

# DEVELOPMENT STANDARD ADVISORY COMMITTEE

**Maureen Sheehan**

City of Seattle

Major Institutions and School Coordinator

# OBJECTIVES

- Committee Members
- Purpose & Intent
- Meeting Process
- Schedule
- Recommendations
- Roles & Responsibilities
- Evaluation Criteria

	NAME	CATEGORY
1	Andres Salomon	Person residing within 600'
2	Nola Sterling	Person owning property or a business within 600'
3	Bruce Rowland Johnson	Representative of the general neighborhood
4	Michael McKenney	Representative of the general neighborhood
5	Vacant	At large to represent citywide education issues
6	Sandy Miller	Representatives of the PTSA
7	Vacant	Representatives of the PTSA
8	Mike Barrett	Representative of the Seattle Public Schools
Alt 1	Vacant	
Alt 2	Vacant	
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 zone neighborhoods, the land use code does not include a “school zone”
- Renovation and additions often times will not meet the underlying zoning, therefore the 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
- Presentation 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

April 19, 2018 Committee Formed

May 22, 2018 - First Meeting

TBD – 2<sup>nd</sup> Meeting, if needed

TBD – 3<sup>rd</sup> Meeting, if needed

Recommendation report due to director of SDCI (drafted by DON, with the committees final approval):

If 1 Meeting = June 21, 2018 (30 days after first meeting)

If 2-3 Meetings = August 20, 2018 (90 days after first meeting)

TBD, SDCI Director issues decision

# RECOMMENDATIONS

Recommendations must include consideration of the interrelationship among height, setback and landscaping standards when departures from height or setback are proposed.

# COMMITTEE ROLES & RESPONSIBILITIES

(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.

**Questions?**

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# Roosevelt High School

## 2018 PARKING DEPARTURE REQUEST



### REQUESTED DEPARTURE

Parking quantity

### ROOSEVELT HIGH SCHOOL PROJECT OVERVIEW

Seattle Public Schools needs a total of 10 classroom portables in the NW parking lot to meet increased enrollment.

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# Roosevelt High School

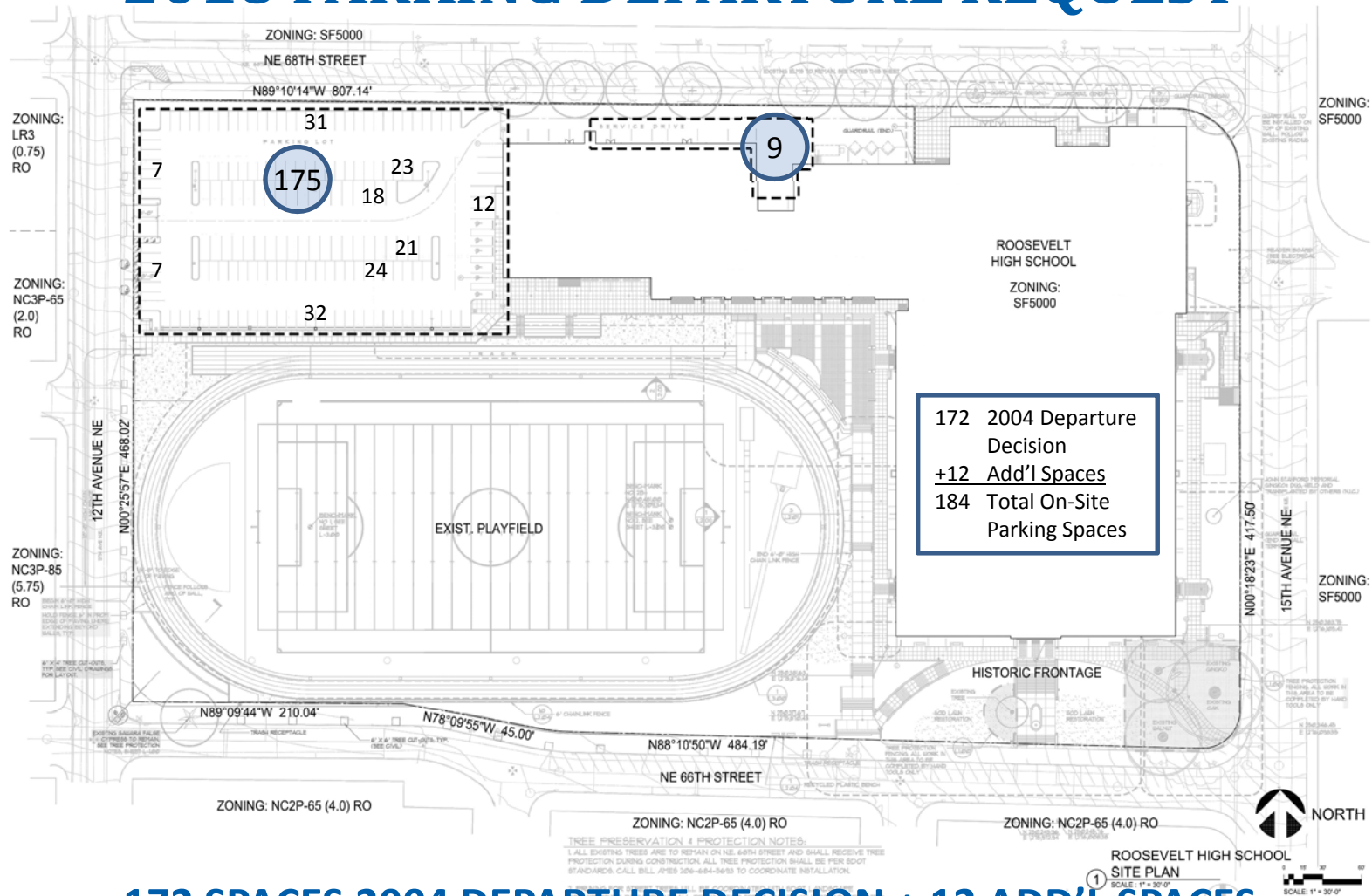
## 2018 PARKING DEPARTURE REQUEST

### Capacity Overview & Need

- Roosevelt High School enrollment has been increasing yearly.
- Enrollment has significantly exceeded building capacity.
- Capacity management alternatives are considered prior to recommending placing portable classrooms at a school:
  - Utilize available vacant classroom space;
  - Repurpose/reconfigure non-homeroom spaces to create a classroom;
  - Other solutions such as sharing of classroom space, co-teaching, and larger class sizes.
- Portables already added in 2016 and 2017 to accommodate added students
- Enrollment projection for school year 2018-19 is for another increase in enrollment of an additional 98 students (4 additional classrooms/portables with anticipated construction in Summer 2018)
- When Lincoln High School opens in 2019, enrollment at Roosevelt will return to levels that align with the building capacity (portables are planned for removal in Summer 2019)

# Roosevelt High School

## 2018 PARKING DEPARTURE REQUEST

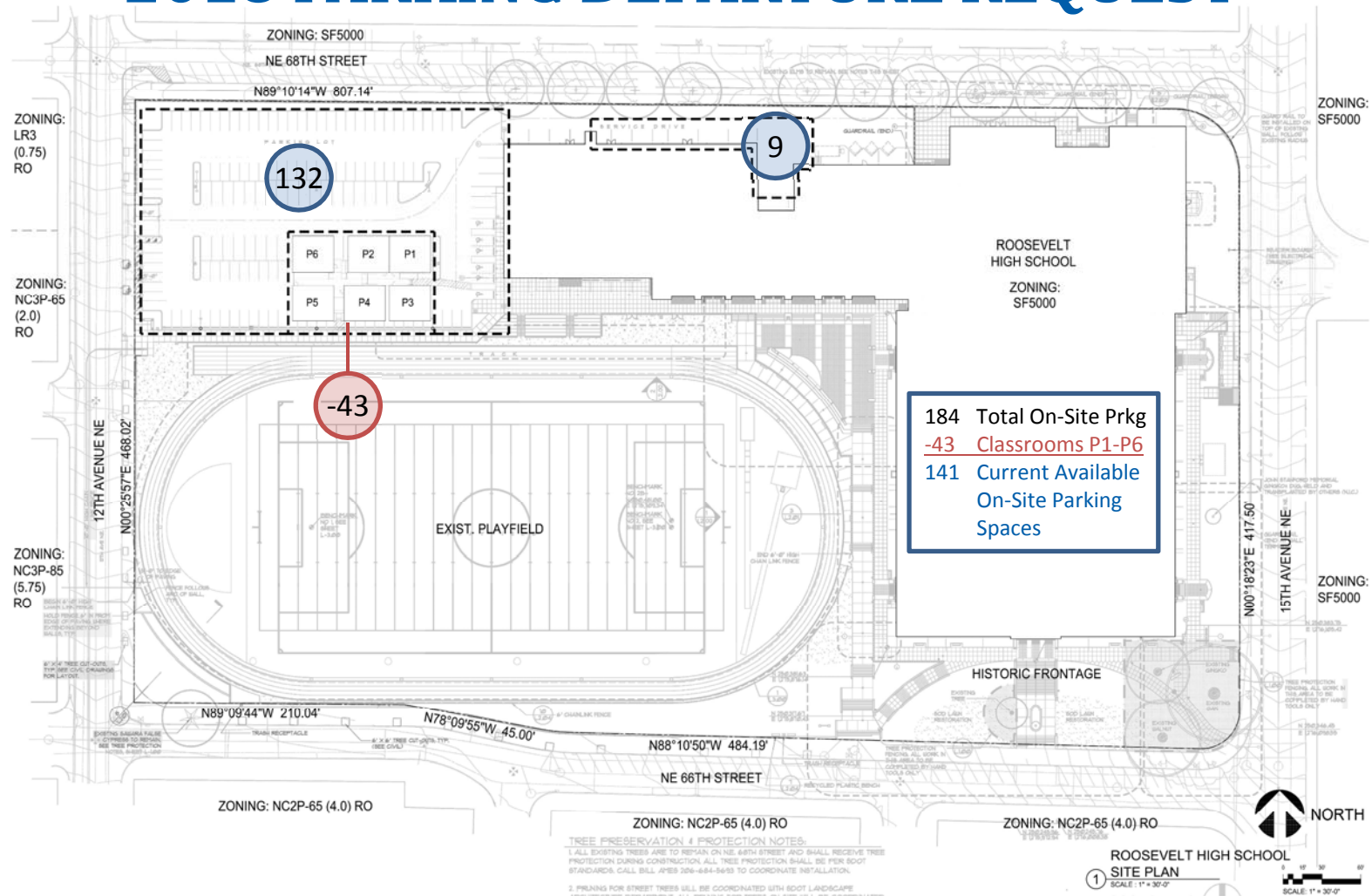


**172 SPACES 2004 DEPARTURE DECISION + 12 ADD'L SPACES  
= 184 TOTAL ON-SITE PARKING SPACES**



# Roosevelt High School

## 2018 PARKING DEPARTURE REQUEST

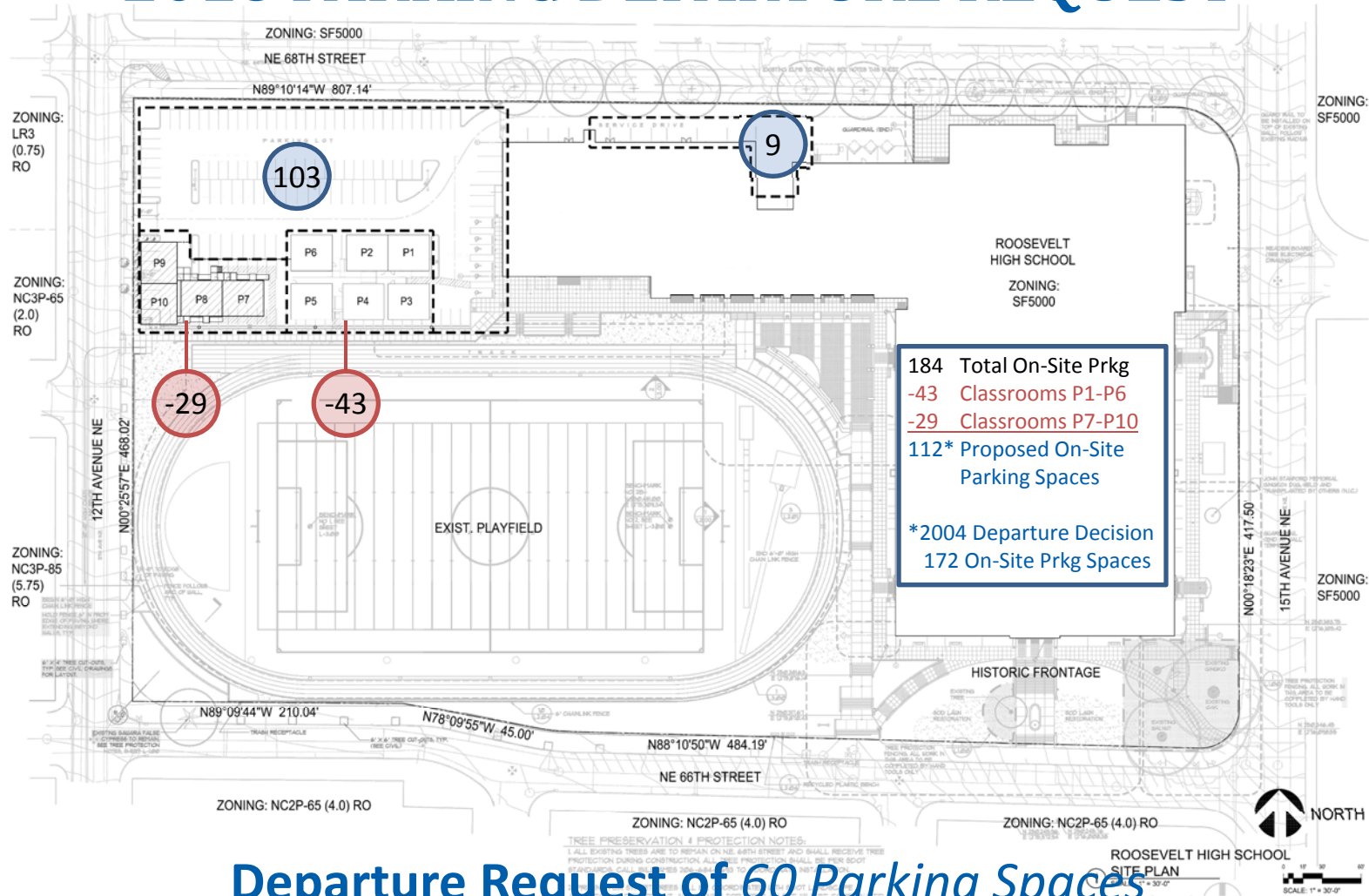


184 Total On-Site Prkg  
-43 Classrooms P1-P6  
 141 Current Available  
 On-Site Parking  
 Spaces



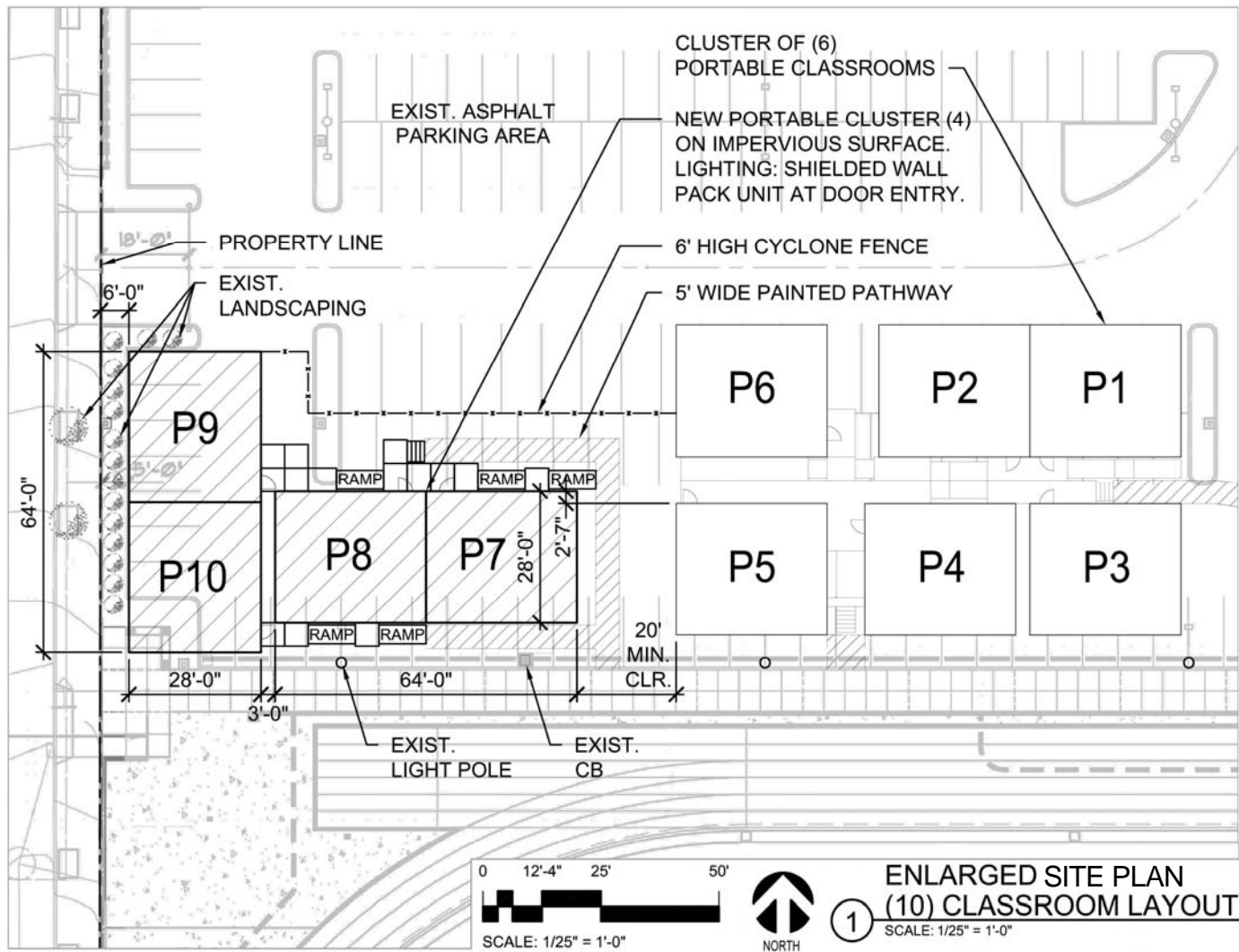
# Roosevelt High School

## 2018 PARKING DEPARTURE REQUEST



# Roosevelt High School

## 2018 PARKING DEPARTURE REQUEST



# Roosevelt High School

## 2018 PARKING DEPARTURE REQUEST



STREET VIEW FROM 12<sup>TH</sup> AVENUE SE LOOKING NE



AERIAL VIEW FROM 12<sup>TH</sup> AVENUE SE LOOKING NE

# Roosevelt High School

## Parking Requirements

SMC 23.54 Quantity and Design Standards for Access, Off-Street Parking, and Solid Waste Storage

## Required Parking Stalls

SMC 23.54.015 Required Parking

Table C – Parking for Public Uses and Institutions

Row N – Schools, Public Elementary and Secondary

<b>Parking Required</b>	<b>302 Spaces</b>
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## Parking Provided On-Site

2004 Departure Decision	172 Spaces
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Additional Parking Provided	+12 Spaces
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<b>Total On-Site Parking</b>	<b>184 Spaces</b>
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## Departure Requested Parking

On-Site Parking	184 Spaces
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Portable Classrooms (2016: 17 spaces + 2017: 26 spaces)	-43 Spaces
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<b>Current Parking Spaces</b>	<b>141 Spaces</b>
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2018 Proposed Portable Classrooms	-29 Spaces
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<b>Proposed Total Parking Spaces</b>	<b>112 Spaces</b>
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Required Spaces - 2004 Departure Decision	172 Spaces
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Proposed Parking Space Departure	-60 Spaces
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<b>Proposed Total Parking Spaces</b>	<b>112 Spaces</b>
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**Departure Request of 60 Parking Spaces  
for a Total of 112 On-Site Parking Spaces**

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# Roosevelt High School

## 2018 PARKING DEPARTURE REQUEST

### Summary

- An increase in student enrollment requires temporary capacity expansion until Lincoln High School opens.
- There are limited expansion options and locations for portables.
- \*Transportation comment/note here\* (if relevant)
- Departure Request: 60 spaces for a total of 112 on-site parking spaces.
- Portables are planned for removal in Summer 2019.