

August 10, 2020

Paul Wight  
Project Manager  
Seattle School District #1  
Department of Capital and Planning

RE: Kimball Elementary School – Responses to Departures Recommendations

Dear Paul,

Following the review of the departure recommendation report for Kimball Elementary School, I would like to provide you project updates to show how the design has been revised in response to the recommendations.

Departure #1 – Greater than Allowed Building Height

**Response to Departure #1:** Departure granted with conditions.

Initial approach to mitigate massing - The design of the new building uses several features to help mitigate the massing of the school so that it will fit into the neighborhood although having a significantly different presence than the old school. Those strategies include:

- Spread the building across 2 plateaus to allow the building to step down from one terrace to the next.
- Take advantage of the natural grade of the existing building, placing ground floor of the new building several feet lower than street level on 23rd, thus reducing the mass of the building along 23rd.
- Locate the gym portion on the middle of the property to avoid large volume building along the street frontage
- Organize classroom in wings off of 23rd to limit the extent of wall along 23rd, the rest of wing recedes from street.
- The west ends of the classrooms wings (portions facing 23rd) are designed such that there is approximately 30' of wall area, then an approximate 20' glass break in the wall plane, and then approximately 40' of wall area – this reflects the rhythm of the neighborhood street with houses that are approximately 30' to 40' wide separated by approximately 20'.
  - Classrooms wings are angled rather than orthogonal walls to respond to the organic nature of the site and allow for a sense of informality of the building.
- Building form has curves on sides facing tree grove to soften form and relate to the wooded hillside on the east of the building and again, allow a sense of informality.
- Orient the entrance toward the northwest portion of the site – continuing and improving the pre-existing orientation and allowing for improved civic presence along 23rd.

Subsequent changes to mitigate massing - Following the initial departures submittal, the design of the building was further refined with thoughtful response to comments and input.



- Revise color and material palette to warmer tones, and variegated patterning to respond to the natural setting. The color palette of the façade has been changed from a neutral and grayish tone to a warmer and earthy tone that evokes the looks of natural materials such as wood and earth (see below). This will help the building blend in better into the surrounding trees and landscaping thus reducing the appearance of the building mass.
- Revise window layout and materiality to emphasize horizontality of the building composition. The window pattern has been changed from a series of small openings to larger horizontal bands of windows to reduce the monolithic facades of the building
- Revise the wall composition to improve the scale and rhythm of the wall cladding.
- Increase glazing at area between classroom wings to enhance opportunity of framed views thorough school to the east.
- Enhance the landscape buffer around the building by preserving existing trees and adding new plants including street trees and bushes along the perimeter to soften the perimeter.

Previous exterior design



Revised exterior design



Departure #2 – Less than Required Off-Street Parking

**Response to Departure #2:** Departure granted with conditions. The School District and school administration will work together to develop a Transportation Management Plan (TMP) and a neighborhood Communication Plan as required. They will also coordinate with Seattle School Safety Committee and SDOT to review safe routes and signage changes as required.

Departure #3 – Long-Term Bike Storage Quantity

**Response to Departure #3:** Departure granted with conditions. The design team will increase the quantity of long-term bike storage to 50% of the code requirement. The bike storage will be distributed to multiple locations around the site for student and staff use.

Departure #4 – Shared Bike Storage Access

**Response to Departure #4:** Departure granted with no conditions. Shared bike storage access will be maintained.

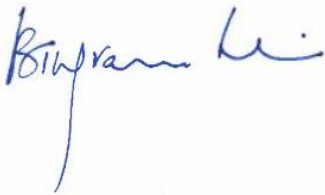
Departure #5 – Bike Storage Protection

**Response to Departure #5:** Departure denied. Full protection from weather will be provided at all long-term bike storage. All outdoor bike storage will have roof coverings. The design team will use landscaping to discourage people from climbing onto roof covering where there is a concern.

Departure #6 – Double-Sided, Electronic, Changing Image Message Board

**Response to Departure #6:** Departure granted with conditions. The design and use of the message board will comply with the conditions as required.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bingham Lai".

Bingham Lai, AIA  
Project Manager  
NAC ARCHITECTURE

CC Mike Skutack

