



## MEETING #2: NOTICE & AGENDA DEVELOPMENT STANDARDS DEPARTURE ADVISORY COMMITTEE FOR LOYAL HEIGHTS ELEMENTARY SCHOOL

**Date:** Thursday October 15, 2015  
**Time:** 6:30 – 9:00 PM  
**Location:** Loyal Heights Elementary School  
 2511 NW 80<sup>th</sup> St, Lunch Room  
 Seattle WA 98117

The Seattle School District has applied for a departure from the Seattle Municipal Code to 1) allow increased lot coverage, 2) greater than allowed building height, 3) reduced setback and 4) continued off-site only parking.

The process for considering this request includes hearings before an advisory committee composed of neighbors and School District and City representatives. The Committee can recommend waivers and any relevant conditions to be applied to minimize their impacts, or recommend denial. The Committee met on October 5 and received briefings from the Seattle School District, and took public comment on the departure requests. At that meeting, the Committee decided that more information was needed from the District. Additional public comment will be taken prior to the Committee making any recommendations.

### MEETING AGENDA

| Time    | Topic   | Presenter   |
|---------|---|---|
| 6:30 PM | Opening of Meeting and Introductions  | Maureen Sheehan –<br>City of Seattle Department<br>of Neighborhoods |
| 6:40    | Brief Description of the Process  | Maureen Sheehan   |
| 6:50    | Presentation  | School District Staff and<br>Consultants                            |
| 7:10    | Committee Clarifying Questions  | Committee Members   |
| 7:20    | Public Comment and Questions  | Neighbors and General<br>Public<br>(see back)                       |
|         | Committee Deliberation  |   |
|         | 1. Determination of Major vs. Minor<br>(see back)   |   |
| 7:50    | 2. Deliberate + Vote on Departures<br>a) Parking<br>b) Setbacks<br>c) Height<br>d) Lot Coverage | Committee Members   |
| 9:00 PM | Adjournment and scheduling of next meeting if<br>needed   | Maureen Sheehan   |

Not all agenda items were known at the time of the mailing of this notice and agenda, and items may be added or deleted, and their order on the agenda changed, prior to, and at the start of, the meeting. All meetings are open to the public. Persons interested in any of the topics on the agenda are encouraged to attend.

For more information contact Maureen Sheehan (206) 684-0302.



## Public Comment Procedure

Verbal comment will be limited to thirty (30) minutes total, with one (1) minute allotted to each speaker. Please sign in when you arrive at the meeting and indicate yourself as a speaker, if you wish to speak. The Design Departure Committee Chair will call speakers in the order they appear on the list.

Please remember that the Committee's purview at this meeting is to evaluate the departures requested by the School District, and public comment should focus on the project as it relates to the evaluation criteria (listed below). The committee does not have jurisdiction over project purpose or need.

As there will be limited time for verbal comment, we encourage people to submit letters of written comment that can be shared with the Committee members in advance of the meeting. Please submit them prior to Wednesday, October 14th at 3:00pm. They can be emailed to [Maureen.sheehan@seattle.gov](mailto:Maureen.sheehan@seattle.gov), or mailed to Maureen Sheehan's attention at: Seattle Department of Neighborhoods, Loyal Heights Elementary School Design Departure Committee, 700 5th Avenue, PO Box 94649, Seattle, WA 98124-4649.

### Major vs. Minor

If the Advisory Committee deems the requested departure to be major, the Advisory Committee will conduct a minimum of three public meetings within a 90-day period from formation of the Advisory Committee. "Major" or "minor" shall refer to the degree of impact and/or size of proposed construction. If the Advisory Committee deems the requested departure from development standards to be minor, it shall conduct a minimum of one public meeting within a 30-day period from formation of the Advisory Committee. [DON Operating Procedures]

#### **SMC 23.70.008.C.1 - COMMITTEE EVALUATION CRITERIA**

1. 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:
  - a. 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.
  - b. 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.