



**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

**Record Number:** 3041039-SD  
**Applicant:** Anjali Grant for Seattle Public Schools  
**Address of Proposal:** 3301 South Horton Street

PROJECT DESCRIPTION

Public School Development Standard Departures for John Muir Elementary School addition.

The following approvals are required:

- I. Establishment of Development Standard Departure for Public Schools (SMC Chapter 23.79) – to approve or condition the following departures:**
  1. **Lot Coverage** (SMC 23.51B.002.C.2.) – to allow increase in lot coverage.
  2. **Setback** (SMC 23.51B.002.E.4.a.) – to allow reduction in minimum setback.
  3. **Setback** (SMC 23.51B.002.E.4.a.) – to allow reduction in minimum setback.
  4. **Bicycle Parking** (SMC 23.54.012 Table D B.9.) – to allow reduction in number of short-term bicycle parking spaces.

SEPA DETERMINATION

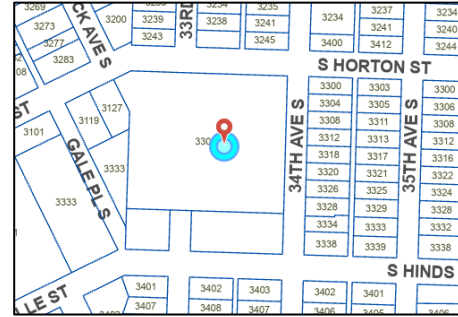
- Determination of Nonsignificance (DNS)
  - Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts
  - No mitigating conditions of approval are imposed
- Determination of Significance (DS) – Environmental Impact Statement (EIS)
- Determination made under prior action
- Exempt

In accordance with SEPA (RCW 43.21C), a Determination of Nonsignificance (DNS) was made under a prior action by Seattle Public Schools (*SEPA DNS John Muir Elementary Early Learning Addition Project*, November 14, 2023).

The DNS was appealed, and the District’s Hearing Examiner heard the appeal on January 19, 2024. The District Hearing Examiner issued a recommendation on February 12, 2024 that the DNS be affirmed, and the SPS Superintendent affirmed the DNS. SEPA documents can be found on the Seattle Public Schools website.

## SITE AND VICINITY

*Site Description:* The subject site is located at the southwest corner of S Horton Street and 34<sup>th</sup> Avenue S, is rectangular in shape and approximately 2.75-acres in size. The site is generally flat with a gradual slope to the southwest. The existing school is approximately 58,000-square feet in size and is located at the northeast corner of the site. Two portable classrooms are located in the southwest corner of the site. Recreational areas are generally located on the south portion of the site and include a covered play area attached to the building and play equipment and associated space located southwest of the building. The City of Seattle York Playground abuts the site to the south and is utilized by the school for recreation uses.



The top of this image is north. This map is for illustrative purposes only. In the event of omissions, errors or differences, the documents in SDCl's files will control.

*Site Zone:* Neighborhood Residential 3 (NR3)

*Zoning Pattern:* (North) NR3 and Residential Small Lot (M) (RSL(M))  
(South) NR3  
(East) RSL(M)  
(West) NR3

*Environmentally Critical Areas:* steep slope erosion hazard area and liquefaction-prone area.

*Current and Surrounding Development; Neighborhood Character; Access:* The John Muir Elementary School is located in the Mount Baker neighborhood of Seattle. Other nearby parks and green spaces include Horton Hill Corridor, Mount Baker Boulevard, Lake People Park, and Courtland Place P-Patch. The site is well served by transit, and development primarily consists of neighborhood residential development with commercial uses along corridors such as Martin Luther King, Jr. Way South and Rainier Avenue South.

## PUBLIC SCHOOLS IN RESIDENTIAL ZONES

Public schools that meet the applicable development standards are permitted outright in residential zones pursuant to Seattle Municipal Code (SMC) Chapter 23.51B *Public Schools in Residential Zones*. Departures to development standards may be permitted pursuant to the procedures and criteria established in SMC Chapter 23.79 *Establishment of Development Standard Departure for Public Schools* which requires an application to the Director, the formation of, and recommendation from, an advisory committee, public comment, and evaluation of the proposed departures consistency with the objectives and intent of the land use code. The process outlined in SMC 23.79 is summarized as follows:

The Seattle School District submits an application to SDCl, requesting departure(s) from development standards (SMC 23.79.002). Upon receipt of an application, SDCl forwards the application to the Director of the Seattle Department of Neighborhoods (DON). DON then convenes a Development Standard Advisory Committee (advisory committee), to secure comments of the public and make recommendations for modifications to development standards. (SMC 23.79.004)

The advisory committee conducts one or more public meetings, gathers and evaluates public comment, and recommends the maximum departure which may be allowed for each development standard from which a departure has been requested. The advisory committee evaluates each departure request for consistency with the general objectives and intent of the land use code, including the rezone criteria in Chapter 23.34, to ensure the proposed facility is compatible with the character and use of its surroundings. Those factors that must be considered and balanced include relationship to surrounding areas and need for the departure and are listed below. The advisory committee's recommendation is made to the Director of SDCI. (SMC 23.79.008)

The Director of SDCI shall determine the amount of departure from established development standards that may be allowed or required, as well as mitigating measures that may be required. The Director's decision shall be based on an evaluation of the factors set forth in SMC 23.79.008.C. (and listed below), the recommendation from the advisory committee, comment at the public hearings and other comments from the public. (SMC 23.79.010)

### PROPOSAL

The Seattle School District proposes a one-story addition to the existing John Muir Elementary School. The proposed addition is approximately 4,000-square feet, and, as proposed, requires four departures from development standards related to lot coverage, setbacks, and bicycle parking quantity. The requested departures from development standards are the subject of this analysis and decision (SMC Chapter 23.79). Project documents are available in the electronic file at the [Seattle Services Portal](#).

The requested departures from development standards include:

- 1. Departure 1: Lot Coverage** (SMC 23.51B.002.C.2.). The code permits a maximum lot coverage of 35% for public schools in residential zones. The existing lot coverage is 34.4%. The proposed addition, as designed, requires an increase in the total lot coverage to 38%.
- 2. Departure 2: Setback – S Horton St** (SMC 23.51B.002.E.4.a.). The code requires a setback of 20-feet from S Horton St. This requirement may be reduced to 5-feet pursuant to the school departure process (SMC 23.79). SPS requests a reduction of the setback to 5-feet (for a departure of 15-feet or 25%). The existing building is setback approximately 35-feet.
- 3. Departure 3: Setback – 34<sup>th</sup> Avenue S** (SMC 23.51B.002.E.4.a.). The code requires a setback of 9-feet, 7-inches (the setback of the existing structure) from 34<sup>th</sup> Avenue S. This requirement may be reduced to 5-feet pursuant to the school departure process (SMC 23.79). SPS requests a reduction of the setback to 5-feet (for a reduction of 4-feet, 7-inches or 52%). This departure would accommodate the east portion of the new addition, resulting in a 5-foot setback for 63 linear feet of building. Landscaping is proposed between the new addition and sidewalk.
- 4. Departure 4: Bicycle Parking Quantity (SMC 23.54.015, Table D, B.9.)**. The code requires short-term bicycle parking stalls at a quantity of one per classroom, for a total of 13 spaces. SPS proposes a reduction to this requirement to accommodate seven spaces (for a departure of six spaces or 46%). These spaces are proposed at the primary school entry on the north façade facing S Horton St, with convenient access from the public right-of-way.

While this departure request would reduce the total number of short-term spaces on site, SPS proposes to relocate and redesignate those six spaces to long-term spaces for a total of 25 (19 are required by code). These long-term spaces are located at the south of the existing school building. The overall result is a zero loss in total quantity of bicycle parking spaces.

The below table summarizes the requested departures along with code requirement, request, and amount of departure.

*Departure Request Summary Table*

	Development Standard		Required	Proposed	Departure
1	SMC 23.51B.002.C.2.	Lot Coverage	35%	38%	3%
2	SMC 23.51B.002.E.4.a.	Setback	20-feet	5-feet	15-feet
3	SMC 23.51B.002.E.4.a.	Setback	9-feet 7-inches	5-feet	3-feet 4-inches
	SMC 23.54.015. Table D B.9.	Bicycle Parking	13 short term	7 short term	6 short term

**PUBLIC COMMENT**

Notification of the application and formation of the advisory committee was provided by the Seattle Department of Neighborhoods (DON) Director on August 8, 2023 pursuant to SMC 23.79.006. Public comment was received at the public meeting, is summarized in the advisory committee report, and focused on topics related to outdoor recreational area materials and existing trees. No written public comments were received by DON or SDCI.

Seattle Public Schools (SPS) responded to public comment during the meeting, confirming that a polyfluoroalkyl substances (PFAS)-free synthetic turf will be used and regularly inspected and that five existing trees will be removed and replaced by new trees at a rate of two to one.

**DEVELOPMENT STANDARD ADVISORY COMMITTEE**

The Development Standard Advisory Committee (advisory committee) responsibilities are outlined in SMC 23.79.008 and include: conduct a public meeting, gather, and evaluate public comment, and recommend to the Director the maximum departure which may be allowed. The departures shall be evaluated for consistency with the objectives and intent of land use code to ensure that the proposed facility is compatible with the character and use of its surroundings. 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. (SMC 23.79.008)

An advisory committee was convened and met on December 11, 2023 for a public meeting. Public comment and committee deliberation and recommendations are contained in the advisory committee report, dated January 18, 2024. A minority report was not produced.

The advisory committee recommended approval of all departures, with a condition for a construction management plan and a communication plan. The advisory committee report is available online at the [Seattle Services Portal](#).

## I. ANALYSIS – DEVELOPMENT STANDARD DEPARTURE FOR PUBLIC SCHOOLS

### SMC 23.79.010, DUTIES OF THE DIRECTOR

*The Director shall determine the amount of departure from established development standards that may be allowed or required, as well as mitigating measures that may be required. The Director's decision shall be based on an evaluation of the factors set forth in subsection 23.79.008.C, the majority recommendations and minority reports of the advisory committee, comment at the public hearings and other comments from the public. If the Director modifies the recommendations of the advisory committee, the reasons for the modification shall be put forth in writing.*

### SMC 23.79.008.C.

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.*

### DIRECTOR'S ANALYSIS

The following analysis is organized by departure request and evaluates the request pursuant to the criteria of SMC 23.79.010 (listed above).

1. **Lot Coverage (SMC 23.51B.002.C.2.): The Code allows a maximum lot coverage of 35% in neighborhood residential zones. SPS requests an increase in the total lot coverage to 38%, for a departure of 3%. The existing lot coverage is 34.4%.**

Relationship to Surrounding Area: The Director evaluated the requested departure for consistency with the general objectives and intent of the land use code, including the rezone

evaluation criteria in SMC Chapter 23.34, to ensure the proposed facility is compatible with the character and use of its surroundings:

The requested departure allows for a building addition that is one-story in height, approximately 4,000-square feet, and clad in materials consistent with the existing structure, ensuring compatibility with the character and scale of the surrounding area. Edges exist in the form of rights-of-way (S Horton St to the north and 34<sup>th</sup> Avenue S to the east) and the abutting public park to the south, providing transitions in scale to abutting residential uses. The location and design of the addition reduces the appearance of bulk with modulation, a sunken first floor (relative to 34<sup>th</sup> Avenue S), varying roof forms, varying materials, colors, and textures, and the articulation of building facades in proportions that are similar to surrounding development. SPS indicated that their traffic analysis anticipates a two second delay on major nearby intersections and below 65% school-day street parking use. Sixty-five percent utilization is below that considered full capacity (85%). No significant impact on traffic, circulation, noise, or parking is anticipated. Finally, the increased lot coverage does not result in impacts on housing and open space will be enhanced on site. The proposed project with requested departure is consistent with the general objectives and intent of the land use code and is compatible with the character and scale of the surrounding area.

*Need for Departure:* The Director balanced the physical requirements of the proposal and the project's relationship to educational needs with the level of impact on the surrounding area:

The lot coverage departure results from the need to balance educational programming needs with the physical and environmental constraints of the site while maintaining adequate space for recreation and meeting classroom and outdoor play area size requirements. SPS explained that the existing development, mapped environmentally critical areas, thermal fields, and Tier 4 trees on site restrict the amount of available area for the new addition to the north portion of the site. Furthermore, the location of the addition corresponds with the internal programming of the school. The increase in lot coverage results in minimal impact on the surrounding area as the area of reduced setback will be mitigated by landscaping and building design.

*Advisory Committee Recommendation:* The Director agrees with the advisory committee's recommendation of approval of the departure and finds that the recommended conditions are duplicative, will be required at time of construction permit/SEPA review, and do not require a condition to this school departure determination.

At the public meeting, the advisory committee expressed concerns with potential impacts to traffic circulation, noise, and safety during construction of the addition. The advisory committee agreed it would be SPS's responsibility to address concerns about traffic circulation through an updated communication plan to parents, school staff volunteers, and nearby neighbors.

SPS responded that a traffic consultant has been assigned to monitor and observe traffic and pedestrian safety around the school, and SPS will work with the school, school volunteers, parent/teacher/student association (PTSA), the Seattle Department of Transportation Safe Routes to Schools program coordinator, and this committee to communicate and address any concerns about traffic safety during construction. Furthermore, as noted above, SPS evaluated transportation related impacts in their SEPA Checklist and noted the following measures to mitigate potential transportation related construction impacts: *SPS will require their contractor*

*to develop a CTMP that addresses traffic and pedestrian control during construction...define truck routes, lane closures, walkway closures, and parking or load/unload area disruptions, as necessary...*

The advisory committee recommended approval of the requested departure for lot coverage with the following conditions intended to address concerns with transportation related impacts during construction:

- (1) Transportation Management Plan (TMP): SPS and the principal of John Muir Elementary School should establish a TMP to educate families about traffic and pedestrian safety during construction.*
- (2) Neighborhood Communication Plan. SPS and John Muir Elementary School administration should develop a neighborhood communication plan to inform nearby neighbors about parking, noise, traffic, and circulation during construction.*

The advisory committee's recommended conditions for a transportation management plan [Construction Management Plan] and Neighborhood Communication Plan are captured in the John Muir Elementary School SEPA DNS; therefore, a construction management plan/neighborhood communication plan will be reviewed and approved by SDOT during the building permit/SEPA review process and thus is not a condition of this departure request determination. Construction management plans generally are required to address issues such as public accessibility, access, traffic, parking, and noise impacts and identify a contact person for the project and a notification list for providing direct notification to neighbors and others affected by construction. All those elements identified by the advisory committee will be contained in the construction management plan. Additional information can be found on the SDOT website at: [Permit Templates and Checklists - Transportation | seattle.gov](https://www.seattle.gov/transportation/permits/Permit_Templates_and_Checklists_-_Transportation).

*Public Comment:* The Director carefully considered public comment including concern with use of artificial turf and questions regarding existing trees on site.

The Director acknowledges concerns with use of artificial turf and notes the SPS response at the public hearing – SPS stated that materials used will not contain PSFAs. Public comment regarding existing trees on site is acknowledged –the proposed addition results in removal of five existing trees. According to SPS, the project intends to protect the existing Sequoia trees and removal of the pine trees is required for the project to satisfy educational needs. Preservation and protection of existing trees is regulated pursuant to the Tree Protection Ordinance (SMC 25.11) and requires measures such as tree protection fencing during construction and tree replacement.

*Director Determination:* The Director agrees with the advisory committee's recommendation of approval of the departure, considered public comment, finds that the requested departure is consistent with the procedures and criteria of SMC 23.79, and approves the request with no conditions.

- 2. Setback, S. Horton Street (SMC 23.51B.002.E.4.a.). The Code requires a 20-foot setback from S Horton Street. SPS requests a reduction to 5-feet, for a departure of 15-feet.**

*Relationship to Surrounding Area:* The Director evaluated the requested departure for consistency with the general objectives and intent of the land use code, including the rezone

evaluation criteria in SMC Chapter 23.34, to ensure the proposed facility is compatible with the character and use of its surroundings:

The requested departure allows for a building addition that is one-story in height, approximately 4,000-square feet, and clad in materials consistent with the existing structure, ensuring compatibility with the character and scale of the surrounding area. Edges exist in the form of S Horton St to the north and landscaping that provide transitions in scale to abutting residential uses. The location and design of the addition reduces the appearance of bulk with modulation, a sunken first floor (relative to 34<sup>th</sup> Avenue S), varying roof forms, varying materials, colors, and textures, and the articulation of building facades in proportions that are similar to surrounding development. SPS indicated that their traffic analysis anticipates a two second delay on major nearby intersections and below 65% school-day street parking use. Sixty-five percent utilization is below that considered full capacity (85%). No significant impact on traffic, circulation, noise, or parking is anticipated. Finally, the decreased setback does not result in impacts on housing and open space will be enhanced on site.

The proposed project with requested departure is consistent with the general objectives and intent of the land use code and is compatible with the character and scale of the surrounding area as the area of reduced setback will be mitigated by landscaping and structure design.

*Need for Departure:* The Director balanced the physical requirements of the proposal and the project's relationship to educational needs with the level of impact on the surrounding area:

The setback departure results from the need to balance educational programming needs with the physical and environmental constraints of the site while maintaining adequate space for recreation and meeting classroom and outdoor play area size requirements. The mapped environmentally critical areas and thermal fields on site restrict the amount of available area for the new addition. According to SPS, the proposed addition will include new classrooms for the school's early learning program and after school childcare which require a separate entrance and play area and must meet minimum classroom and outdoor play area sizes (*Departure Advisory Committee Meeting for John Muir Elementary School Early Learning Addition Presentation, SPS, December 11, 2023*). The decreased setback results in minimal impact on the surrounding area.

*Advisory Committee Recommendation:* The Director agrees with the advisory committee's recommendation of approval of the departure request with no conditions.

*Public Comment:* The Director carefully considered public comment including concern with use of artificial turf and questions regarding existing trees on site.

The Director acknowledges concerns with use of artificial turf and notes the SPS response at the public hearing – SPS stated that materials used will not contain PSFAs. Public comment regarding existing trees on site is acknowledged –the proposed addition results in removal of five existing trees. According to SPS, the project intends to protect the existing Sequoia trees and removal of the pine trees is required for the project to satisfy educational needs. Preservation and protection of existing trees is regulated pursuant to the Tree Protection Ordinance (SMC 25.11) and requires measures such as tree protection fencing during construction and tree replacement.



Director Determination: The Director agrees with the advisory committee's recommendation of approval of the departure, considered public comment, finds that the requested departure is consistent with the procedures and criteria of SMC 23.79, and approves the request with no conditions.

**3. Setback, 34<sup>th</sup> Avenue S (SMC 23.51B.002.E.4.a.). The Code requires a 9-foot 7-inch setback from 34<sup>th</sup> Avenue S. SPS requests a reduction to 5-feet, for a departure of 4-feet 7-inches.**

Relationship to Surrounding Areas: The Director evaluated the requested departure for consistency with the general objectives and intent of the land use code, including the rezone evaluation criteria in SMC Chapter 23.34, to ensure the proposed facility is compatible with the character and use of its surroundings:

The requested departure allows for a building addition that is one-story in height, approximately 4,000-square feet, and clad in materials consistent with the existing structure, ensuring compatibility with the character and scale of the surrounding area. Edges exist in the form of 34<sup>th</sup> Avenue S to the east and that provide transitions in scale to abutting residential uses. The location and design of the addition reduces the appearance of bulk with modulation, a sunken first floor (relative to 34<sup>th</sup> Avenue S), varying roof forms, varying materials, colors, and textures, and the articulation of building facades in proportions that are similar to surrounding development. SPS indicated that their traffic analysis anticipates a two second delay on major nearby intersections and below 65% school-day street parking use. Sixty-five percent utilization is below that considered full capacity (85%). No significant impact on traffic, circulation, noise, or parking is anticipated. Finally, the decreased setback does not result in impacts on housing and open space will be enhanced on site. The proposed project with requested departure is consistent with the general objectives and intent of the land use code and is compatible with the character and scale of the surrounding area.

Need for Departure: The Director balanced the physical requirements of the proposal and the project's relationship to educational needs with the level of impact on the surrounding area:

The setback departure results from the need to balance educational programming needs with the physical and environmental constraints of the site while maintaining adequate space for recreation and meeting classroom and outdoor play area size requirements. The mapped environmentally critical areas and thermal fields on site restrict the amount of available area for the new addition. The decreased setback results in minimal impact on the surrounding area.

Advisory Committee: The Director agrees with the advisory committee's recommendation of approval of the departure, finds that the requested departure is consistent with the procedures and criteria of SMC 23.79, and approves the request.

Public Comment: The Director carefully considered public comment including concern with use of artificial turf and questions regarding existing trees on site.

The Director acknowledges concerns with use of artificial turf and notes the SPS response at the public hearing – SPS stated that materials used will not contain PSFAs. Public comment regarding existing trees on site is acknowledged –the proposed addition results in removal of

five existing trees. According to SPS, the project intends to protect the existing Sequoia trees and removal of the pine trees is required for the project to satisfy educational needs. Preservation and protection of existing trees is regulated pursuant to the Tree Protection Ordinance (SMC 25.11) and requires measures such as tree protection fencing during construction and tree replacement.

Director Determination: The Director agrees with the advisory committee's recommendation of approval of the departure, considered public comment, finds that the requested departure is consistent with the procedures and criteria of SMC 23.79, and approves the request with no conditions.

**4. Bicycle Parking (SMC 23.54.015 Table D B.9). The code requires 13 short-term bicycle parking spaces. SPS requests seven (7), for a reduction of six (6) spaces.**

Relationship to Surrounding Areas: The Director evaluated the requested departure for consistency with the general objectives and intent of the land use code, including the rezone evaluation criteria in SMC Chapter 23.34, to ensure the proposed facility is compatible with the character and use of its surroundings:

The requested departure allows for the reduction of six short-term bicycle parking spaces that will be redesignated long-term spaces. The short-term spaces are proposed near the primary building entry with convenient access from S Horton St. The long-term bicycle spaces are located at the south elevation, accessible via 34<sup>th</sup> Avenue S and the parking lot. Compatibility with the character and scale of the surrounding area and transitions to abutting residential uses are ensured with buffering: the location of the bicycle parking at the primary building entry is separated from the street with landscaping and driveway. The requested departure does not impact the appearance of bulk. Impacts on traffic, circulation, noise, and parking in the area are addressed by redesignating the short-term spaces to long-term bicycle spaces resulting in more spaces than required by code. Finally, the departure does not result in impacts on housing or open space. The proposed project with requested departure is consistent with the general objectives and intent of the land use code and is compatible with the character and scale of the surrounding area.

Need for Departure: The Director balanced the physical requirements of the proposal and the project's relationship to educational needs with the level of impact on the surrounding area:

The short-term bicycle parking quantity departure results from the need to address family-friendly bicycle racks that are secure from weather and vandalism. The short-term spaces are located near the primary entrance, in an area that is physically constrained and close to the street. By reducing the total number of short-term spaces and increasing the number of long-term spaces, the departure would allow for greater safety and security of the bicycles and cyclists and enhanced circulation. The decrease in number of short-term spaces results in minimal impact on the surrounding area.

Advisory Committee Recommendation: The Director agrees with the advisory committee's recommendation of approval of the departure, finds that the requested departure is consistent with the procedures and criteria of SMC 23.79, and approves the request.

*Public Comment:* The Director carefully considered public comment including concern with use of artificial turf and questions regarding existing trees on site.

The Director acknowledges concerns with use of artificial turf and notes the SPS response at the public hearing – SPS stated that materials used will not contain PSFAs. Public comment regarding existing trees on site is acknowledged –the proposed addition results in removal of five existing trees. According to SPS, the project intends to protect the existing Sequoia trees and removal of the pine trees is required for the project to satisfy educational needs. Preservation and protection of existing trees is regulated pursuant to the Tree Protection Ordinance (SMC 25.11) and requires measures such as tree protection fencing during construction and tree replacement.

*Director Determination:* The Director agrees with the advisory committee’s recommendation of approval of the departure, considered public comment, finds that the requested departure is consistent with the procedures and criteria of SMC 23.79, and approves the request with no conditions.

**DECISION – DEVELOPMENT STANDARD DEPARTURE FOR PUBLIC SCHOOLS**

1. The development standard departure for increased lot coverage is APPROVED.
2. The development standard departure for reduced setback from S. Horton St. is APPROVED.
3. The development standard departure for reduced setback from 34<sup>th</sup> Avenue S. is APPROVED.
4. The development standard departure for reduced short-term bicycle parking spaces is APPROVED.

**CONDITIONS – DEVELOPMENT STANDARD DEPARTURE FOR PUBLIC SCHOOLS**

None.

Carly Guillory, Senior Land Use Planner  
Seattle Department of Construction and Inspections

Date: March 21, 2024

3041039-SD Decision SD