



City of Seattle
Seattle Department of Neighborhoods
Bernie Agor Matsuno, Director

SCHOOL DEVELOPMENT STANDARD DEPARTMENTURE ADVISORY COMMITTEE

ARBOR HEIGHTS ELEMENTARY SCHOOL DESIGN DEPARTMENTURE RECOMMENDATIONS

April 2014

This report is produced pursuant to the City of Seattle Municipal Code (SMC 23.44.17 and 23.79). The intent and purpose of this report is to document public testimony and make recommendations to the City for modifications to land use code development standards in order to facilitate construction of a new Arbor Heights Elementary School located at 3701 SW 104th Street, Seattle Washington



ARBOR HEIGHTS Elementary School Design Departure Advisory Committee Final Report and Findings

Section 1. Background

1.1 General Departure Proposals

On November 11, 2013, the Seattle School District No. 1 submitted a request for departures from certain Seattle Municipal Code Development Standards to accommodate the demolition of the current Arbor Heights Elementary School and the construction of a replacement school to accommodate between 490 and 650 students at 3701 SW 104th Street in southwest Seattle.



**Illustration1
Aerial View of the Existing School Site**

The Seattle School District is proposing to demolish the existing single school shown above and replace it with a 650 student multi-story building. The project is being funded under the \$694.9 million Building Excellence IV (BEX IV) Capital Levy that was approved by more than 72 percent of Seattle voters in February 2013. It supports the District's long-range plans to upgrade and renovate aging school facilities and address enrollment growth. Since 1998, the BEX I, BEX II and BEX III voter approved levies have allowed the District to replace or renovate 37 buildings.

Seventeen major building projects will result in new schools, replacement schools or modernized schools, Arbor Heights being one of these.

1.2 Neighborhood Characteristics

The broader Arbor Heights neighborhood is located in the far Southwest corner of Seattle south of Fauntleroy Park, spanning between Marine View Drive and 30th Avenue. It runs south, as a wedge, to the Marine View Drive and 35th Avenue elbow.

Arbor Heights is a stable, middle to upper middle income areas. The median income runs higher than the Seattle average. The surrounding area is almost completely residential family residentially zoned and will over 90% of the home single family dwellings. Just 1.5% are condos. The percentage of homeowners almost doubles that of the Seattle average. As might be expected with these characteristics, home quality and maintenance levels show a high pride of ownership.

The immediate area around the school is zoned residential with those areas to the north having a minimum, lot size of 5000 square feet and those immediately south east and west of the site having a minimum lot size of 7,200 square feet. All lots are fully developed with relatively substantial homes, all of which appear to be well maintained.



Public facilities (streets, gutters and sidewalks) in the immediate area do not rise to the level that one would expect for such an area. At the time that the area was initially developed, it was a part of unincorporated King County. Requirements for public facilities (streets gutters curbs and sidewalks) were considerably less rigorous in unincorporated areas than in the City of Seattle. The area was a late addition to the City of Seattle, being annexed to Seattle ineffective September 1, 1954. The legacy of this late annexation remains. With the exception of part of the north street frontage of the school site itself; all streets are stabilized seal coat, generally with gravel or dirt shoulders. Neither curbs gutters nor sidewalks exist.



1.3 Requests for Departure and Committee Formation

The City initiated the Development Standard Departure Process, pursuant to SMC 23.44.17 and 23.79. The code requires that the Department of Neighborhoods convene an Advisory Committee (Development Standard Advisory Committee) when the School District proposes a departure from the development standards identified under the code. These standards are popularly referred to as the “zoning code”.

The purposes of the Development Standard Departure Advisory Committee are: 1) to gather public comment and evaluate the proposed departures for consistency with the objectives and intent of the City’s land use policies to ensure that the proposed facility is compatible with the character and use of its surroundings; and 2) to develop a report and recommendation to the City of Seattle Department of Planning and Development from the Department of Neighborhoods.

Following completion of the Committee Report and its transmittal to the City Department of Planning and Development, that department will produce a formal report and determination. The Director of the Department of Planning and Development will determine the amount of departure from established development standards which may be allowed, as well as identify all mitigating measures which may be required. This decision is appealable.

In October 2013, the Department of Neighborhoods sent notices to residents within 600 feet of the proposed new school and to a list of individuals and organizations that had shown interest in other community issues in the vicinity of Arbor Heights Elementary School requesting self-nominations for membership on the Development Standard Departure Advisory Committee, and the Committee was formed. The Committee is composed of eight voting members with a City non-voting Chair.

After receiving nominations, the Committee was appointed as follows:

Mary Lou Blakely

Person residing and/or owning property within 600’ of Arbor Heights Elementary School

Carmen Ragghiannti

Person residing and/or owning property within 600’

	of Arbor Heights Elementary School
Robert Snell	Representative of the General Neighborhood(also residing or owning property within 600' of Arbor Heights Elementary School)
David Boneham	Representative of the General Neighborhood (also residing or owning property within 600' of Arbor Heights Elementary School)
Dawn Pomeroy	Representative at large to represent city-wide education issues
Jessica Pierce	PTSA Representative
Darci Sevens	PTSA Representative
Lucy Morello	Seattle School District
Steve Sheppard	City of Seattle Department of Neighborhoods (Non-voting Chairperson)

Section 2. Departures

2.1 Specific District Request

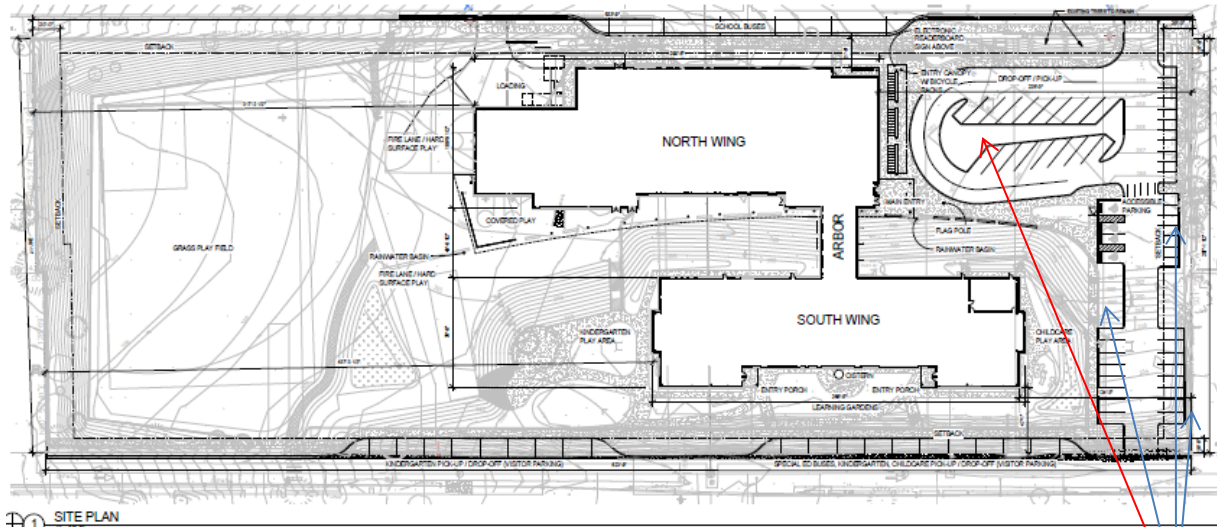
In order to allow efficient use of the site and accommodate new school construction, the Seattle School District determined that the following departures from City Codes were necessary:

1) Less than allowed on-site parking; 2) Continued on-street bus loading; and 3) less than required building façade modulation. In addition the District decided to request authority to locate an electronic reader-board sign on the site. Initially the District believed that departures might be needed for greater than allowed height, but d that this would not be needed.

Departure #1 - Less than Required Off-street Parking

The Seattle Municipal Code requires that schools provide off-street parking and include rather complex rules to determine the amount required. In the case of Arbor Heights, two provisions were determined to affect total parking requirements: a) the requirement for 1 space for each 80 Square feet of all auditorium or public assembly space (65 stalls required) and b) 1 space for each 10 Children or 1 space for each staff member whichever is greater pluss1 loading space for each 20 children (6 stalls required). Thus the total requirement under the code is 71 parking stalls.

The school presently provides a total of 6 off -site stalls and the district is proposing to provide a total of 55 stalls. This would require that a departure be granted for 16 stalls less than required.



TOTAL BUILDING AREA FOOTPRINT: 44,594 SF
 TOTAL FLOOR AREA: 77,327 SF
 TOTAL FLOOR AREA WITH ALTERNATE: 88,105 SF

Stall Locations

Amount and Location of Proposed Parking Stalls

Departure 2 - Continued On-street Bus Loading and Unloading

Whenever a school is renovated or reconstructed, the Land Use Code requires that bus loading be accommodated on-site. Specifically, the Seattle Municipal Code states in Section 23.51B.002 Bus Parking on the street. - An off-street bus loading and unloading area of a size reasonable to meet the needs of the school shall be provided and may be located in any required yard. Currently, all busses load off of 4th Avenue Southwest. The Seattle School District is requesting on street bus loading on 104th be maintained to accommodate 4 full -sized school busses. In addition, the Seattle School District is requesting the option to accommodate some special education busses along SW 105th Street.

Departure 3 - Inclusion of Changing Image capabilities into an Otherwise Allowed Reader-board Sign

Signs are strictly regulated within single family zoned areas. As Arbor Heights Elementary School is located on land zoned single family, these regulations apply

Seattle Municipal Code section **SMC 23.55.020B**.states that within any single family zone: No flashing, changing-image or message board signs shall be permitted. and then clarifies in **23.55.020(D) (7)** that: For elementary or secondary schools, one electric or non-illuminated double-faced identifying sign, not to exceed 30 square feet of area per sign face on each street frontage, provided that the signs shall be located and landscaped so that light and glare impacts on surrounding properties are reduced, and so that any illumination is controlled by a timer set to turnoff by 10 p.m. The code defines an identifying sign as either a ground, wall or roof sign. A ground sign is identified as a sign that is six feet or less in height above ground level and is supported by poles, columns or supports anchored in the ground.

The Seattle School District has proposed the installation of a double-sided (2 sign faces) electronic reader board sign (illuminated) provided on SW 104th St (facing

traffic), located approximately 10' to 16' above ground at the school's main entry walkway canopy. 25 square feet per sign face (50 square feet total). This is to provide better communication of school's events to the public. The sign would have the capability to display programmed messages created via computer located in the school office.



Location of Proposed Reader board Sign

The Seattle School District has specified that the sign shall not exceed 30 square feet. However, the sign does include a changeable image and therefore the District has requested a departure for inclusion of changing Image capacity (programmable messages).

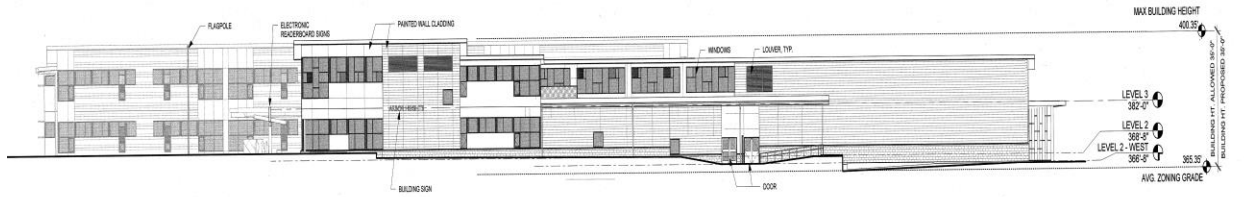
Departure 4 - Less than Required Structure Modulation

When a new public school structure is built on a new public school site or on an existing public school site, the maximum width of a structure is 66 feet. Before you must modulate the structure with a minimum 4 foot deep indent along at least 20% of the facade.

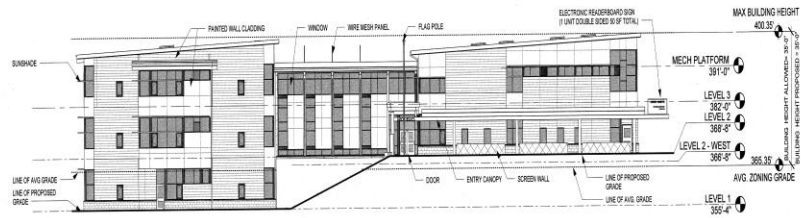
Calculations concerning what does and does not constitute acceptable modulation are complicated and sometimes open to various interpretations. The Seattle School District believes that what is proposing in the current building design is in line with the modulation requirements in the Land Use Code. The City of Seattle Department of Planning and Development concluded that under a strict interpretation of the Code, additional modulation would be required along various façades, and especially along portions of 104th Avenue SW and the Gymnasium wall.

The Seattle School District believes that the modulation in the currently proposed design is both more efficient and creates a more appealing design. The District is therefore requested that modulation as shown on the plans and elevations below, be

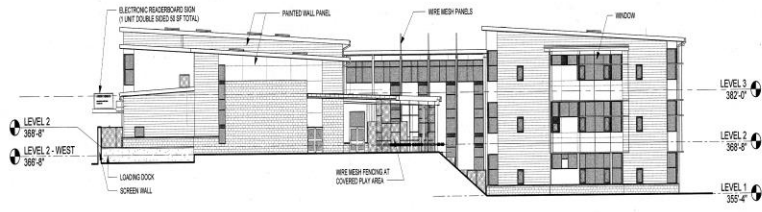
approved.



1 NORTH ELEVATION FROM 104TH STREET SW
1/8" = 1'-0"



2 EAST ELEVATION - FROM PARKING LOT
1/8" = 1'-0"



3 WEST ELEVATION - FROM PLAYFIELD
1/8" = 1'-0"



4 SOUTH ELEVATION - FROM 105TH STREET SW
1/8" = 1'-0"

2.2 Committee Review and Recommendations

2.2.1 Determination that Resolution of the Issue Required only a Single Meeting

The Committee was convened in a public meeting held February 18, 2014 at Arbor Heights Elementary School Library. After a full review of the departure request and consideration of all public testimony and correspondence received, the majority on the Committee voted the issue was not overly complex, no additional technical information was needed, and that additional public testimony would simply re-enforce already known positions. Therefore, the Committee concluded that only one meeting was necessary and determined their recommendation at that meeting.

2.2.2 Review Criteria

The Seattle Municipal Code directs the Advisory Committee to evaluate the requested departures for consistency with the general objectives and intent of the City's Land Use Code, and balance the interrelationships among the following factors:

- a. Relationship to Surrounding Areas.
 - (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.
- b. Need for Departure

2.2.3 Application of Review Criteria to Requested Departures and Committee Recommendations

Departure #1 - Less than Required Off-street Parking

Members of the Advisory Committee were generally supportive of granting the Departure. They noted that the proposal increases on-site parking from only 5 to 63 and that while this was still less than would be required under a strict interpretation of the Seattle Municipal Code it was none-the-less appropriate in relationship to the surrounding areas.

Concerning Review Criteria A 1, A2, A3 and A5 above, the location of the parking is within the site and well screened from most of the surrounding development. The exception is for those residences to the immediate east. However, even in this location, the proposed design offers some benefits. This design shifts the school building to the west thus alleviating the current close fortress-like relationship across that lot line, reducing the appearance of bulk and scale from the existing structures. Impact of open space is positive in that reducing the area otherwise dedicated to parking and significantly allowing the retention of more open space and particularly the play areas on the western portions of the site.

Concerning Review Criteria A4 members of the Advisory Committee noted that the impacts of parent parking in the surrounding neighborhood is currently acceptable and that the increase in proposed off-street parking would further reduce this impact. Members noted that their greatest concern related to staff parking. Parents typically drop off or pick up or are present for limited durations during conferences etc. However staff park long-term on the surrounding streets. This concern was exacerbated by the projected increase in school enrolment and concomitant increase in staff. The Committee therefore recommended that the departure be granted with conditions as noted below.

Recommendation 1 - The departure to locate a total of 55 on-site parking spaces rather than the 71 spaces required by Code as requested by the Seattle School District should be approved subject conditions as follow:

1. Allocation of spaces weighted towards staff parking.
2. Traffic through the site be specific maximize safety and efficiency with preference for one way traffic patterns through the site.
3. Parking is available to the general public during all after hour school and community events and non-school periods at the discretion of the School District's security.

Departure 2 - Continued On-street Bus Loading and Unloading

The Committee concluded that the Seattle School District was able to generally justify the need for the departure for continued on-street bus loading. Because the desire of both the District and neighborhood to retain as much open play space as possible and accommodate other uses, the new site plan Arbor Heights Elementary School proposes to continue on-street bus loading. Members noted no real problems with the current practice and thus concluded that the request met the spirit of the review criteria. The Committee therefore recommended that the departure be granted without conditions

Recommendation 2 - The departure to allow continued on-street bus loading and unloading as proposed by the Seattle School District should be approved without condition.

Departure 3 - Inclusion of Changing Image capabilities into an Otherwise Allowed Reader-board Sign

The Committee reviewed the departure request using their collective knowledge of the neighborhood and concluded that the departure should be approved

Concerning Review Criteria A1, A3, and A5, the neighborhood is characterized by single family residential development and illuminated changing image signs are not otherwise present in the area. The Committee members acknowledged this but noted that the Seattle School District had gone some length to mitigate possible negative impacts to the surrounding neighborhood through the design and placement of the sign. Specific reasons for this conclusion were as follows:

- a) That the district had committed to installation of a sign is no larger than allowed under the zoning; and
- b) Both street edges, sign placement perpendicular to the street and setbacks mitigate for the locations of the sign

In addition testimony and other discussions with adjacent residents raised no major concerns so long as the sign was as designed and were no larger than otherwise allowed.

Concerning review Criteria B, The Committee members concluded that the sign would be an important element to:

- *Providing updates on school activities and evening events.*
- *Inform neighbors of upcoming events that could result in parking issues.*
- *Announce student, staff and school achievements throughout the year, helping to build school spirit with the school community.*
- *Display PTSA messages that would include requests for volunteer help, announce upcoming meeting times, and further encourage involvement in school events.*

The Majority of members of the Committee concluded that this was a laudable goal and that the reader board would be an effective tool in this effort. They considered the need for the reader board as a paramount issue arguing in favor of this proposal.

None-the-less there were some concerns. Members concluded that limits on hours of operations were reasonable and that great care should be taken to assure tht the level of illumination be reasonable.

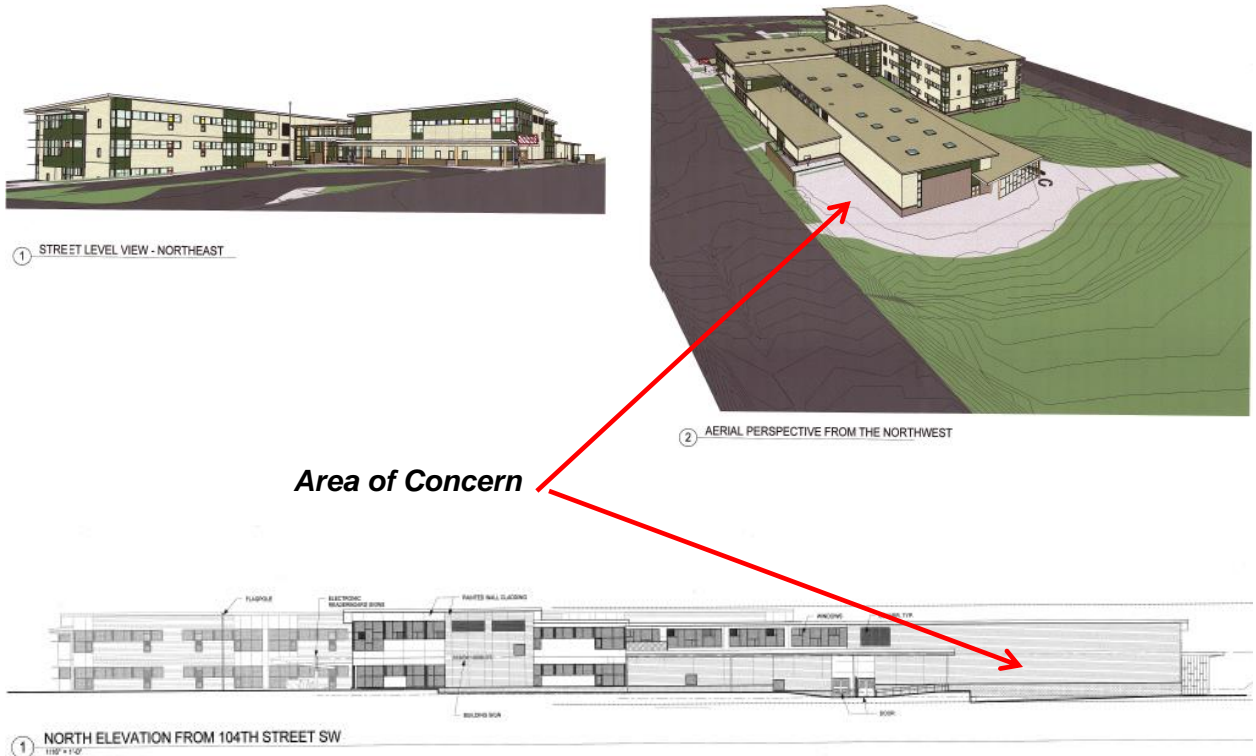
The Committee therefore recommended that the departure be granted with conditions as noted below.

Recommendation 3 - The request to allow the inclusion of changing image capability on the reader board sign be approved subject to the following conditions:

1. That the sign be illuminated only between the hours of 7AM and 7PM or those days when the school is in session, except for special events as approved by the School Principal;
2. That the sign not be operational during the summer break; and
3. That the sign be on a dimmer that adjusts illumination levels to the ambient light levels.

Departure 4 - Less than Required Structure Modulation

Committee members reviewed this issue within the context of the overall building design and whether they concluded that it met the spirit of Review Criteria A2 and A3 above. After review of the structure design the Committee concluded that the current design appeared to provide sufficient variety and modulation to be considered acceptable.



Area of Concern

The issue affects the 104th street façade and the wall of the north wall of the gymnasium/lunchroom. This portion of the facade is less articulated and without major doors windows or other relief. Still, members concluded that the design was sufficiently respectful of the surrounding neighborhood to warrant approval of the District’s request. Factors weighing in on this decision included:

1. The setback of this portion of the building from 104th;
2. The proposed landscaping along 104th to the north of the service area; and
3. The topography change - fall off of the site to the south which partially reduces the apparent height and bulk of the wall.

Non-the-less members expressed some concern over the treatment of the Gymnasium wall and strongly suggested addition of plantings directly along the north wall of the gymnasium section or other features such as brick patterns to soften this façade.

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The Committee therefore recommended that the departure be granted with conditions as noted below.

Recommendation 4 - The request to allow less than required modulation be approved on condition that the District use various other design elements to soften facades such as trees and other landscaping and window treatments etc., especially along the north wall of the gymnasium.

Section 3 - Other Issues Related to Construction and/or Operations of the School but not included as conditions upon the District's Departure Requests

As noted earlier, public facilities (streets, gutters and sidewalks) in the immediate area do not rise to the level that one would expect for such an area. At the time that the area was initially developed, it was a part of unincorporated King County. Requirements for public facilities (streets gutters curbs and sidewalks) were considerably less rigorous in unincorporated areas than in the City of Seattle. The area was a late addition to the City of Seattle, being annexed to Seattle ineffective September 1, 1954. The legacy of this late annexation remains. With the exception of part of the north street frontage of the school site itself; all streets are stabilized seal coat, generally with gravel or dirt shoulders. Neither curbs gutters nor sidewalks exist.

Members of the Advisory Committee noted that this is a problem. The lack of safe walking routes to the school was cited as one of the major reasons that some parents living relatively near the school drop children off to school rather than allow them to walk. Others noted that traffic volumes and speeds especially along 104th are a problem and still others observed that the poor condition of 105th might negatively impact special education bus loading there and the circulation of traffic through the new parking lot.

For their part, the School District is required to improve facilities abutting the school. This will include curbs and gutters and improved pull out areas on the south side of 104, and the north side of 105th. They are not required to either pave the street or install curbs and gutters on the opposite sides of those streets. Committee members strongly recommend that the City investigate and fund improvements to the streets gutters and sidewalk on those streets abutting the school and the identified primary auto and pedestrian access routes to the school. Members understand that this is a long-term problem and will take both time and dedicated resources to rectify.

For the Committee

Steve Sheppard
Non-Voting Chair

Appendix 1 - Meeting Minutes

**Arbor Heights Elementary
School Design Departure
Committee**

Members

Mary Lou Blakely
Carmen Ragghianti
Robert Snell
David Boneham
Dawn Pomeroy
Jessica Peirce
Darcie Stevens
Lucy Morello
Claudine Staufer (Alternate)

Ex-Officio Members

Steve Sheppard – DON
DONHolly Godard – DPD

**Arbor Heights Elementary School Development
Standards Departure Advisory Committee**

**Meeting #1
Meeting Notes
February 18, 2014**

Members Present:

David Bowman
Dawn Pomeroy
Besetti Architects
Mary Lou Blakely
Architects;
Carmen Ragghianti
Robert Snell
Lucy Morello
Jessica Pierce
Caroline Staufer
Steve Sheppard (DON)

Staff Present

Mike Skutack - SSD#1
Claudine Lemay -

Ross Parker - Besetti

Others Present

See Attendance Sheet

I. Opening of Meeting and Introductions:

The meeting was opened by Steve Sheppard from City of Seattle, Major Institutions and Schools Program. Mr. Sheppard welcomed all in attendance and noted that he will facilitate the meeting tonight and there are handout packets available for tonight's meeting. Brief introductions followed.

Mr. Sheppard will go over the agenda for the formal record.

II. Brief Description of the Process:

Mr. Sheppard stated that this process is governed by the Seattle Municipal Code Section 23.68 which specifies how the meeting is run. Mr. Sheppard gave a brief overview of the process. He noted that Seattle does not have a school zone; instead, the city allows schools in all zones, subject to the development standards of the underlying zone. Since most schools are in residential neighborhoods and are zoned "single family", this can present challenges. The schools are not single family homes and cannot meet the underlying zoning requirements. Thus, the Land Use code contains provisions that allow the Seattle School District to request exemption from

the provisions of the Land use Code. They may request exemptions or "departures" from many of the provision of the code.

The Committee is meeting tonight for the purpose of developing a recommendation concerning the School District's requested departures for exemptions to several provisions of the Seattle Municipal Code related to land use. . At this meeting, the school district will present the specifics of the process includes setting up a Committee composed of eight members. This Committee represents a person of the neighborhood that resides within 600 ft. of the site, two representatives at the general

neighborhood that does not to be residing within the 600 ft. of the site, two people who represents the parents of the students of the school, a representative from the Seattle School district, and a representative at-large who is involved with the school district and with the school's city-wide education issues.

The departure being requested and the Committee will take public testimony; after which the Committee will begin its deliberations. The Committee may do one of the following: 1) recommend granting the departure as requested; 2) recommend approving the departures but with either modifications or specific conditions, or 3) recommend denial of the departures. Mr. Sheppard noted that any conditions identified must be clearly related to the requested departure and enforceable on the District.

Mr. Sheppard emphasized that the Committee's decision tonight is a recommendation only. The decision will be put into a report form that Mr. Sheppard will produce and circulate to the Committee for their approval. It will then go to the director of DPD who will issue the decision. The decision is appealable both to the Hearing Examiner and from the Hearing Examiner to the Superior Court because the type of decision involves changing the Land Use law.

Following the Districts Presentation and public comments, the Committee will develop its recommendation. The Committee may develop recommendations at this meeting, or if either time does not allow, or if there is additional public testimony desired or additional information needed, the Committee may hold up to two additional meetings. If the Committee concludes, they have enough information from the school district and no further benefit from having any public testimonies or public meetings; the Committee can determine to move forward at the end of this meeting in establishing their general recommendations. In that case this would be the only public meeting/hearing

III. Presentation on Departures Being Requested:

Kurt Trester, construction manager for the Arbor Heights Elementary school, introduced himself and made a brief summary about the project. Mr. Tesler noted that the project began its pre-designed six months ago, with a meeting with SDOT comprised of members of the community, teachers, and parents. The plans that were presented obtained buy-in from the community. Mr. Tesler noted that the Seattle School District would like to build a school that is appropriate for achieving student learning, and hopes that the departures that will presented tonight to this Committee will be granted. Mr. Trester then introduced Caroline Lemay and Ross Parker from Bassetti Architects to further summarize the details of the departures being requested.

Mr. Parker presented the basis of the design and the site plan of the project. (See attached site and floor Plans). He noted that the new school will be below the maximum allowed height and will comply with all set-backs. No departures are being requested for either Height or set-backs. There was brief discussion of how the heights were calculated and how the proposed heights would impact adjacent neighbors.

Caroline Lemay Was recognized to present the specific departures being requested. Ms. Lemay passed out a spread sheet listing the departures.

Less than Required On-site Parking - Ms. Lemay noted that the first departure being requested is for less than required parking. . Under the code the school must provide 6 stalls for the child care and 65 for the school for a total of 71 stalls. The school is proposing 55 spaces. While this is 50 stalls more than currently provided it still represents a deficit of 16 spaces. Mr. Parker noted that there were a few improvements to the surrounding streets related to this departure; but none of these are at locations not directly adjacent to the site. The most significant new improvements would be curbs gutters and sidewalks along the school sites of both SW 104th and 105th Streets. No curbs gutters or sidewalks would be installed on the non-school sides of these streets. There was brief conversation concerning the desirability of street and pedestrian improvements in the broader area. Committee

members suggested that additional improvements are needed to facilitate better pedestrian movements to the area including additional curb and gutter work, signalizations and possible speed bumps and other traffic calming measures. Members agreed that this was a responsibility of the City and not necessarily the District.

Continued On-street Bus Loading and Unloading - It is proposed that bus loading and unloading continue approximately as presently configured along SW 104th Street. Some Special Education Busses would also park along SW 105th Street. The District would like to accommodate four full-sized school busses along 104th. Continuation of the current on-street bus parking is being requested in order to retain the existing outdoor play spaces.

Reader Board Sign - The Code presently allows a 30 square foot double faced electric or non-illuminated reader board sign but disallows a changing image. The District is proposing to allow changing image capability on the proposed sign. The District is proposing that the sign will be 4 foot high and 6 feet wide facing both directions of SW 104th (facing traffic). The purpose of the sign is to illuminate any school events. The sign would be at the main entry canopy along 104th, would be about ten feet above the ground and would be about 25 square feet in size. The departure is for the changing image capability only.

Steve Sheppard noted that he had provided the committee with a copy of a previous departure report that dealt with this issue at another school. He noted in that case there were restriction placed on the sign concerning the frequency of image change and hours of operation. He noted that members could place similar restrictions on the sign at this site.

Structure Modulation - Ms. Lemay stated that zoning requires that when a new public school is constructed that maximum length of a facade is 66 feet before you must modulate the structure with a minimum 4 foot deep indent along at least 20% of the facade.

Mr. Parker added that the District believes that what is being proposing is in line with the Land Use code is written, DPD (Department of Planning and Development) but DPD has indicated that they intend to strictly apply this condition. The District continues to believe that this creates a less appealing design in a few areas and is thus requesting relief from this stricter application of the modulation restrictions as shown on the elevations. Mr. Sheppard stated that the intent of this restriction is to avoid the construction of monolithic buildings with long blank walls. The codes intent is to create relief. This can also be done with materials and window placement thus a modulation is a requirement. Mr. Parker is proposing an element of colored glass, and a lively window pattern in each classroom and bands of contrasting colors that represents an impression of a modulation.

IV. Committee Clarifying Questions:

Mr. Sheppard asked the Committee members if there are any specific questions they would like to ask the district that will help design the departures being requested before the public comments. There was a question about the parking issue and the overall impact on the departure is not well defined. Mr. Sheppard mentioned that it is not defined in the code and it will be up to the district. The district said that they do not have an answer at this time. The district does not know how much parking is set aside for the staff. A comment was made that the issue is that we are trying to put fewer parking spaces than the code requires, and that an additional street parking will offset that issue, but knowing what the actual spaces on the property will be use, we will not know if that will offset the issue.

V. Public Comments and Questions:

The meeting was opened to public comments. Mr. Sheppard stated that the topic tonight is the specific departure requests and not the overall design of the building. C Public Comments would be directed to the specific departures.

A comment from Joe Ragghianti – Mr. Ragghianti stated that the biggest concern in the neighborhood is traffic and parking. The existing situation is bad with illegal parking, illegal U-turns, and speeding. The issue of cars and parking here are so far beyond and it feels that it doesn't seem to make a difference. If the City agrees for pedestrian improvements and have walkways for these children, I think will help out a lot. But, until we get this commitment, I am personally against this departure.

Comment from Anonymous Person– the Commenter stated that she lives right across the street, People parking on my driveway, and block my driveway. She noted that she has become used to it and I would sacrifice the 16 s parking spaced to keep green space for the kids. I feel like is it that important for 16 people to park.

Comment of Vance Miller– Mr. Miller noted that one thing I did not hear mentioned here is with the change in school, there will be a change of facility for the community, this is going to be a beacon for the community for the people to go and hang out, and we don't know how many people are going here if it is not school time.

Comment from Anonymous Person – The commenter noted that those who bought property within the vicinity knew the school was here. We need to look at and do the best we can. We've been living here and we know what the problems are, it is a question of what can we expect the City to do. Reasonable accommodations should be made.

Comment from Bruce Arnold –Mr. Arnold stated that he is a parent and lives three blocks away. I urged the Committee members to look for immediate neighborhood impact mitigations. The reason this process exist is to voice your concerns and this is a good opportunity to do that.

Comment – I would like to add on the comment on being the beacon was nice and great. We believe at looking at a school that community will be proud of. I agree with Mr. Arnold that it is essential that people should weigh in and what they want with the school district to mitigate. It is a school problem, needs to get the parents involved.

Comment from Christy Collins School Principal -Ms. Collins stated that part of the process is to have SDOT look at the drop off zones, parking, etc. The District will be looking at parking on the weekends, and after hours, and plans to close and lock up at night in the parking lot. She also mentioned that if there are events happening in the evenings they have to go through a daunting process before they do such events. She stated tht she hopes that the School Administration and Neighborhood can work together in order the meet the needs of this neighborhood and urged approval of the departure requests.

There was a brief discussion of the advisability of locking the gates over the weekend. Mr. Sheppard made a comment to add conditions to have the gates be open at all times and be available on weekends. In some other sites, such conditions were added like asphalt place surface should have ability to be open for overflow parking events.

VI. Committee Deliberations:

Mr. Sheppard noted that the Committee may either conclude its deliberations tonight or hold additional meetings. If a majority of the Committee concludes that there is sufficient information available and that no additional public comment is needed, then the Committee may determine that only this meeting is required. He noted that this is a formal decisions and that if done it would require a motion, discussion and vote of the Committee.

Mr. Sheppard noted that the question on the floor is whether more than one meeting should be held. He noted that much of the discussion at the meeting has focused on neighborhood dissatisfaction with pedestrian and street improvements in the broader areas. These concerns go far beyond the departures and are not enforceable on the District. He noted that there will be an opportunity in the report to identify broader issues for transmittal to the City.

It was moved and seconded that:

The Committee shall proceed with full consideration of its recommendation at this meeting.

Mr. Sheppard opened the floor to discussion of the motion. One member stated that she felt that additional time for consideration was warranted. No other members offered comments and the question were called.

The vote was 7 in favor and 1 opposed. A quorum being present and that majority of those present having voted in the affirmative, the motion was passed.

The Committee proceeded to discussion of each departure.

Less than Required On-site Parking: Mr. Sheppard restated the departure being requested and noted that this is approximately 16 spaces less than the code required, about 47 more than onsite now.

Members asked if part of the recommendation could be to ask the City to forward certain concerns to different departments and particularly concerns regarding street and sidewalk improvements and traffic flow. Members asked if it is possible to recommend SDOT and the safe routes to school to get on board to tackle the issue of adequate curb and gutter and sidewalks along 104th and 105th. Mr. Sheppard mentioned that one of his tasks is to write a section in the report that tackles this issue quite hard as a separate issue, but that is his understanding that broader improvements cannot be conditions of granting the departures.

Others noted that special attention should be to pull in and drop off and meet (parent drop-off), in the loop. The noted that the new proposed pull in drop and leave (parent drop off), could alleviate a lot of parking conflicts. The pickup and drop off location, it could save 20 cars on the street.

Several members observed that one benefit of the increased parking might be a reduction in staff parking in the neighborhood. Parents generally drop off and pick up but staff parks long-term in the adjacent neighborhood. There was a suggestion that at least some of the parking be dedicated to staff parking. Mr. Sheppard suggested that the Committee has essentially two choices. The Committee could recommend that: 1) majority of the spaces reserved for the parents who are coming and going all the time, or 2) long term (staff) parking be accommodated in the lot, with more short term parking on- street. Members suggested that the Committee endorse a general weighting of spaces rather than trying to propose a specific allocations and leave it to the District to decide the best way to minimize whole day parking for the neighborhood. Mr. Sheppard elaborated that the way to describe this is the allocation in the spaces in the lot be weighted towards accommodating long term staff parking.

Committee Discussion then turned to the configuration of the drop-off areas. Members suggested that the flow be specifically designed to maximize safety and efficiency. Members suggested that a one way pattern be developed with entry off of 104th and exit to 105th to minimize traffic conflicts. Mr. Sheppard mentioned that the way to phrase it is that the drop off and loop, be specifically designed to address safety concerns and strongly consider one-way traffic movement patterns so long as approved by SDOT.

Following brief further discussion, Mr. Sheppard summarized what he believed was the intent of members from the previous discussion as follows:

The departure for less than required parking be approved subject to the following: 1) allocation of spaces is weighted towards staff parking; and 2) traffic through the site be specifically designed to maximize safety and efficiency with preference to one-way traffic to the site.

Members stated that they wished to add a third item for possible consideration that 3) parking should be available to the general public during all after school and community events and non-school period at the discretion of the School District's security. Another Committee member would like to add with regards to parking and street that idle signs and no parking on one side of the street to minimize people being blocked. Mr. Sheppard suggested that this be in the section on other issues and not a condition on the departure. Members agreed.

Mr. Sheppard asked for a motion to generally propose the acceptance of the parking departure subject to the conditions to be voted on.

It was moved and seconded that:

The departure for less than required parking be approved subject conditions as follow:

4. Allocation of spaces weighted towards staff parking.
5. Traffic through the site be specific maximize safety and efficiency with preference for one way traffic patterns through the site.
6. Parking is available to the general public during all after hour school and community events and non-school periods at the discretion of the School District's security.

Brief discussion followed. Members noted that there was some ambiguity concerning conditions three and that it might be best to be more specific. Others stated that they felt that this was sufficient.

The Question was called. The vote was 8 in favor 0 opposed. A quorum being present and that majority of those present having voted in the affirmative, the motion was passed.

Continued On-street Bus Loading and Unloading - Mr. Sheppard restated that the departure request is to allow continued bus loading and unloading along 104th street. He noted that this is a very common departure request. A comment was made that bus parking will be designated during specific hours, not specific hours, cars could park there. A Committee member voiced his concerns that when parking is not kept available to the buses, where would they go? District Staff responded that busses do not lay-over here. Members noted that this is a continuation of the existing condition and that there are few concerns

It was moved and seconded that:

The request to allow continued on-street bus loading and unloading as proposed by the district be approved without condition.

The Question was called. The vote was 8 in favor 0 opposed. A quorum being present and that majority of those present having voted in the affirmative, the motion was passed.

Electronic Reader Board Sign - Steve Sheppard noted The District is requesting the reader board sign that has a changing image capability tht allows scrolling images. Members asked for clarification concerning how this would occur. District staff responded that this was being left a bit open ended.

Other members suggested that it no face residences. Several members noted that they resided directly across the street from the sign and that as long as it is at a 90 degree angle to the street that this sign would not appear to be problematic. A comment was made to make sure that the angle of the lighting be changed and not angled out and not to project light on the direction of the residence.

Mr. Sheppard informed the Committee that Committees at other schools have approved reader board signs subject to restriction on video imaging capability, frequency of message change and hours of operation. Members agreed that some similar restriction should be considered. Members suggested that the sign operation be restricted to school days from 7AM to 7 PM on those days when the school is in session with the sign off during the summer break. Others suggested that an exception be made for special school events. Members agreed. It was also suggested that the sign be on a dimmer.

Comment: A Committee member mentioned that he is not particularly concern about the design, his only concern is that the sign is not lighting up somebody's living room.

A comment was also made to have the sign be shut down as early as possible, when the parking lot is closed, or during the weekends when there is no event happening in school. The reader board should be only operational when the school is in session with the exception if there are special events occurring.

Mr. Sheppard reiterated the conditions. It was moved that:

The request to allow the inclusion of changing image capability on the reader board sign be approved subject to the following conditions:

1. That the sign be illuminated only between the hours of 7AM and 7PM or those days when the school is in session, except for special events as approved by the School Principal;
2. That the sign not be operational during the summer break; and
3. That the sign be on a dimmer that adjusts illumination levels to the ambient light levels.

The Question was called. The vote was 8 in favor 0 opposed. A quorum being present and that majority of those present having voted in the affirmative, the motion was passed.

Structure Modulation –School District staff reiterated that they believes that they meet the intent/letter of the code; and are requesting modulation as shown on the elevations presented at this meeting. The issue affects the 104th street façade and the wall of the north wall of the gymnasium/lunchroom. Members asked if this includes landscaping to soften the façades. Members noted that the façade along 104th appears to be modulated by variations in height and some modulation and suggested that no special actions need to be made in this location.

Members expressed more concern over the treatment of the Gymnasium well. A comment was made that there will be more design updates at the end of the design development phase, so there will be plenty of opportunity for the community to review them. The decision about the modulation should be decided at this meeting.

A question was made with regards to the issues and concern about this departure, Mike Skutack mentioned that DPD will interpret this land use code much more restrictive and it has to be heavily articulated.

A request was made regarding the trees towards west end corner that they should not be so big because it blocks the view of Mt. Rainer for some neighbors; a request of having the trees shorter and wider and not taller and skinnier. Also, a request was made to modulate the façade treatment to balance the skylight and windows for the north wall and gymnasium.

After further discussion it was moved and seconded that:

The request to allow less than required modulation be approved on condition that the District use various other design elements to soften facades such as trees and other

landscaping and window treatments etc., especially along the north wall of the gymnasium.

Mr. Sheppard mentioned that he will work with the architect for the proper wording in the draft report. Mr. Sheppard reminded the Committee members to spend some amount of time reading the draft report due to the volume of information discussed at this meeting.

The Question was called. The vote was 8 in favor 0 opposed. A quorum being present and that majority of those present having voted in the affirmative, the motion was passed.

VII. General Discussion of other Issues

A comment was made that this Committee has not addressed the influx of people and traffic in this area. Mr. Sheppard reiterated that in past experiences, Committees have appended a section that spoke to these types of issues. Mr. Sheppard informed the group that he chairs the interdepartmental team with the City that is composed of directors from different departments and will make sure that these issues and concerns are forwarded to the appropriate departments.

The Committee directed that their final report include such a section related to the issues of street and sidewalk improvements and general traffic control and calming.

Mr. Sheppard thanked the Committee members and reminded them about that there will be plenty of work to do to review and make comments on the final report.

The Committee will vote on the final report via email/online.

VIII Adjournment

No further business being before the Committee the meeting was adjourned.