

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

COMMITTEE MEMBERS

	NAME	CATEGORY
1	Joseph Amann	Person residing within 600'
2	Jim Pettigrew	Person owning property or a business within 600'
3	Melanie Davies	Representative of the general neighborhood
4	Liz Kearns	Representative of the general neighborhood
5	Jeff Reibman	At large to represent citywide education issues
6	Shelly Denier	Representatives of the PTSA
7	Sarah Ogier	Representatives of the PTSA
8	Eric Becker	Representative of the Seattle Public Schools
Alt 1	Robyn Meyer	Representatives of the PTSA
Alt 2	Clayton Beaudoin	Representatives of the PTSA
Ex-Officio	Maureen Sheehan	City DON (Non-voting Chair)
Ex-Officio	Holly Godard	City Seattle Department of Construction & Inspections (Non-voting Member)

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

SCHEDULE

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.

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.

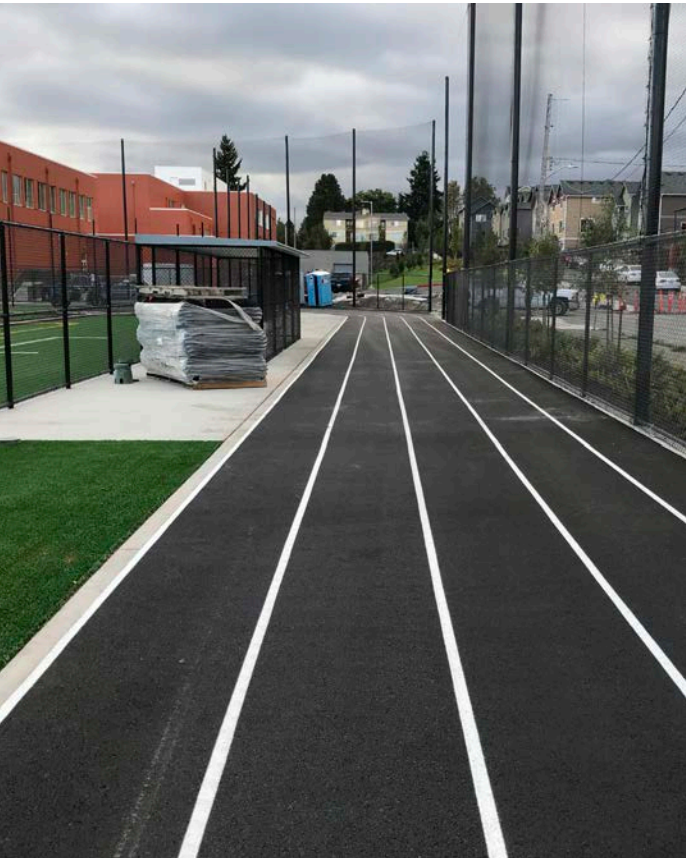
QUESTIONS?

mahlum



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



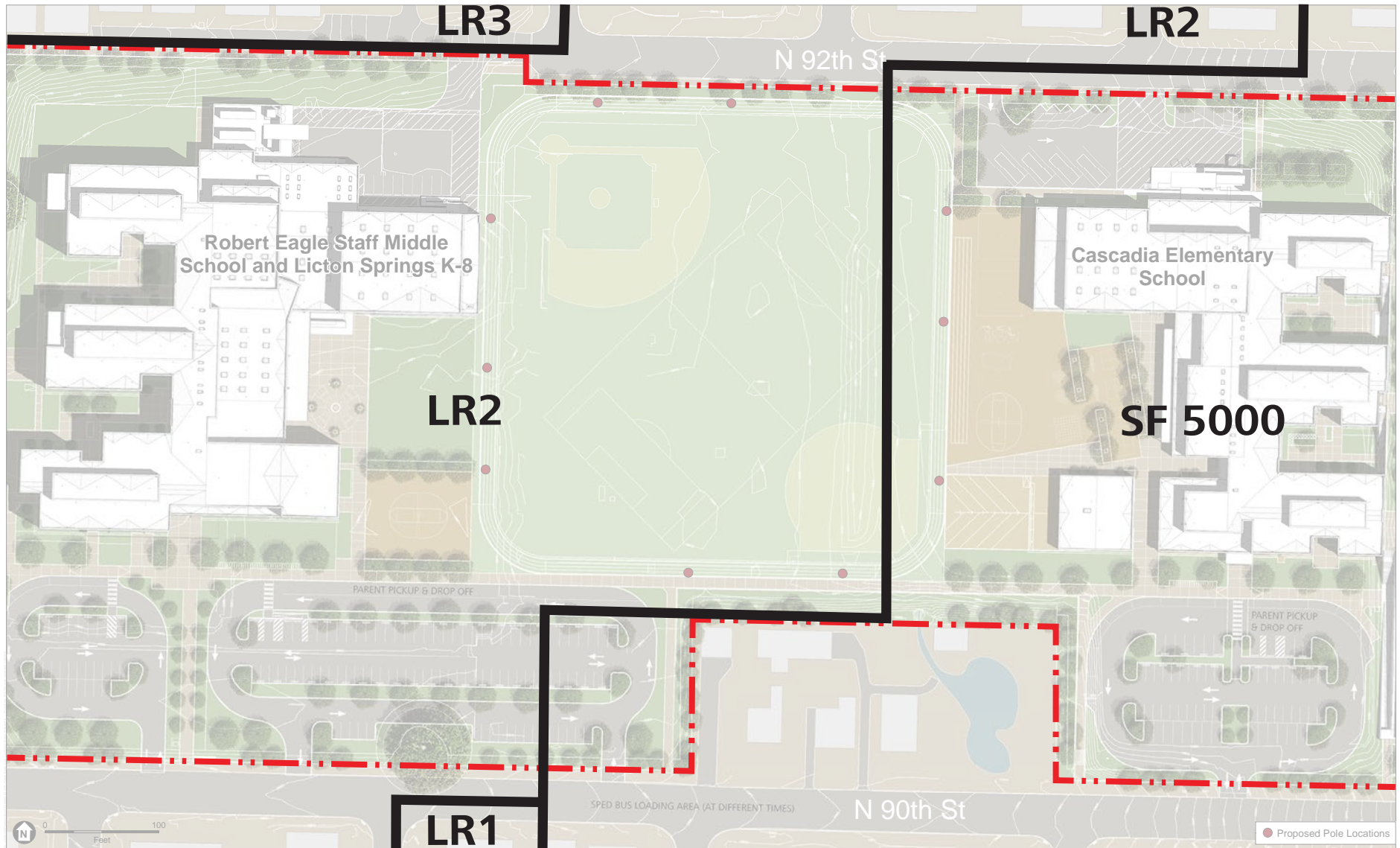
Proposed Light Pole Locations



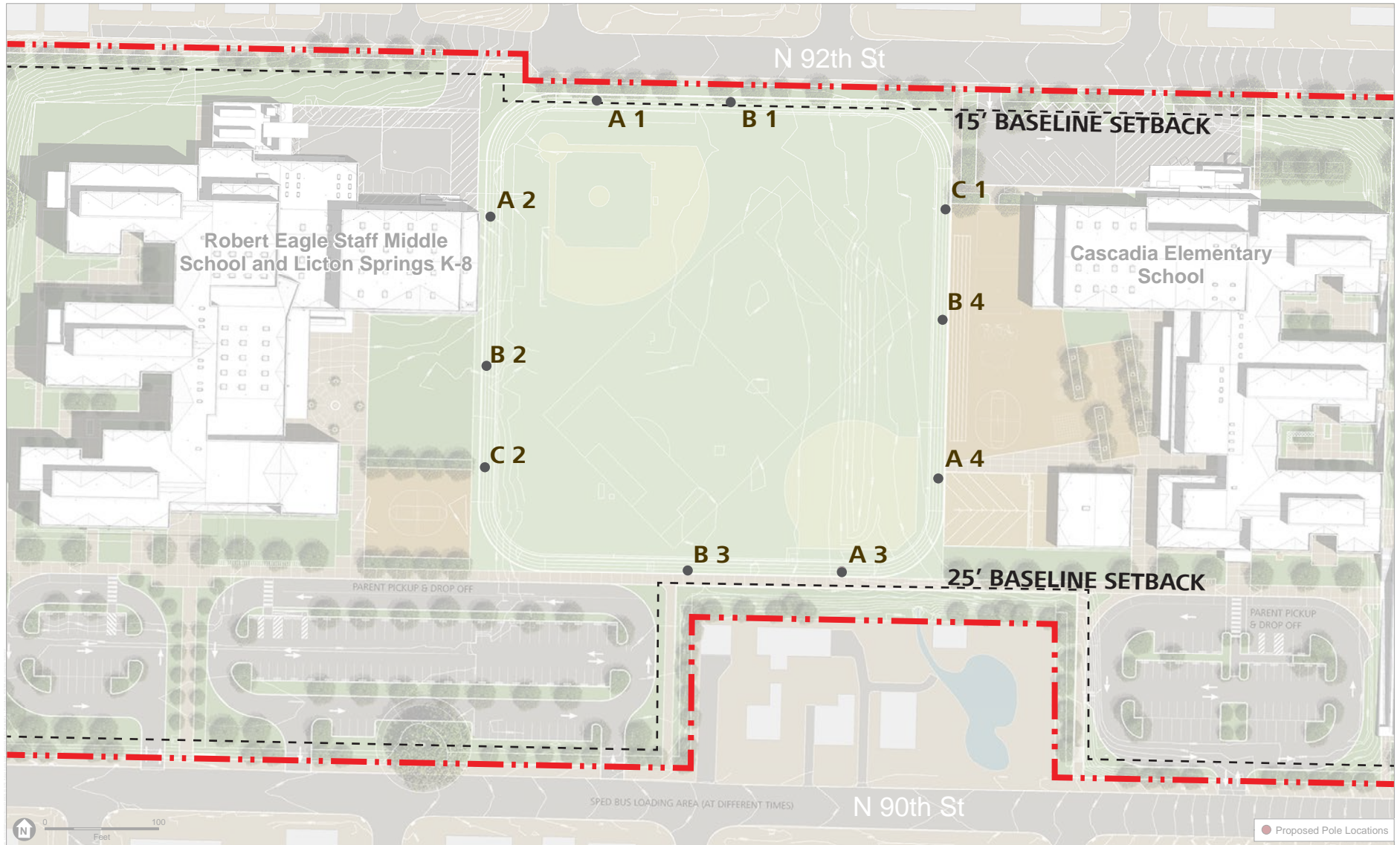
Departure Requested:

Setback

Existing Zoning



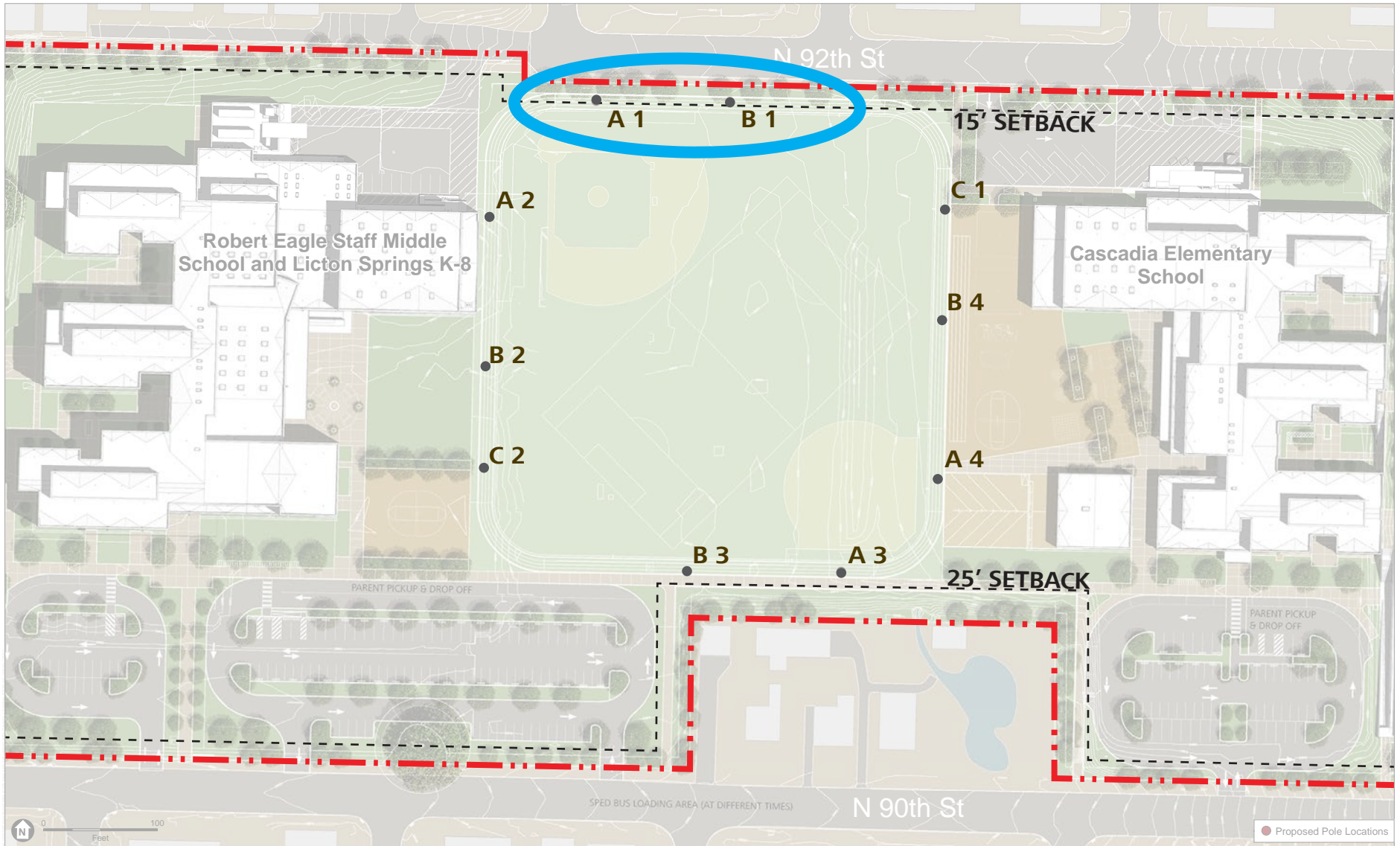
Baseline Setbacks (per Land Use Code)



Min. Setbacks w/ Departure (per Land Use Code)

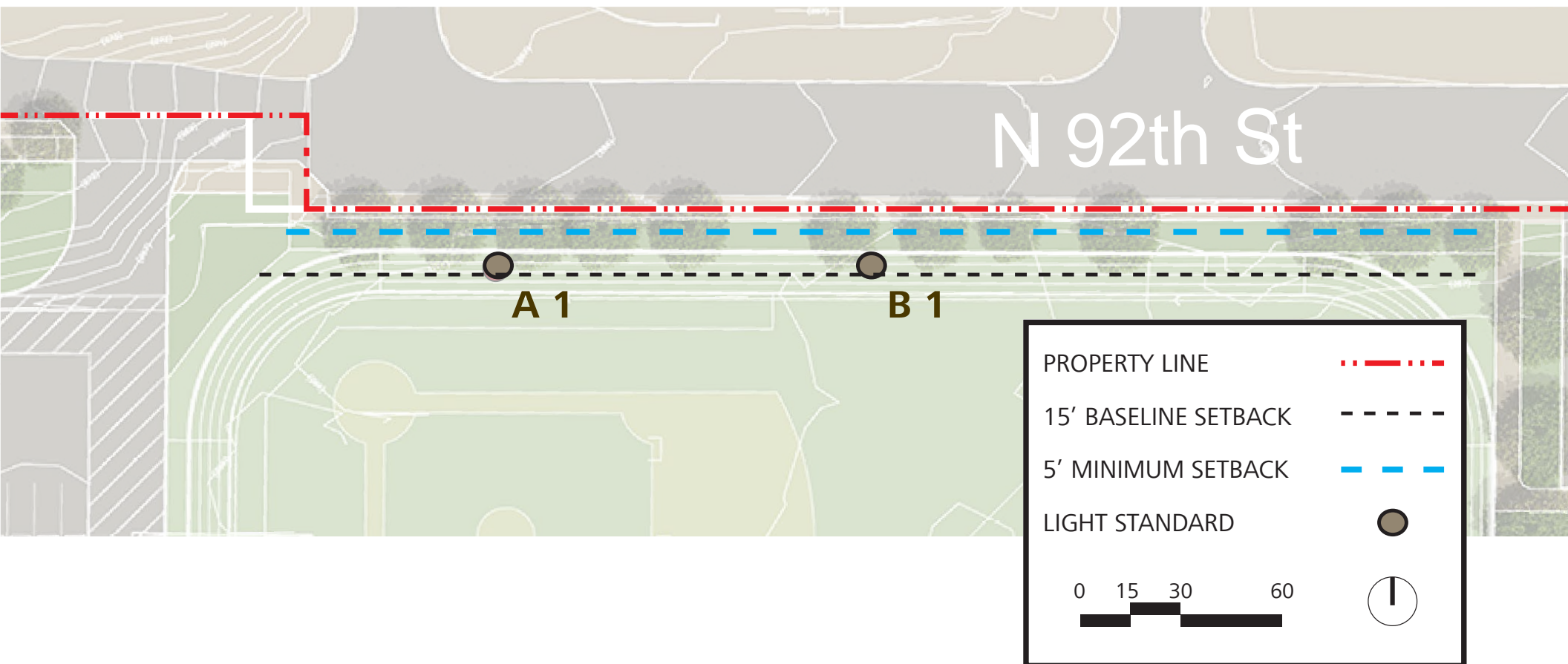


Area of Requested Departure



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



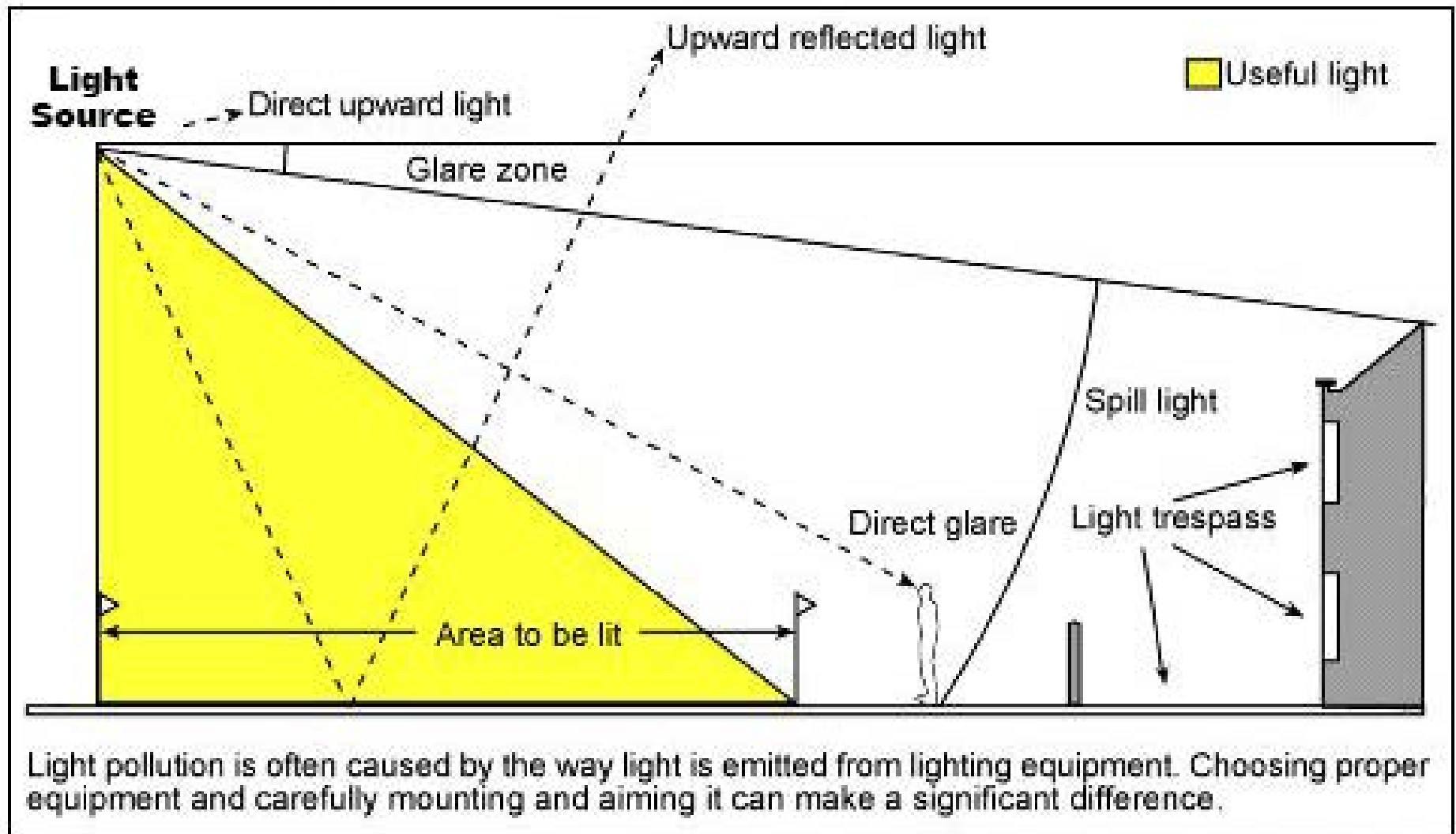
Lighting Poles as Proposed (w/ Departure)



Lighting Poles (w/o Departure)



Proposed Lights - Shielding and Glare Reduction

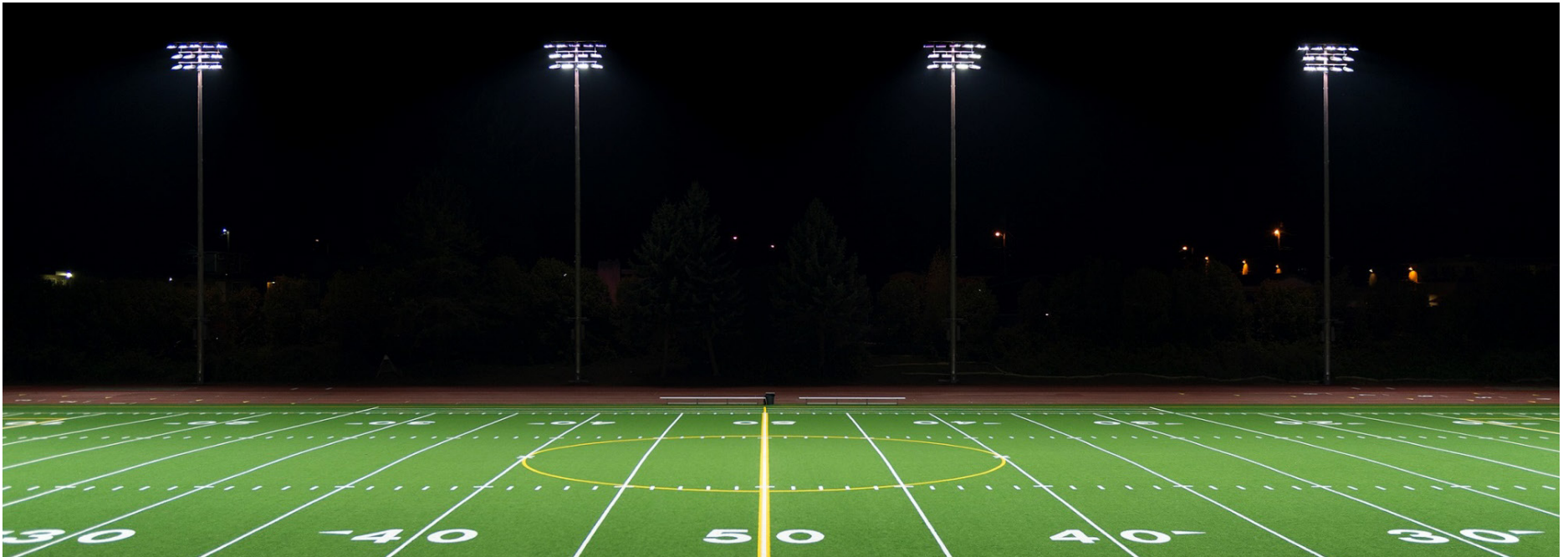


Source: Adapted from The Institution of Lighting Professionals

Proposed Lights - Shielding and Glare Reduction

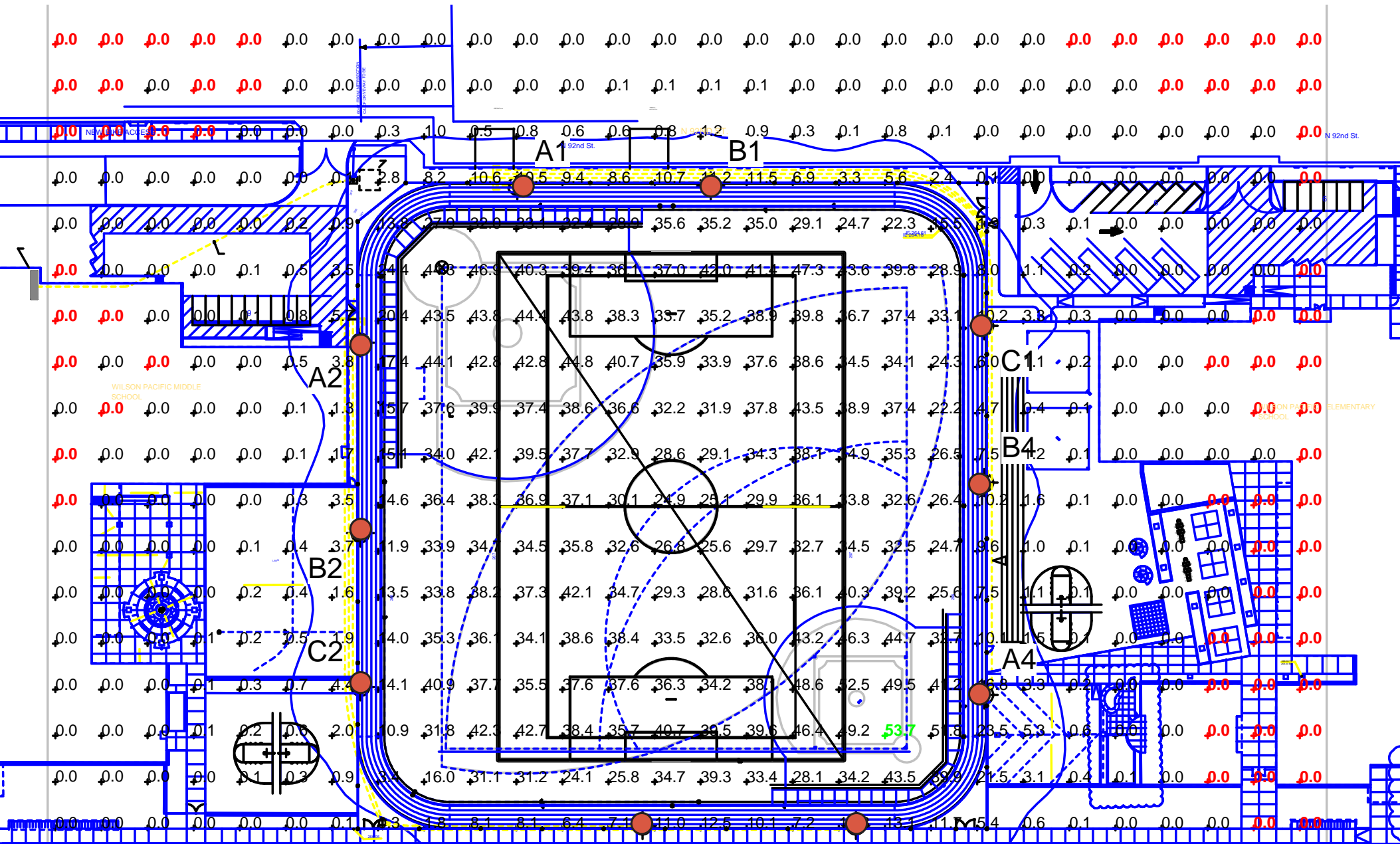


TRADITIONAL LIGHTING

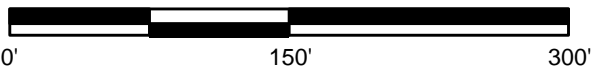


PROPOSED LIGHTING

Light Levels - Poles as Proposed (w/ Departure)

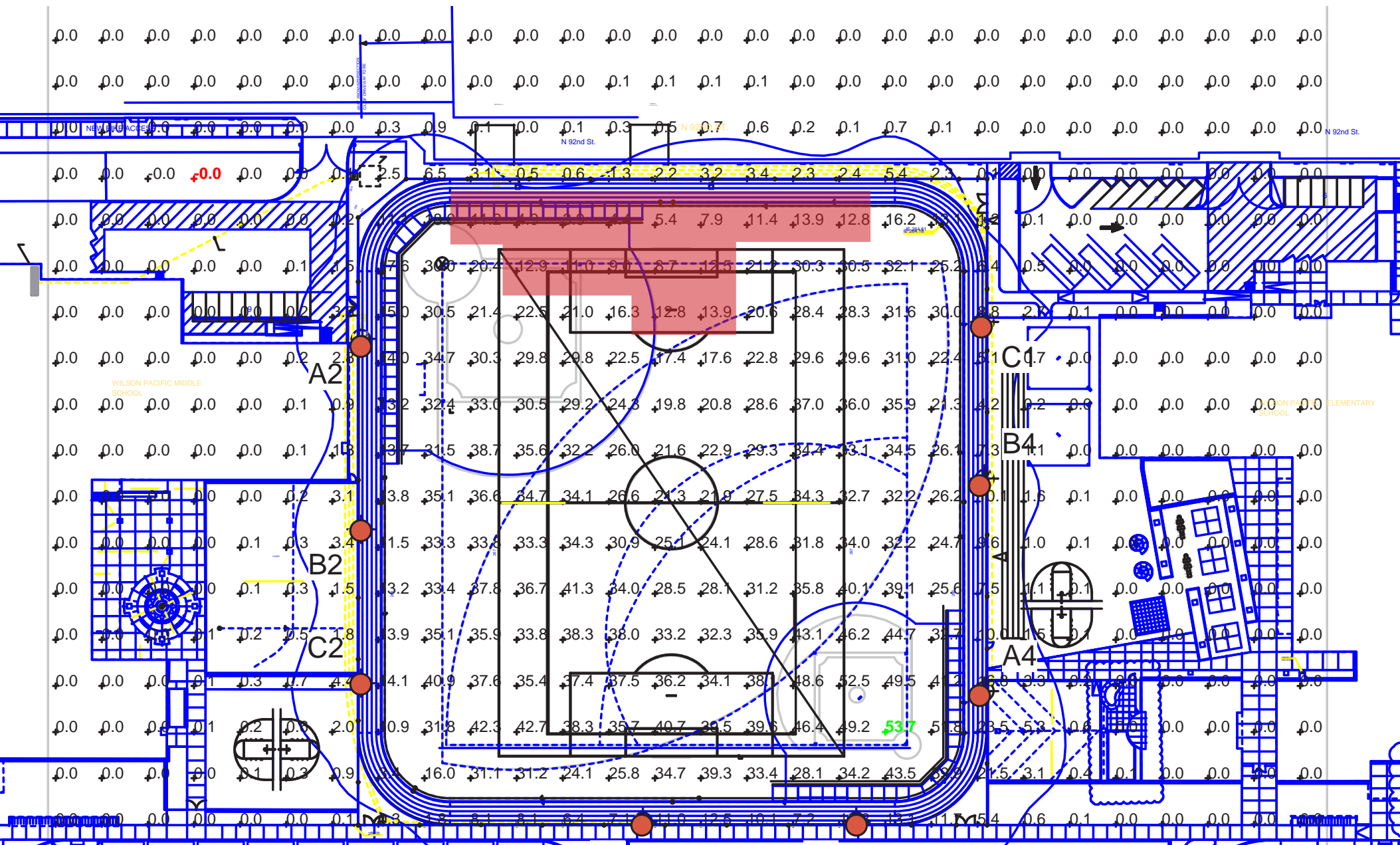


SCALE IN FEET 1 : 150



Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Light Levels - No Poles



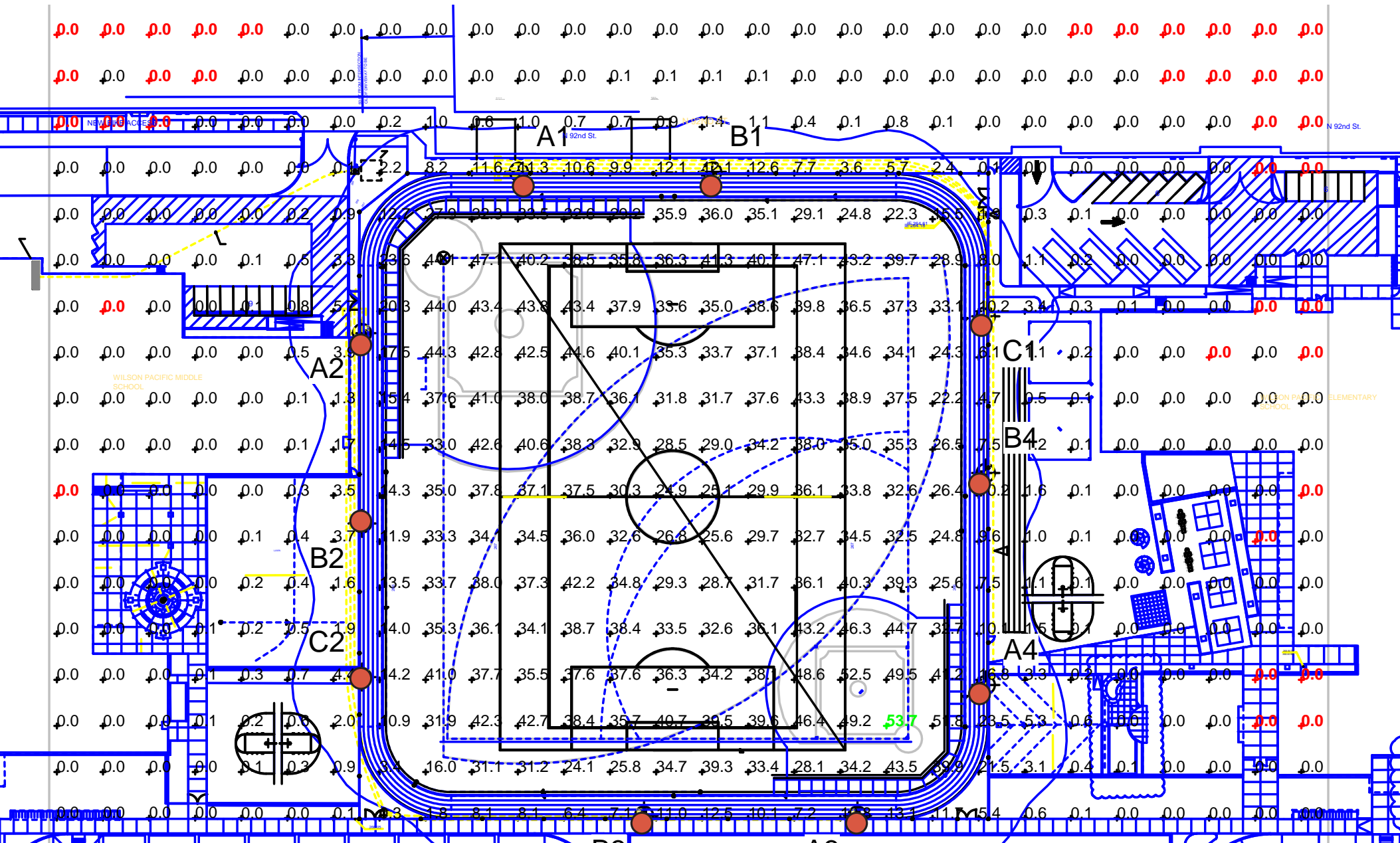
SCALE IN FEET 1 : 150



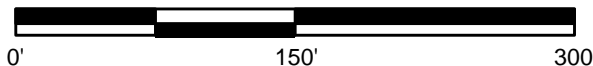
 Inadequate Light Levels (<15fc)

Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Light Levels - Poles w/o Departure (Middle of Track)

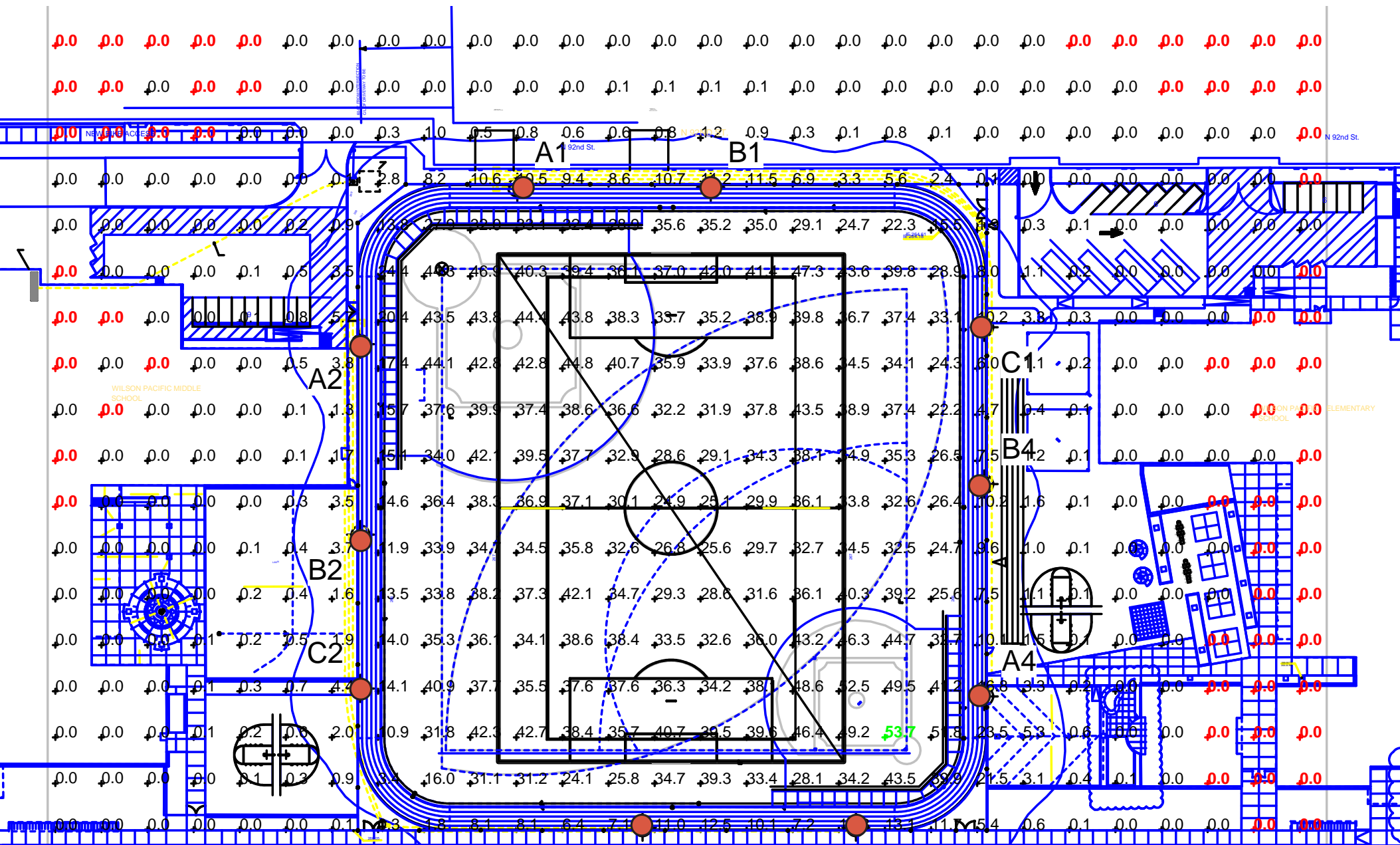


SCALE IN FEET 1 : 150

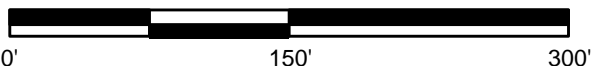


Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Light Levels - Proposed Poles (w/ Departure)

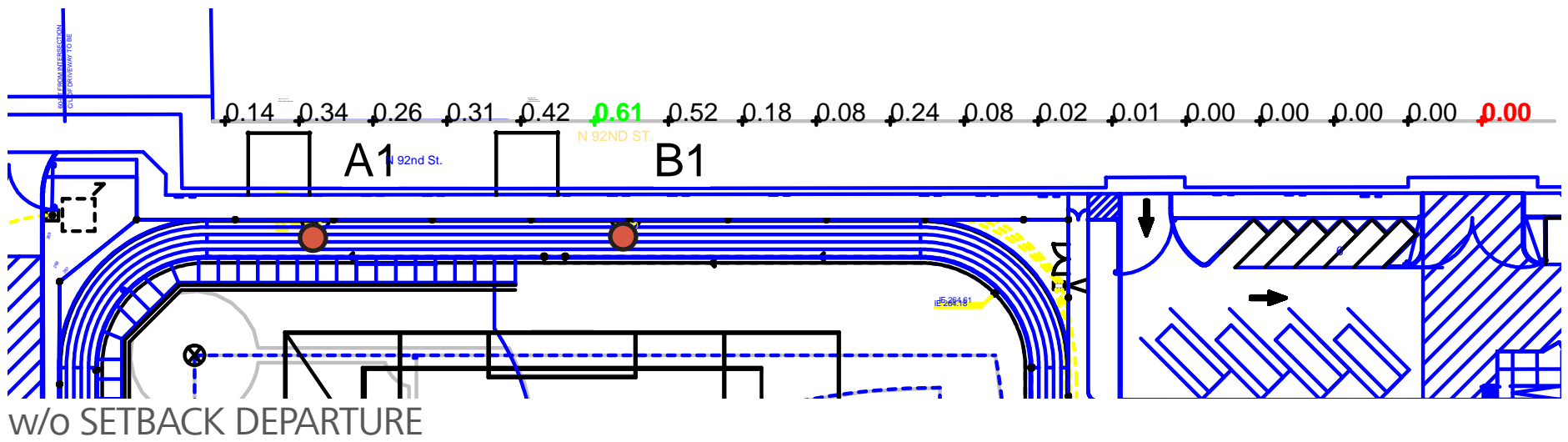
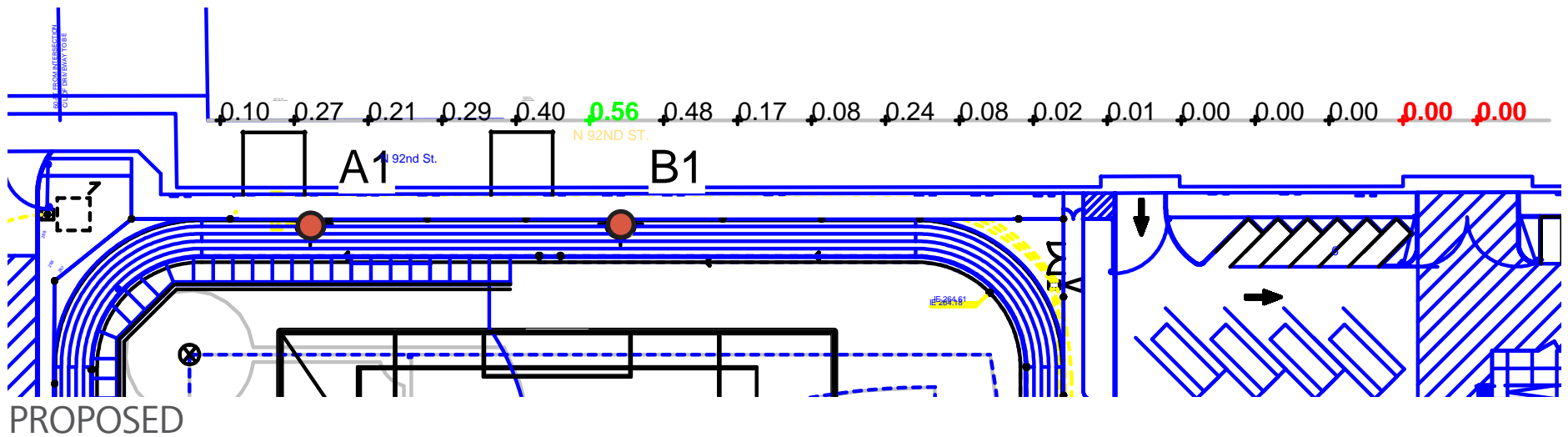


SCALE IN FEET 1 : 150

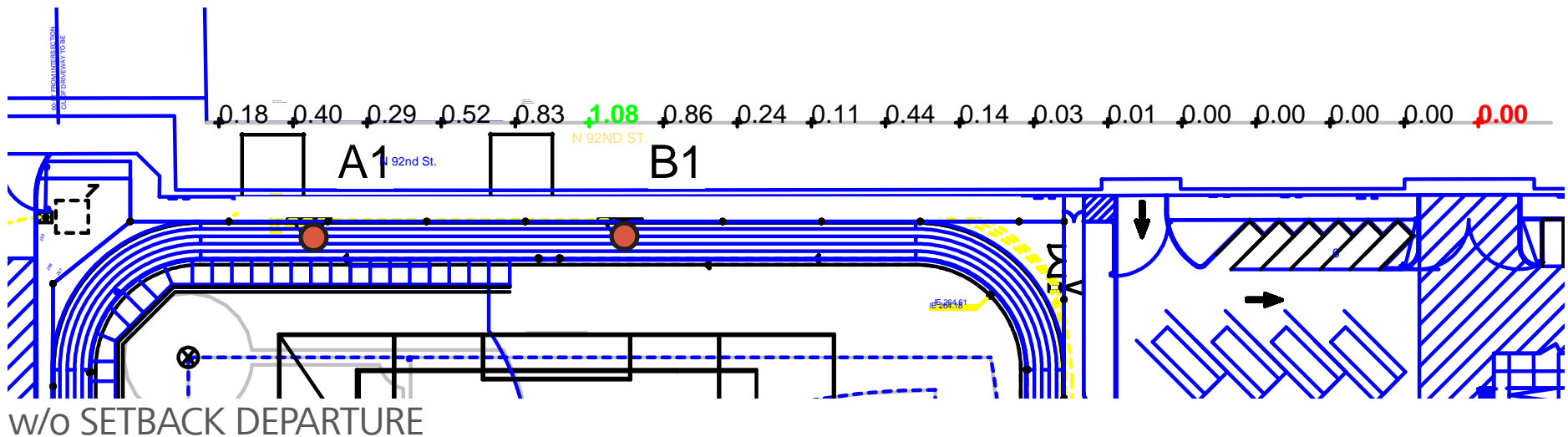
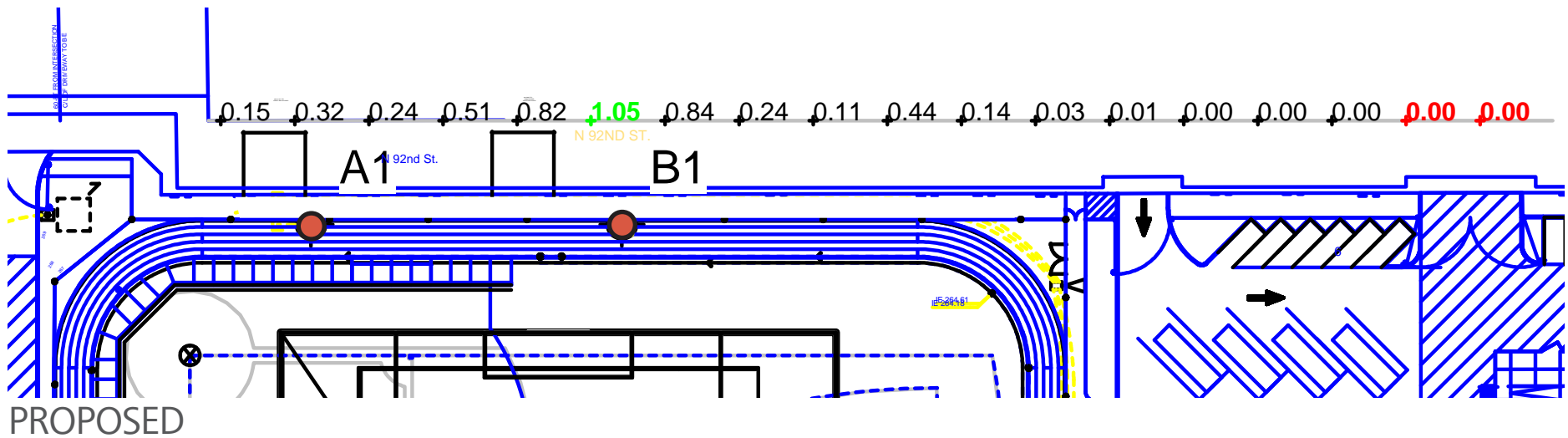


Pole location(s) ⊕ dimensions are relative to 0,0 reference point(s) ⊗

Light Levels - Neighboring Property Line (horizontal)



Light Levels - Neighboring Property Line (vertical)



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 -
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 OR ALLEY FROM LR2/LR3. FOR FACADE HEIGHTS GREATER THAN 50', 15' MINIMUM SETBACK REQUIRED.

DEPARTURE REQUESTED SETBACKS

SMC 23.51B.002.E.5 -

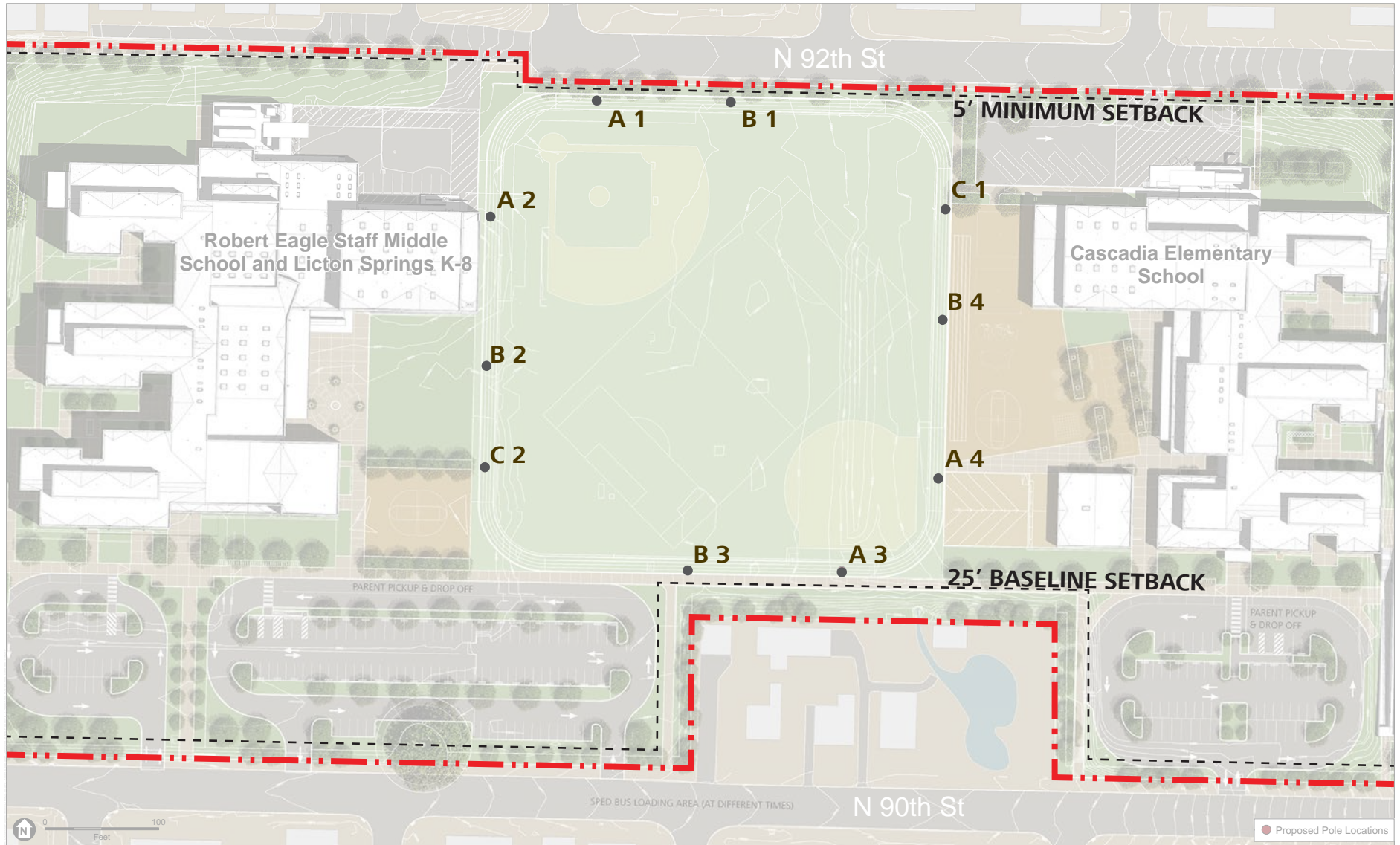
DEPARTURES

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



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