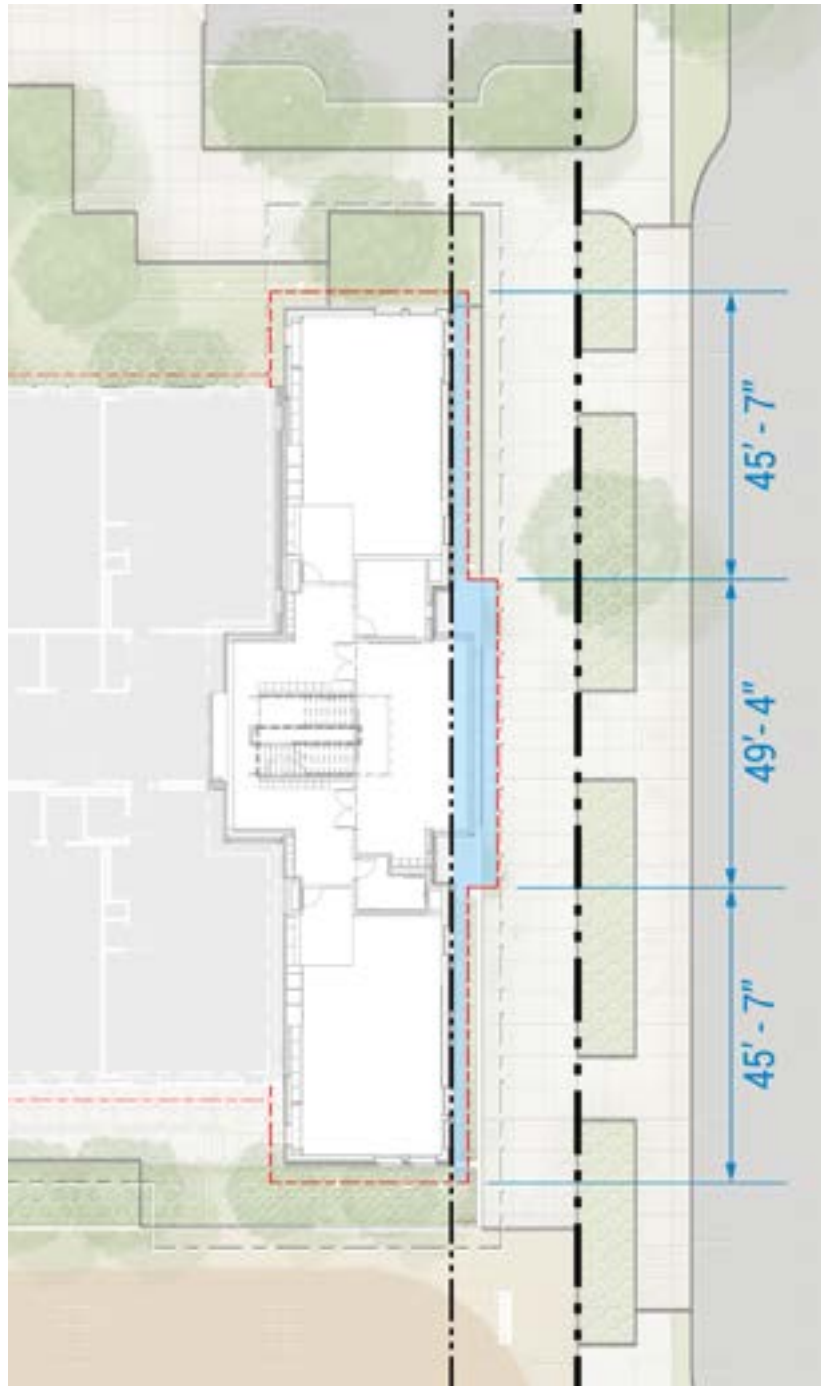
LEVEL TWO FLOOR PLAN 1" = 30'-0"



SECTION B

- Property Line
- Setback
- Cornice at Roof (Above)
- Area of Requested Departure

Departure Requested: Setbacks, Public Schools



PLAN WITH AREA OF DEPARTURE 1" = 30'-0" 

EXISTING EAST FACADE

PROPOSED EAST FACADE

Departure Requested: Setbacks, Public Schools



**EXISTING STREET VIEW:
LOOKING SOUTH FROM W SMITH STREET & 6TH AVE W**



**PROPOSED STREET VIEW:
LOOKING SOUTH FROM W SMITH STREET & 6TH AVE W**

Departure Requested: Setbacks, Public Schools

SETBACKS

SMC 23.51B.002 -
SMC 23.51B.002.E.4 -

**PUBLIC SCHOOLS IN RESIDENTIAL ZONES
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 FROM A RESIDENTIAL ZONE. FOR FACADE HEIGHTS GREATER THAN 50', 20' MINIMUM SETBACK REQUIRED.

SMC 23.51B.002.E.5 - DEPARTURES

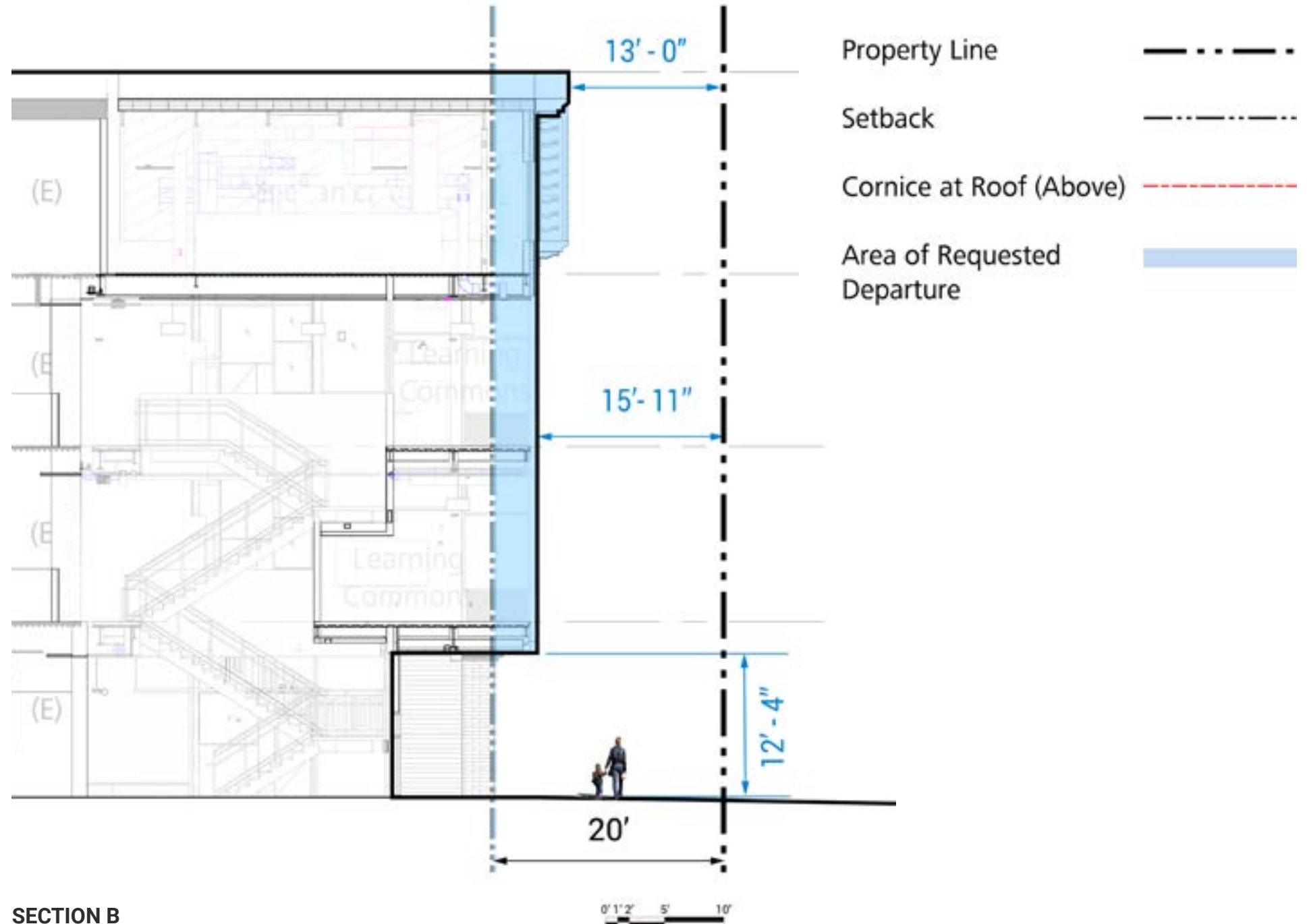
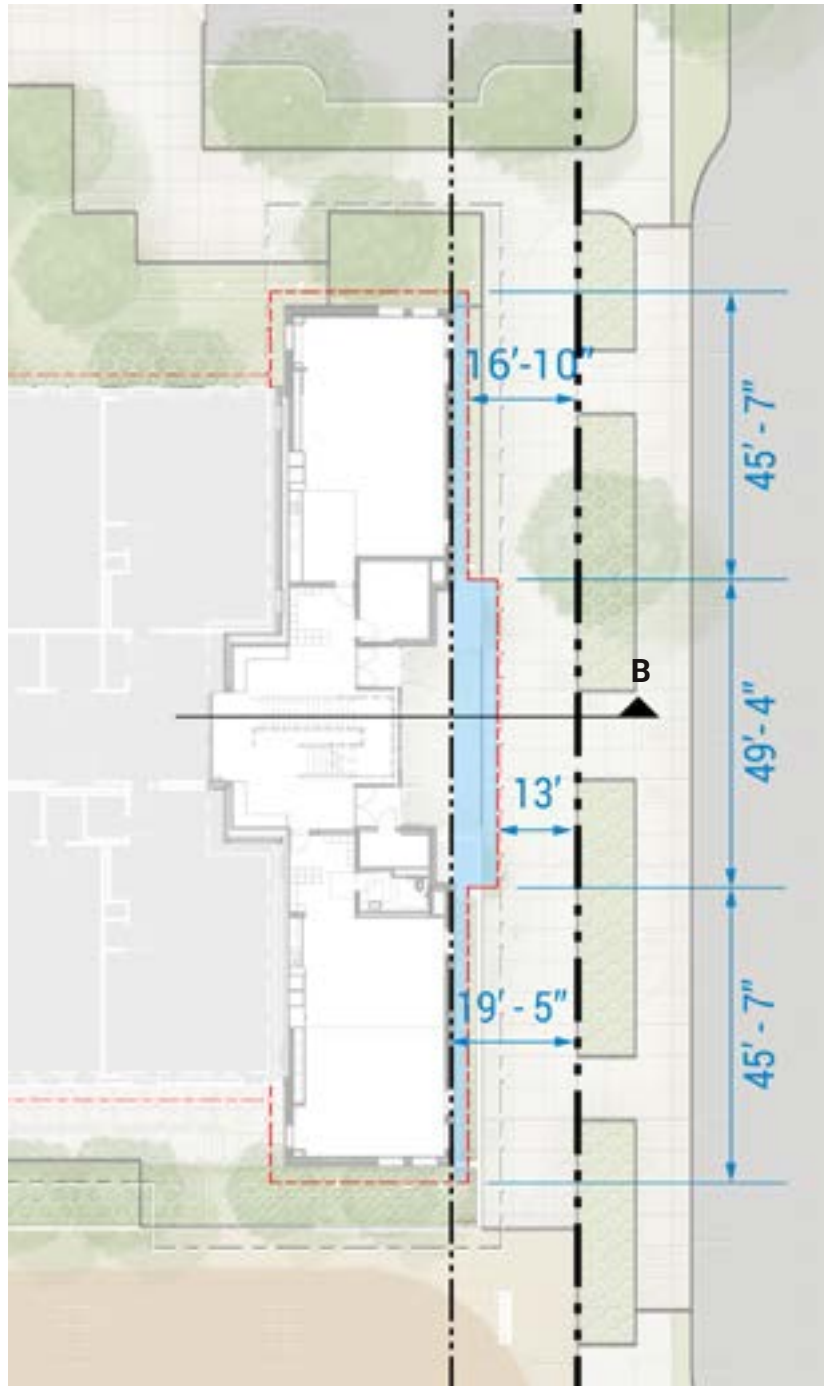
DEPARTURES FROM SETBACK REQUIREMENTS MAY BE GRANTED OR REQUIRED PURSUANT TO THE PROCEDURES AND CRITERIA SET FORTH IN CHAPTER 23.79 AS FOLLOWS:

DEPARTURE REQUESTED SETBACKS

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 A MINIMUM SETBACK RANGING FROM 13'-0' TO 19'-0"

Departure Requested: Setbacks, Public Schools



LEVEL TWO FLOOR PLAN 1" = 30'-0"



SECTION B

0' 1' 2' 5' 10'

Committee Clarifying Questions

Public Comment

Committee Recommendation