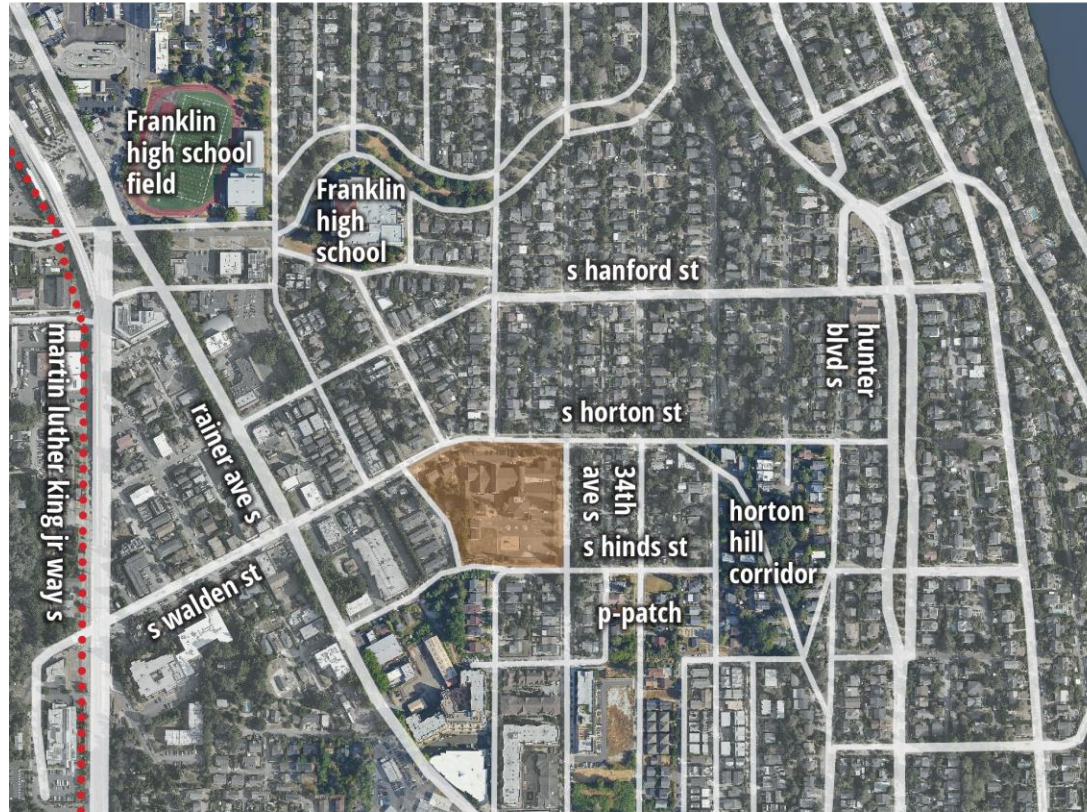


neighborhood



The John Muir Elementary School is located in the Mount Baker neighborhood in the heart of Rainier Valley.

- nearby parks and green spaces include Horton Hill Corridor, Mount Baker Boulevard, Lake People Park and Courtland Place P-Patch
- well-served by transit
- mostly single-family neighborhood with commercial corridors along Martin Luther King Boulevard and Rainier Ave S.

legend

-  John Muir site
-  Light Rail

anyah grant design



school profile



Most of the existing building was constructed in 1991, except for one portion built in 1971.

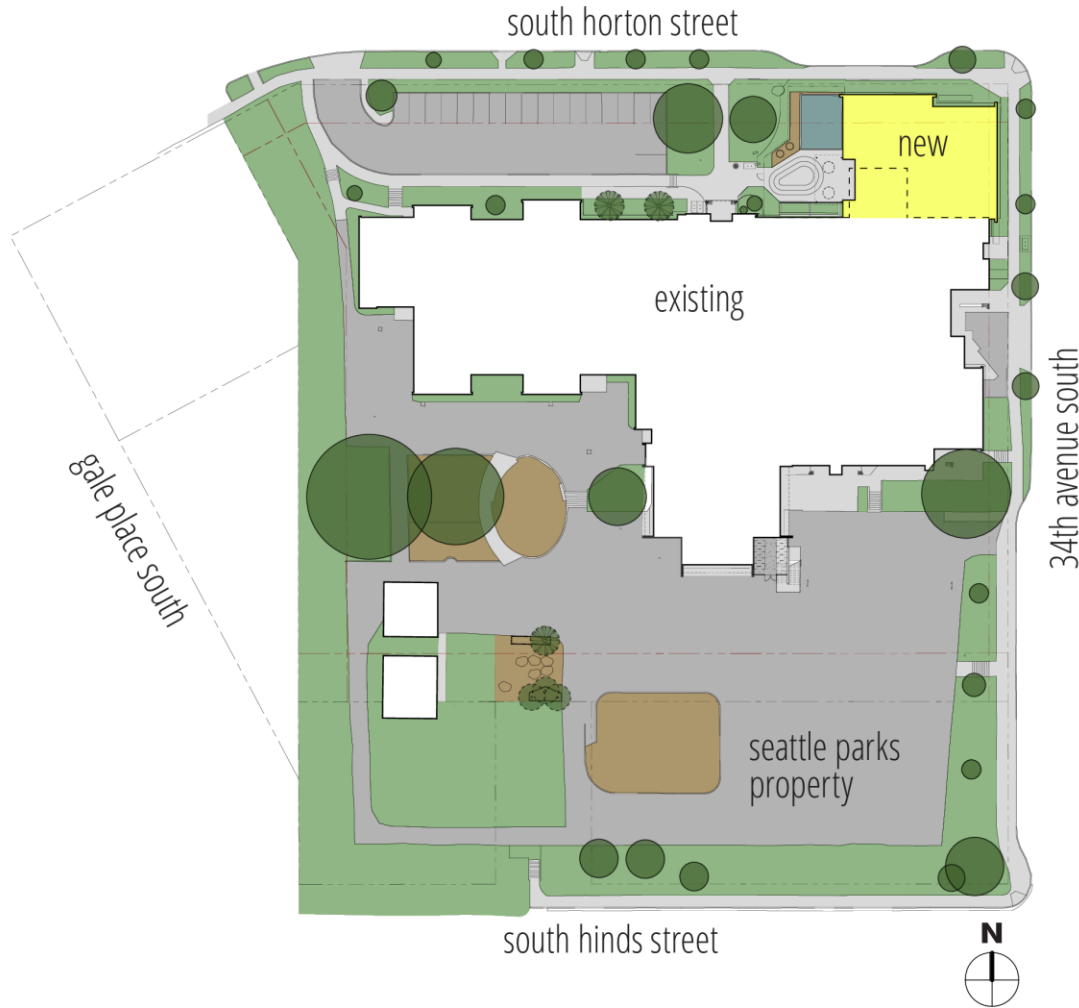
- Proposed changes to the 1971 structure are not consistent with a scope of work requiring SEPA referral to the Historic Preservation program under SMC 25.05.800.
- The 1991 building is not more than 50 years old, and therefore does not qualify for referral to the Historic Preservation program

In the last school year:

- over half of the children enrolled were Black
- over 60% were low-income
- almost 70% were non-English language learners

This project will help more students be ready for kindergarten and meet an urgent need for affordable child care.

overview



Departure 1

23.51B.002.C.2. Lot Coverage in Single Family Zones
*The Land Use code allows 35% lot coverage.
The proposal is 38% lot coverage, for a departure of 4%.*

Departure 2

23.51B.002.E.4.a. Setbacks
*Land Use code requires a 20-foot setback on South Horton Street.
The proposal is a 5-foot setback for an 82-foot-long portion of the building, for a departure of 15 feet.*

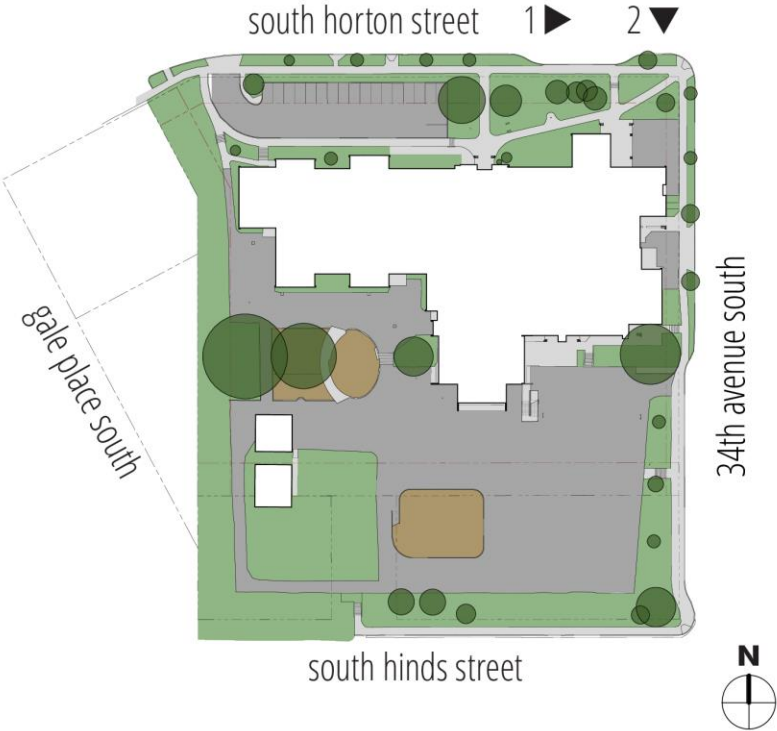
Departure 3

23.51B.002.E.4.a. Setbacks
*Land Use code requires a 9-foot, 7-inch setback on 34th Ave South.
The proposal is for a 5-foot setback for a 63-foot long portion of the building, for a departure of 4 feet, 7 inches.*

Departure 4

23.54.012 Table D.B.9. Bicycle Parking Quantity
*Land Use requires 13 short-term bicycle parking spaces.
The proposal is for 7 short-term parking spaces, for a departure of 6.*

existing south horton street



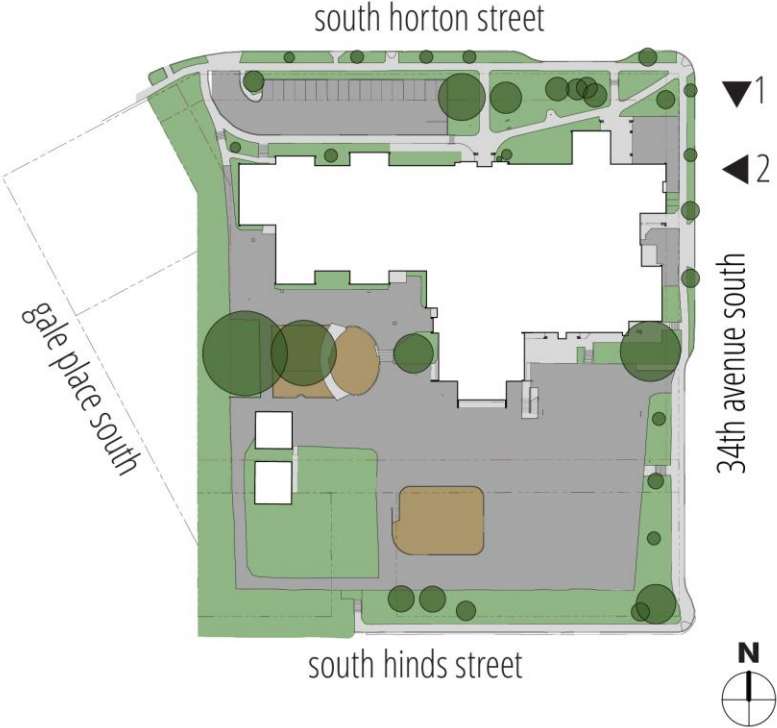
anyah grant design



BUILDING
LEARNING



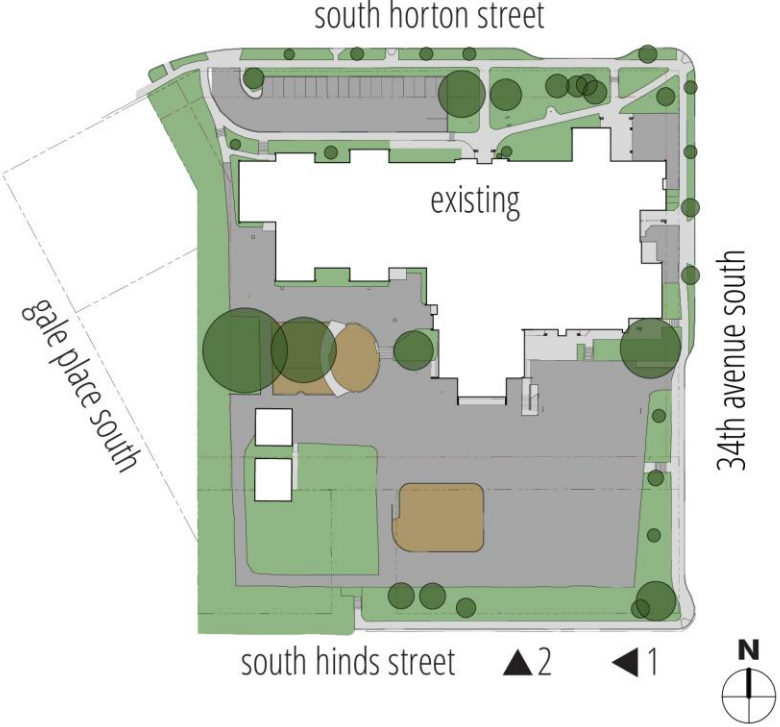
existing 34th avenue south



anyah grant design



existing south hinds street



anyah grant design



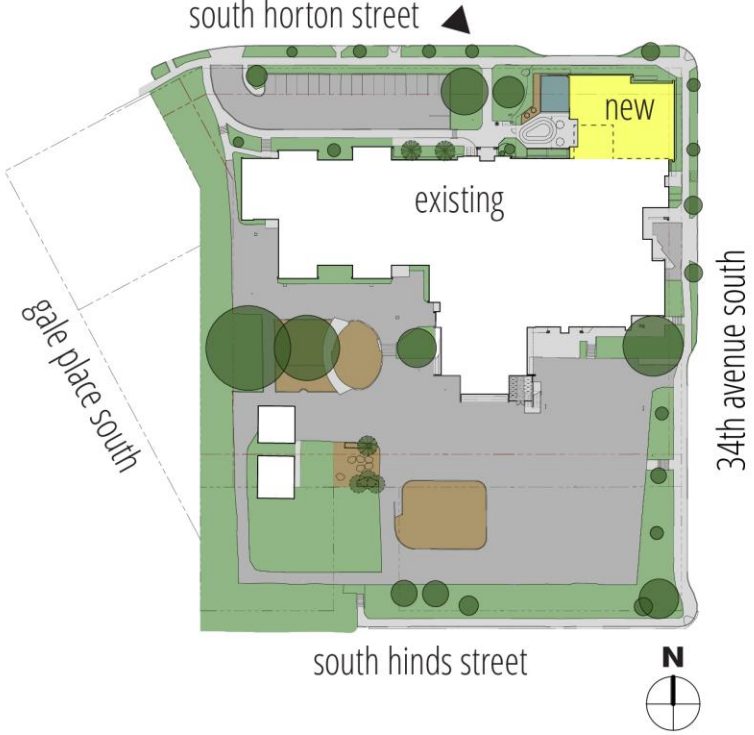
proposed site plan



legend

- grass
- synthetic play turf
- wood chips
- concrete
- asphalt
- existing trees
- new trees
- removed trees
- buildings

south horton street



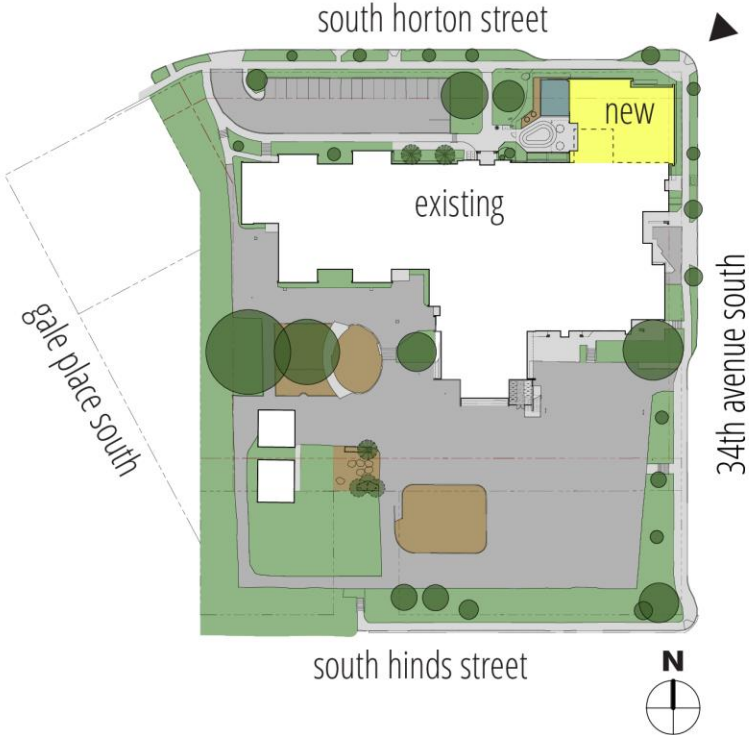
anyah grant design

SEATTLE PUBLIC SCHOOLS

BUILDING FOR LEARNING

EDUCATION

corner of south horton street and 34th avenue south



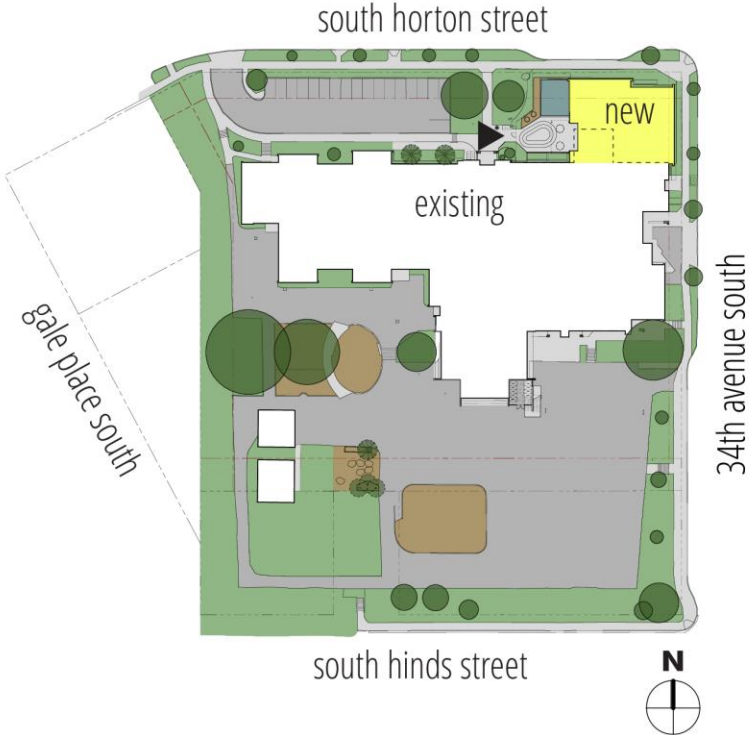
anyah grant design



BUILDING
LEARNING



entry to early learning addition

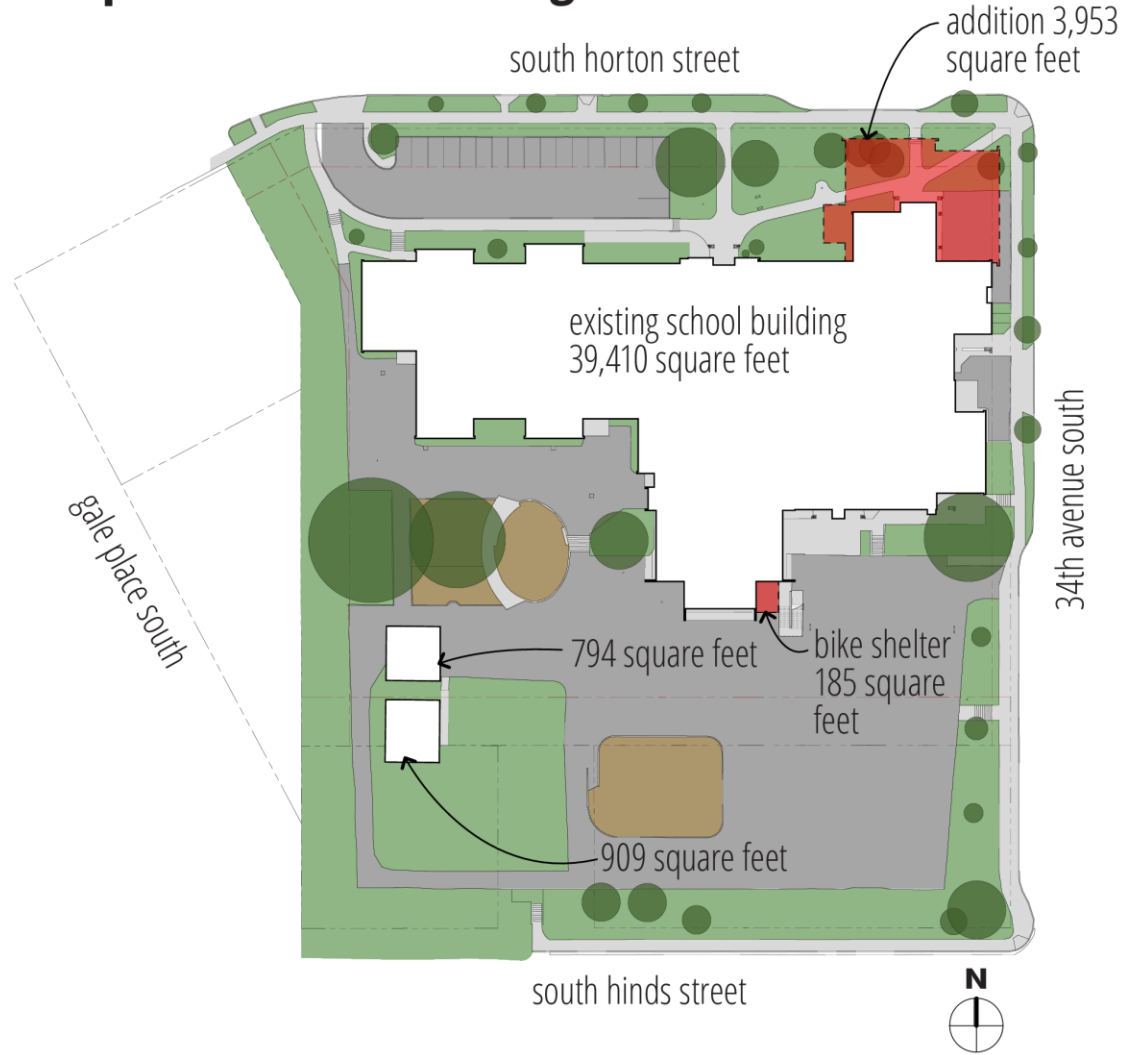


anyah grant design

SEATTLE PUBLIC SCHOOLS

BUILDING FOR LEARNING

departure 1: lot coverage



Existing:
41,113 square feet or 34.4% lot coverage

Proposed:
45,251 square feet or 38% lot coverage;
an additional 4,138 square feet

Note that the lot area does not include the adjoining Parks parcels.

The Land Use code allows 35% lot coverage.

The proposal is 38% lot coverage, for a departure of 3%.

23.51B.002.C.2. Lot Coverage in Neighborhood Residential Zones

departure 1: 23.79.008 C.1. evaluation criteria



Departure Advisory Committee Meeting for John Muir Elementary School Early Learning Addition

a. Relationship to surrounding areas

(1) Appropriateness in relation to the character and scale of the surrounding area

– the single-story, gabled addition is appropriate to the scale and character of the residential neighborhood

(2) Presence of edges which provide a transition in scale

– not applicable

(3) Location and design of structures to reduce the appearance of bulk

– the gabled form and sunken floor level relative to south horton reduces the appearance of bulk

(4) Impacts on traffic, noise, circulation and parking in the area

– two additional classrooms in the same location as existing will have only a minor impact on traffic, noise, circulation and parking (*per traffic analysis, less than 2 second delay at major nearby intersections and below 65% school-day street parking use*)

(5) Impacts on housing and open space

– not applicable

anyah grant design



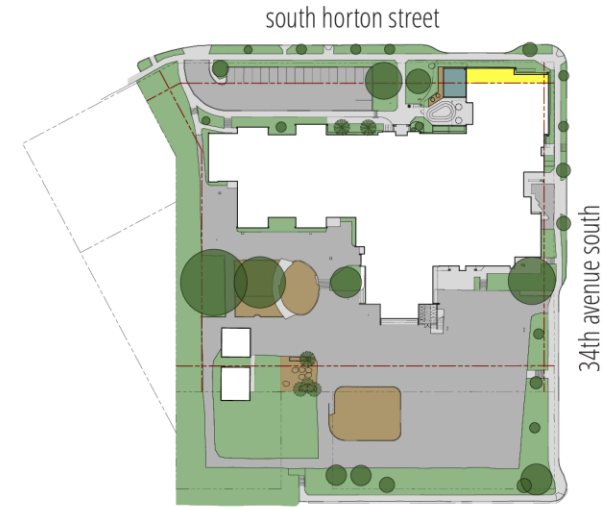
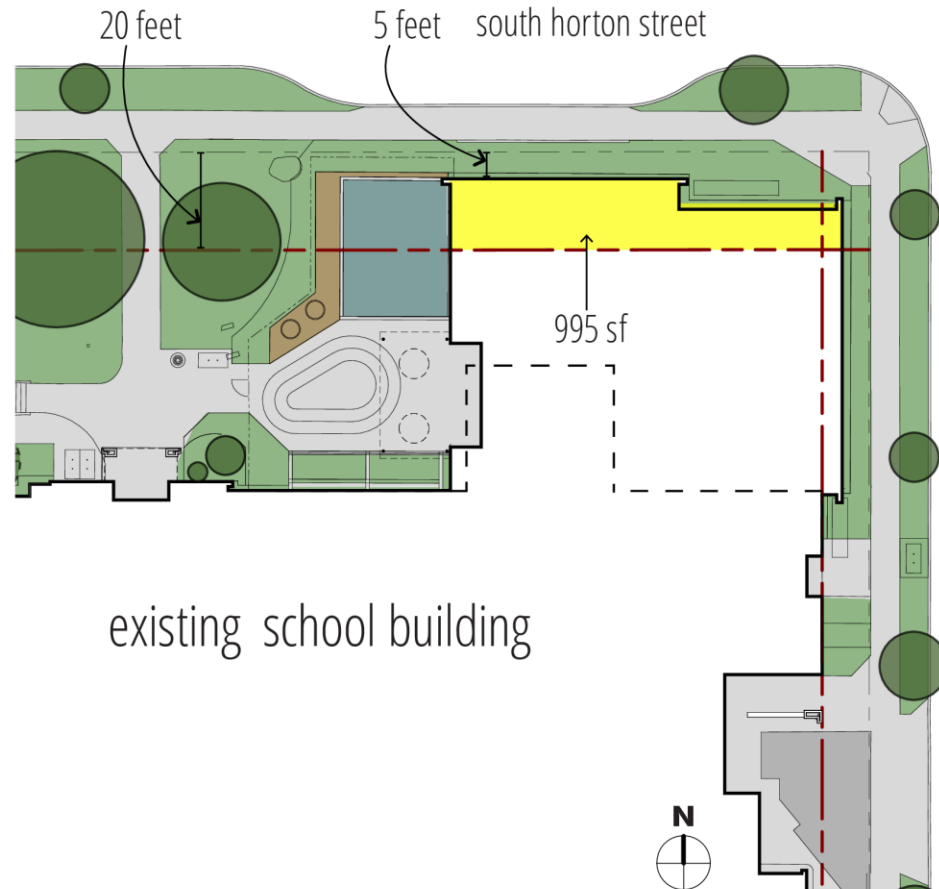
departure 1: 23.79.008 C.1. evaluation criteria



b. Need for Departure

- the site is constrained by existing geothermal wellfields, steep slopes and outdoor play;
- the location of the early learning addition supports a needed separate entrance and separate play area
- need to meet minimum classroom and outdoor play area sizes per Seattle Public Schools and Department of Youth Children and Families

departure 2: setback at south horton street



Required: 20 feet back from the property line
Proposed: 5 feet for 82 feet or 20% of the north lot boundary.

Land Use code requires a 20-foot setback on South Horton Street.

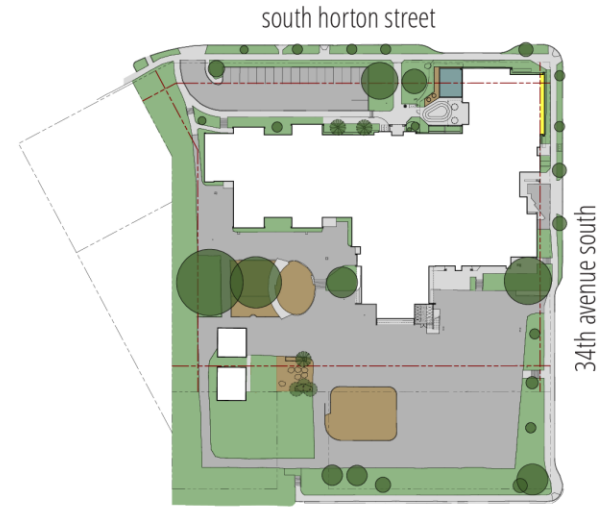
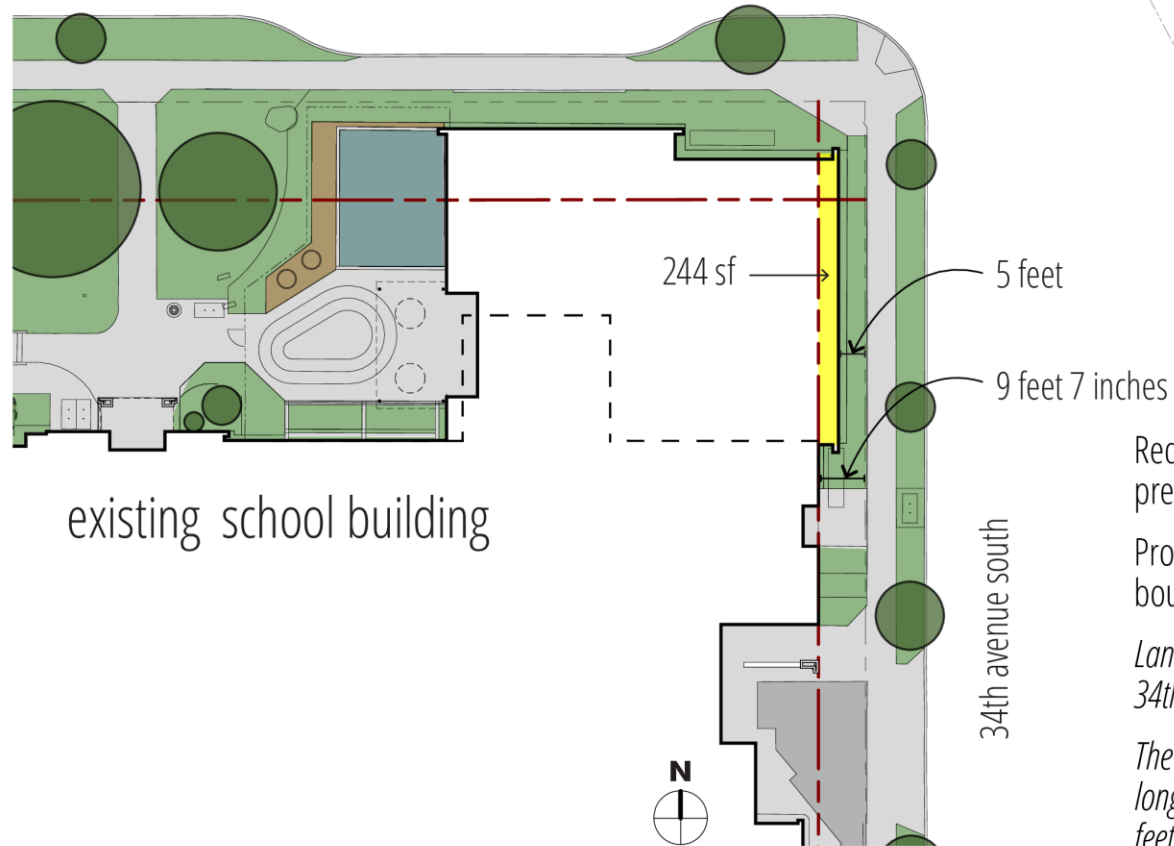
The proposal is a 5-foot setback for an 82-foot-long portion of the building, for a departure of 15 feet.

23.51B.002.E.4.a. Setbacks

anyah grant design



departure 3: setback at 34th avenue south



Required: 9-foot, 7-inch setback of the previous structure.

Proposed: 5 feet for 63 feet or 20% of the lot boundary.

Land Use code requires a 9-foot, 7-inch setback on 34th Avenue South.

The proposal is for a 5-foot setback for a 63-foot long portion of the building, for a departure of 4 feet, 7 inches.

23.51B.002.E.4.a. Setbacks

anyah grant design



departures 2 & 3: 23.79.008 C.1. criteria



a. Relationship to surrounding areas

(1) Appropriateness in relation to the character and scale of the surrounding area

- the single-story, gabled addition is appropriate to the scale and character of the residential neighborhood

(2) Presence of edges which provide a transition in scale

- not applicable

(3) Location and design of structures to reduce the appearance of bulk

- the gabled form and sunken floor level relative to south horton reduces the appearance of bulk

(4) Impacts on traffic, noise, circulation and parking in the area

- two additional classrooms in the same location as existing will have only a minor impact on traffic, noise, circulation and parking (*per traffic analysis, less than 2 second delay at major nearby intersections and below 65% school-day street parking use*)

(5) Impacts on housing and open space

- not applicable

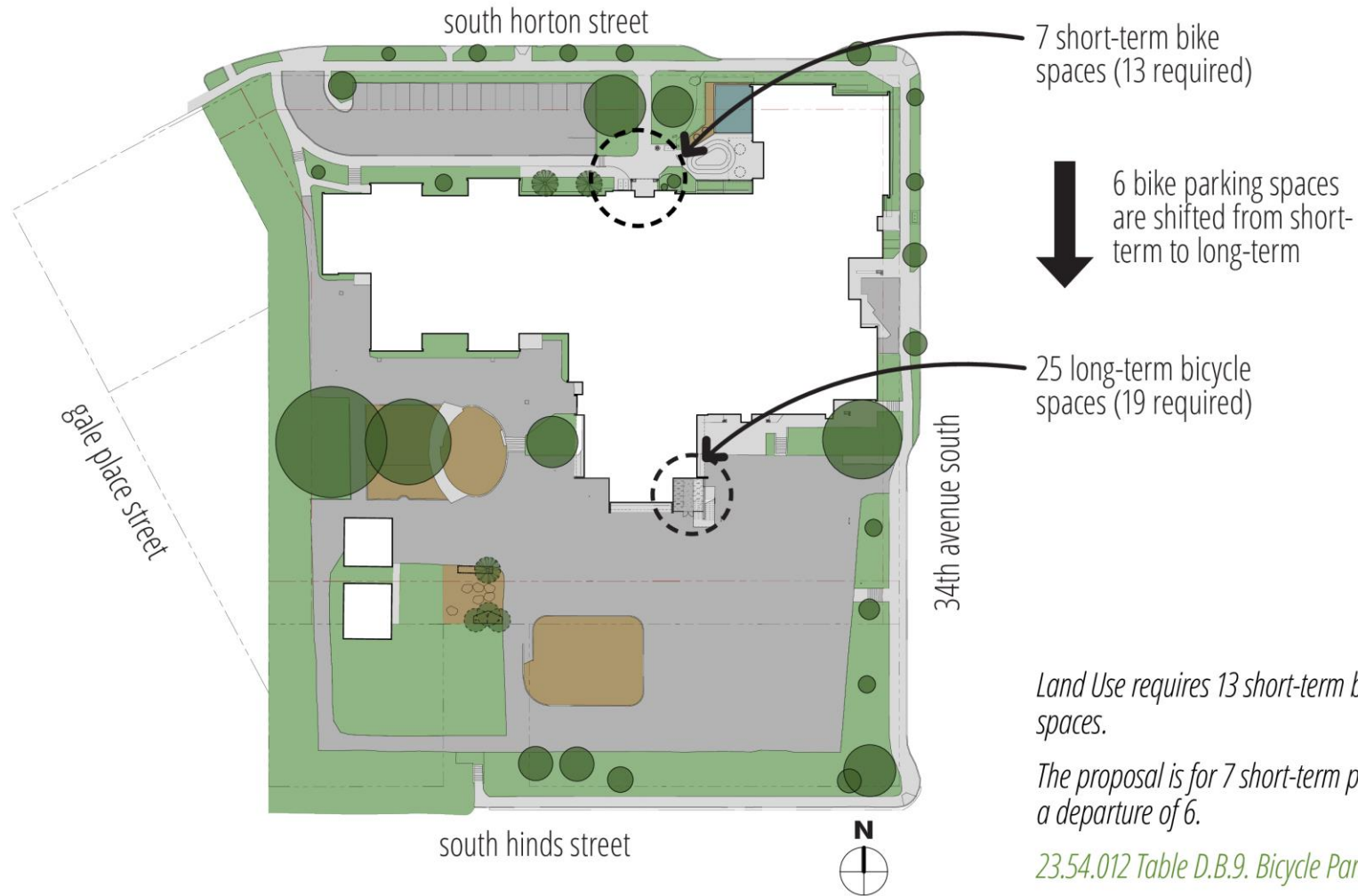
departures 2 & 3: 23.79.008 C.1. criteria



b. Need for Departure

- the site is constrained by existing geothermal wellfields, steep slopes and outdoor play;
- the location of the early learning addition supports a needed separate entrance and separate play area
- need to meet minimum classroom and outdoor play area sizes per Seattle Public Schools and Department of Youth Children and Families

departure 4: bicycle parking quantity



Land Use requires 13 short-term bicycle parking spaces.

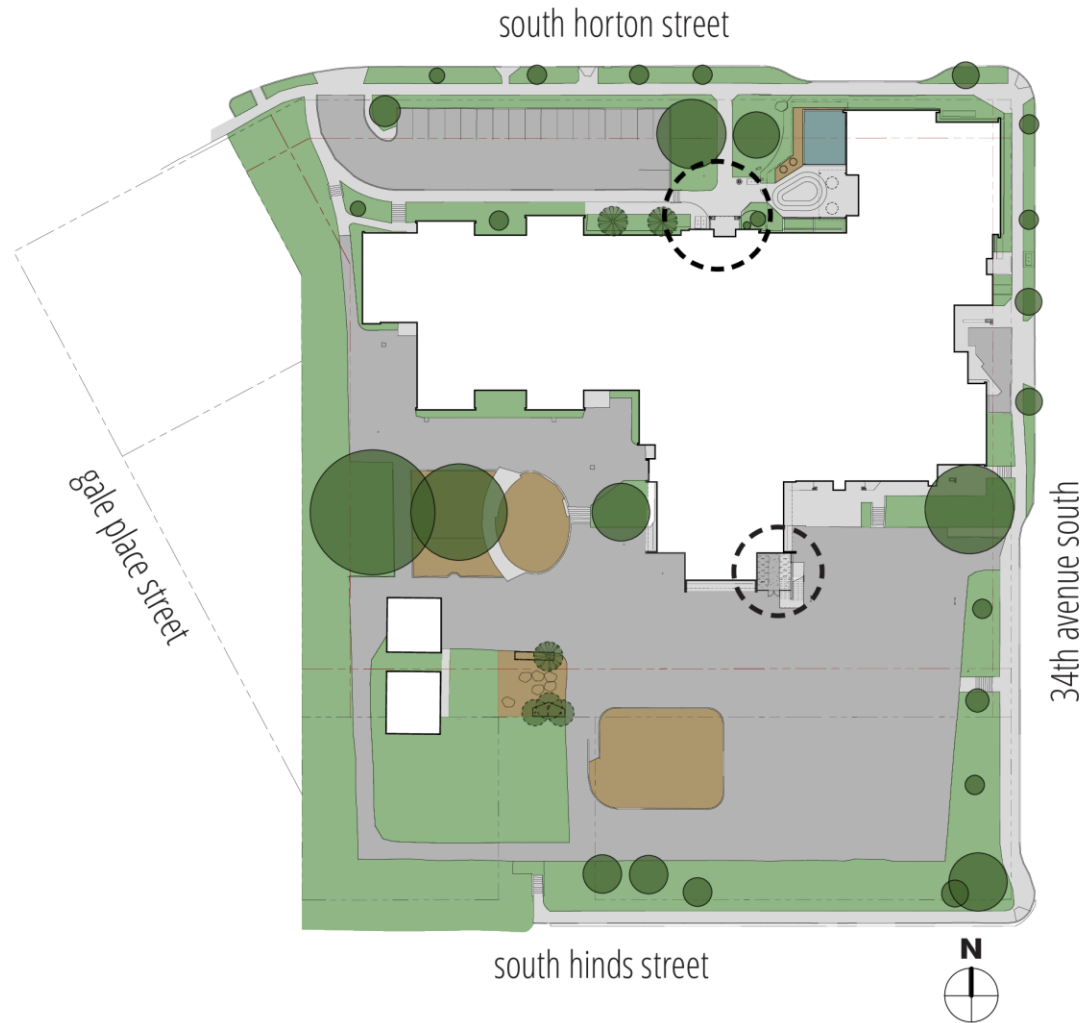
The proposal is for 7 short-term parking spaces, for a departure of 6.

23.54.012 Table D.B.9. Bicycle Parking Quantity

anyah grant design



departure 4: 23.79.008 C.1. evaluation criteria



a. Relationship to surrounding areas

(1) Appropriateness in relation to the character and scale of the surrounding area

– not applicable

(2) Presence of edges which provide a transition in scale

– not applicable

(3) Location and design of structures to reduce the appearance of bulk

– not applicable

(4) Impacts on traffic, noise, circulation and parking in the area

– not applicable

– no proposed reduction in total quantity of bicycle parking

(5) Impacts on housing and open space

– not applicable

departure 4: 23.79.008 C.1. evaluation criteria

parent survey comments:

"I think a locked shed would benefit our students more and provide more security. Opened in the morning at drop off and opened again at pick up"

"Prefer locked shed or bike rack but on playground away from streets to reduce thefts. Prefer if shed for school open/close. No charging needed. If bike rack, would hope that there would be a way to provide or donate bike locks for kids if needed."

"Would be nice to have bike storage on the side(s) of school where students enter, if an open traditional rack could also be used on weekends."

"At this point, I don't need storage since I am just dropping or picking up by bike, possibly with short-term lock up near the playground entrance."

"If we did bike, our daughter stays for after school care so we would need access to the bike rack late after school."

"Traditional or keypad"

"I don't have a plan to use any kind of bike since I live pretty close to the school."

"Prefer traditional bike rack in a visible area."

"Just need convenient short term parking"

"traditional bike rack"

"Prefer locked shed with keypad or school opens and closes"

b. Need for Departure

- need for short-term, family-friendly racks and longer-term, secure bicycle parking due to theft
- most students arrive through the playground
- the area by the entry is very constrained
- safety and oversight issue with bike parking close to the roadway

summary

Departure 1: *23.51B.002.C.2. Lot Coverage in Single Family Zones*

The Land Use code allows 35% lot coverage.

The proposal is 38% lot coverage, for a departure of 4%.

Departure 2: *23.51B.002.E.4.a. Setbacks*

Land Use code requires a 9-foot, 7-inch setback on 34th Avenue South.

The proposal is for a 5-foot setback for a 63-foot long portion of the building, for a departure of 4 feet, 7 inches.

Departure 3: *23.51B.002.E.4.a. Setbacks*

Land Use code requires a 9-foot, 7-inch setback on 34th Avenue South.

The proposal is for a 5-foot setback for a 63-foot long portion of the building, for a departure of 4 feet, 7 inches.

Departure 4: *23.54.012 Table D.B.9. Bicycle Parking Quantity*

Land Use requires 13 short-term bicycle parking spaces.

The proposal is for 7 short-term parking spaces, for a departure of 6.

Departure Committee: clarifying questions



Departure Advisory Committee Meeting for John Muir Elementary School Early Learning Addition

A vertical stack of logos. At the top is the text "anyah grant design" in a lowercase, sans-serif font. Below it is the Seattle Public Schools logo, which includes a stylized figure holding a torch and the text "SEATTLE PUBLIC SCHOOLS". Underneath is a blue rectangular logo with the text "BUILDING FOR LEARNING" and "EDUCATION LEADS" in smaller text below. At the bottom is a black and white illustration of a lion's head.