

Elementary School Single Family Zone

<i>Item</i>	<i>Code</i>	<i>Citation</i>	<i>Code Requirement</i>	<i>Proposed Design</i>	<i>Departure Request</i>	<i>Rationale</i>	<i>Decision</i>
1	Parking	23.51B.002G	One space for 80 SF in auditorium and one space for each 10 children in Child Care Center, with an additional one space of loading area for each 20 children. Total required spaces: 72.	0 Stalls	72 Parking stalls.	The present school does not have any on-site parking. The parking analysis indicates that ample on-street parking near the site is present to accommodate typical school day and large event parking within 800 feet walking distance.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2	Lot Coverage	23.51B.002C3	Departures from lot coverage limits may be granted -- up to 45% lot coverage for structure of more than one-story. Lot coverage restrictions may be waived by the director as a Type I decision when waiver would contribute to reduced demolition of residential structures.	47.7% lot coverage.	47.7% lot coverage.	The design concept provides the most economic compact plan efficiently laid out to maximize site playground area. The plan is a full two-story build-out, except for the gymnasium and childcare portion of the plan.	<input type="checkbox"/> Yes <input type="checkbox"/> No
3	Setbacks	23.51B.0024a Table E	Minimum setbacks for additions on an existing school site located across a street or alley where the building is between 35' and 50' high shall be 15'-0". Departable up to 5' setback min. with 10' setback average.	Propose addition in setback on East and West portions of additions.	On West side of site, request departure for 1'-6" for a combined 290' wall length and an overall average of 4.46'. On East side of site, request departure for zero feet at childcare addition for 28' and an average of 11.72'.	The existing building is built in to the setback along the East and West facades. Building within setbacks would push the additions South, taking up more valuable play space.	<input type="checkbox"/> Yes <input type="checkbox"/> No

Elementary School Single Family Zone

<i>Item</i>	<i>Code</i>	<i>Citation</i>	<i>Code Requirement</i>	<i>Proposed Design</i>	<i>Departure Request</i>	<i>Rationale</i>	<i>Decision</i>
4	Building Height	23.51B 002D1b	For additions to existing public schools on existing public school sites, the maximum permitted height is the height of the existing school or 35-feet plus 15-feet for a pitched roof, whichever is greater. All parts of the roof above the height limit must be pitched at a rate of not less than 4:12. No portion of a shed roof is permitted to extend beyond the 35-foot height limit under this provision.	Building height less than existing, except for mechanical penthouse on west portion of building.	At one location the mechanical penthouse extends up beyond the sloping allowable height by approximately 4'-0".	A penthouse for the mechanical equipment screens views of the equipment and reduces noise to adjacent properties, while providing necessary physical space to access equipment for maintenance purposes from the attic. The penthouse combined area is less than 10% of the roof. SMC 23.44.012.C.5: For nonresidential principal uses, the following rooftop features may extend up to 10-feet above the maximum height limit, as long as the combined total coverage of all features does exceed 15% of the roof area a) Stair and Elevator penthouses, and b) Mechanical equipment.	<input type="checkbox"/> Yes <input type="checkbox"/> No
5	Structure Width	23.51B. 002	When a new public school structure is built on an existing public school site, the maximum width of a structure is 66-feet, unless modulation option or landscape option is met.	Modulation option is met with total modulation width exceeding 20% and modulation depth meeting a minimum of 4-feet.	Departure request is withdrawn.		

Elementary School Single Family Zone

23.79.008 Advisory Committee Responsibilities.

The advisory committee shall perform the following functions:

- 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.
 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 area anticipated to be negligible or are reduced by mitigation; whereas, a minimum 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.
 2. When the departure process is required because of proposed demolition of housing, the desirability of minimizing the effects of demolition must be weighed against the educational objectives to be served in addition to the evaluation required in subsection C1.
 3. Following the evaluation set out in subsections C1 or C2, departures may be recommended as set forth in the regulations for the applicable zone and in Chapter 23.54. Recommendations must include consideration of the interrelationship among height, setback and landscaping standards when departures from height or setback are proposed.
- D. The advisory committee shall recommend departure limits to the Director no later than ninety (90) days after its first meeting. Such recommendation shall be made after a majority or plurality vote. If only one (1) meeting is held, departure limits shall be recommended no later than thirty (30) days after the meeting. A ten (10) day extension may be granted by the Director if requested, in writing, by a majority of the advisory committee.