



Welcome

AGENDA

- Introductions
- Overview of the Process
- Project Overview
- Requested Departures
 - #1 Vehicle Parking
Quantity
 - #2 Covered bike parking



West Seattle High School Portables Departures Presentation

Seattle Municipal Code 23.79 and 23.51B

This is the process for determining and awarding departures from the code to accommodate school specific needs.



PROJECT OVERVIEW

Add four portable classrooms, 3,584 SF, to parking lot in front of existing 197,000 SF West Seattle High School to alleviate classroom overcrowding at West Seattle High School for recommended classroom distancing and health standards.

ANTICIPATED START OF CONSTRUCTION / OCCUPANCY OF BUILDING

Winter 2022/2023 / Spring/2023

Due to the nature and complexity of some documents, an accessible version of the document may not be available. In these limited circumstances, the District will provide equally effective alternate access. For questions and more information about this document, please contact the following: Tom Gut, twgut@seattleschools.org

DESIGN TEAM

Owner: Seattle Public Schools
Architect: Studio Meng Strazzara
Structural: Dean Briggs
Electrical: Tres West
General Contractor: Accuset

PROCESS CHANGE DUE TO COVID-19

- Seattle City Council approved Ordinance 126072 on April 2020 which temporarily allowed certain land use applications to be handled administratively.
- These provisions (later extended by Ordinance 126188) were part of a larger City effort to expedite permits and address urgent development needs during the pandemic.
- The school departure recommendation process typically requires in-person public meetings, which are prohibited due to public health mandates on social distancing and limited gatherings.
- While this Ordinance is in effect, DON staff will accept written public comment and the Director of Seattle Department of Neighborhoods will make a recommendation to the Seattle Department of Construction and Inspections (SDCI), taking into consideration the public's comments, in lieu of an advisory committee holding public meetings.

Department of Neighborhoods Contact

Nelson Pesigan

West Seattle High School Portables Departure Requests

DEPARTURE 1

Vehicle Parking Quantity, SMC 23.54.015 Table C, Row N

- Departure requested to reduce parking from previous departure of 191 parking spaces to 161 spaces, for a departure of 30 spaces.

DEPARTURE 2

Bicycle Parking, SMC 23.54.015 Table D

- Departure requested to not provide covered bicycle parking



PURPOSE & INTENT

- Most schools are in neighborhood residential (single family) zone neighborhoods, the land use code does not include a “schoolzone”
- Renovation and additions often will not meet the underlying zoning; therefore, the public schools can request exemptions, known as departures, from the land use code.
- This process is an opportunity for neighbors and the surrounding community to give the City feedback on the requested departures.
- At this time, the Department of Neighborhoods Director, taking into consideration public comment, can recommend to grant, grant with condition, or deny the requested departures.

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 inter-relationships 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.

RECOMMENDATIONS

Recommendations must include consideration of the inter-relationship among height, setback and landscaping standards when departures from height and setback are proposed.

PUBLIC COMMENT

Please submit your comments on the requested departures, including any mitigation measures or conditions of approval by:

Friday, February 17, 2023.

Nelson Pesigan

Nelson.pesigan@seattle.gov

City of Seattle, Department of Neighborhoods

Attn. Nelson Pesigan

PO Box 94649

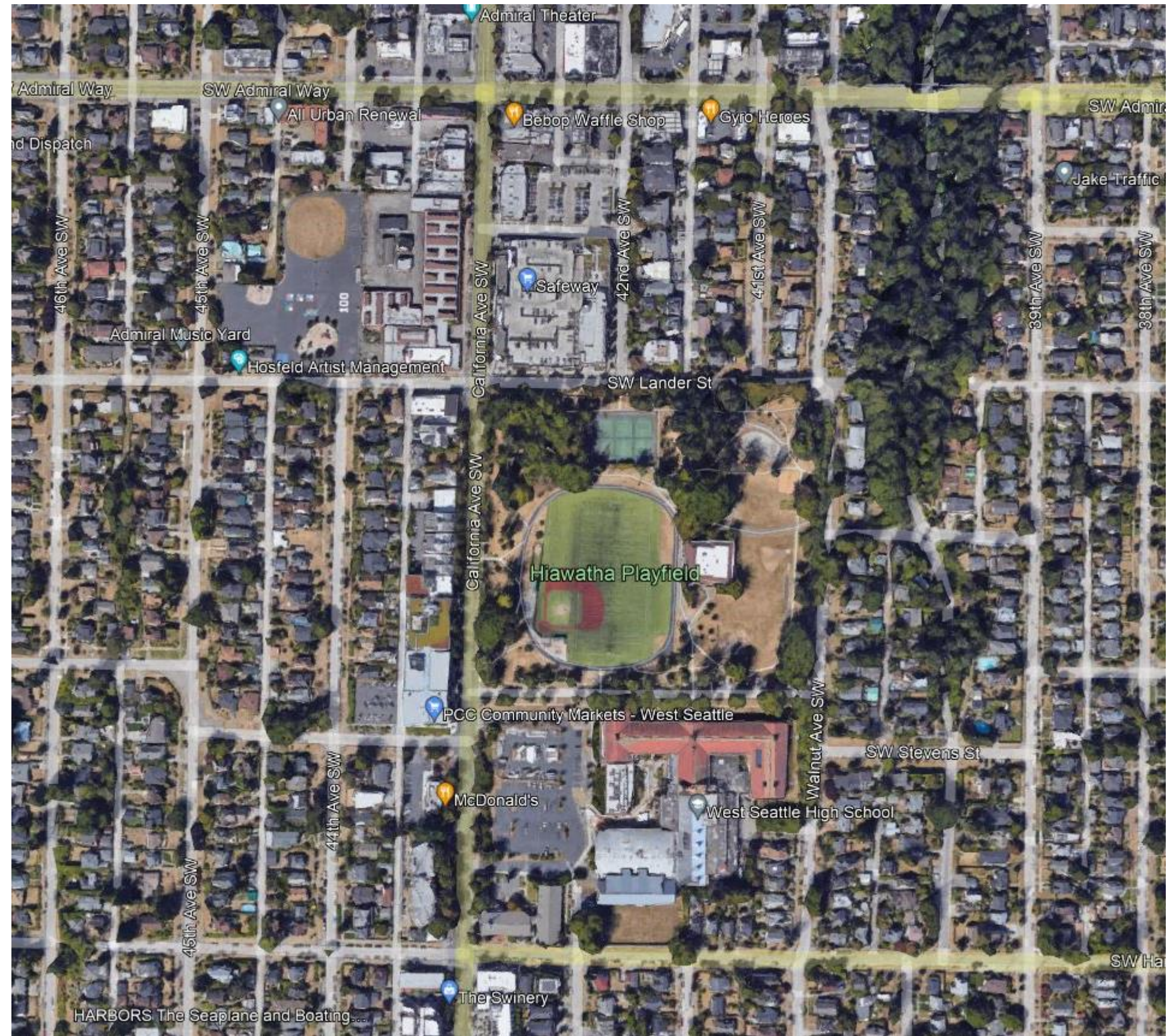
Seattle, WA, 98124-4649

PROJECT OVERVIEW: CONTEXT

CONTEXT

Neighborhood

- Located in Admiral Neighborhood of West Seattle
- Adjacent to nearby Hiawatha Park
- Three blocks south from California Avenue SW/ Admiral Way SW intersection known as the Admiral Junction
- West Seattle High School Site located in walkable distance from adjacent residences
- Metro bus lines nearby on California Ave SW
- West Seattle High School was originally built in 1920, with a most recent significant renovation and addition in 2002.



LANDMARK STATUS

This project is being Administratively reviewed by the Seattle Landmarks Preservation Board, under Record DONH-COA-00770. No Certificate of Approval is required. No further review is required by the Landmarks Preservation Board unless the proposed scope of work changes in a way that affects the designated site or designated portions of the school building.



The City of Seattle

Landmarks Preservation Board

Mailing Address: PO Box 94649, Seattle WA 98124-4649
Street Address: 600 4th Avenue, 4th Floor

REQUESTED DEPARTURES

- 1. Vehicle Parking Quantity
- 2. Bicycle Parking-Covered

DEPARTURE #1: VEHICLE PARKING QUANTITY

SMC 23.54.015 Table C, Row N.1-4 – Required Parking for Public Uses and Institutions

N. Schools, public elementary and secondary ^{7,8}

1. 1 space for each 80 square feet of all auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new public schools on a new or existing public school site.
- ⁷ For public schools, when an auditorium or other place of assembly is demolished and a new one built in its place, parking requirements are determined based on the new construction. When an existing public school on an existing public school site is remodeled, additional parking is required if any auditorium or other place of assembly is expanded or additional fixed seats are added. Additional parking is required as shown on Table C for 23.54.015 for the increase in floor area or increase in number of seats only. If the parking requirement for the increased area or seating is 10 percent or less than that for the existing auditorium or other place of assembly, then no additional parking is required.
- ⁸ Development standard departures may be granted or required pursuant to the procedures and criteria set forth in Chapter 23.79 to reduce the required or permitted number of parking spaces.

DEPARTURE #1: PARKING QUANTITY

SMC 23.54.015 Table C, Row N.1-4 – Required Parking for Public Uses and Institutions

The Seattle Municipal Code (SMC) requires 1 parking space per 80 square feet of auditoria or public assembly rooms, or 1 space for every 8 fixed seats in auditoria or public assembly rooms containing fixed seats, for new public schools on a new or existing public-school site.

The current West Seattle High School required parking count is:

Theater	=400 fixed seats
<u>Gymnasium</u>	<u>=1500 fixed seats</u>
Total	=1900 Seats

$1900 \text{ Seats} / 8 \text{ seats per parking stall} = 238 \text{ parking space required by code.}$

In a March 23, 2000 Notice of Decision, for MUP#9807377, departure number three was granted to reduced code required parking down to 191 parking spaces. These parking spaces are in the west parking lot. The current parking count matches the 191 spaces in the departure request.

Previously Approved Departure

The previously allowed Parking Departure required that 1) the gymnasium and theater or auditorium not be used simultaneously for major events defined as those expected to utilize more than 70% of all available seats, until such a time that additional parking to the full amount required by the Land Use Code be obtained and : 2) that the School District and City of Seattle continue to explore the option for continued use and utilization of the vacated Stevens Street for a combination of bus loading and parking and that the green Space to the south of the school is retained indefinitely.

See the following page for requested Departure #1 parking quantity calculation.

DEPARTURE #1: PARKING QUANTITY

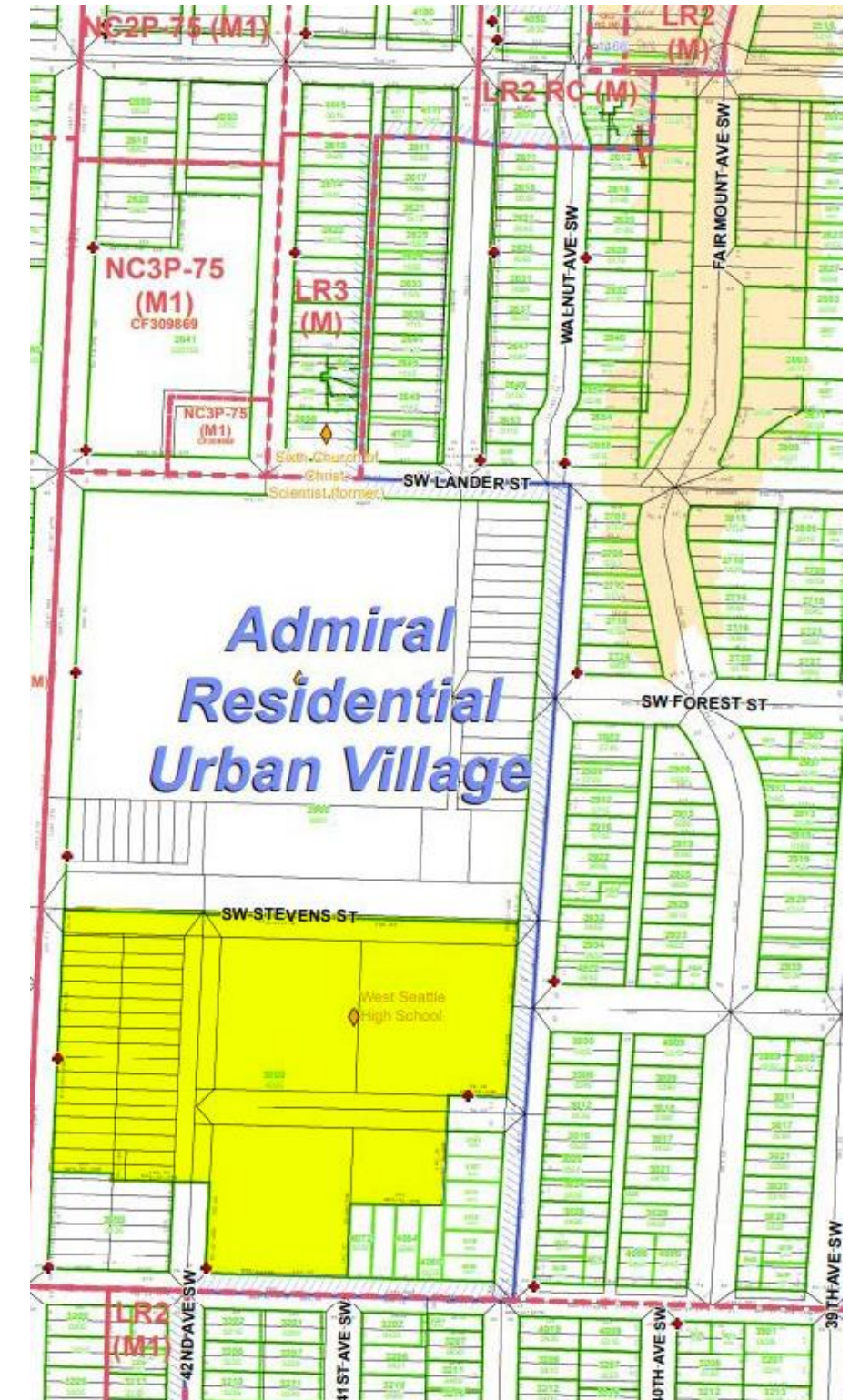
SMC 23.54.015 Table C, Row N.1-4 – Required Parking for Public Uses and Institutions

Departure #1 requests to reduce the previously allowed departure parking count of 191 parking spaces down to 161 parking spaces, a reduction of 30 spaces. This departure is necessary to allow for the proposed placement of 4 portable classrooms and associated ramps and landings, bike parking, and reconfiguration of the parking lot. All existing ADA parking which includes 4 standard ADA stalls and 2 van ADA parking will be left in place.

The existing West Seattle High School site was fully developed in the 2002 renovation and addition with no remaining unused areas on the site suitable for additional parking. In order to maintain the previous departure count of 191 parking stalls, Seattle Public Schools would need to purchase adjacent lots currently in use as single-family homes and St John the Baptist Church and demolish them or vacate public right-of-way to provide additional parking spaces. The School District and design team prefer not to do this to prevent negatively impacting housing availability and community amenities.

The West Seattle High School Property as shown below falls within the Admiral Residential Urban Village Zone as noted by the blue-diagonal dashed outline in the map to the right, the West Seattle High School Property is highlighted in yellow.

Right Image is current SMC Zoning Map 125



DEPARTURE #1: PARKING QUANTITY - EXISTING

191 Existing Parking Spaces



DEPARTURE #1: PARKING QUANTITY - PROPOSED

Proposed parking 161 spaces, a reduction of 30 parking spaces



DEPARTURE #1: PARKING QUANTITY

Parking Use Survey Result

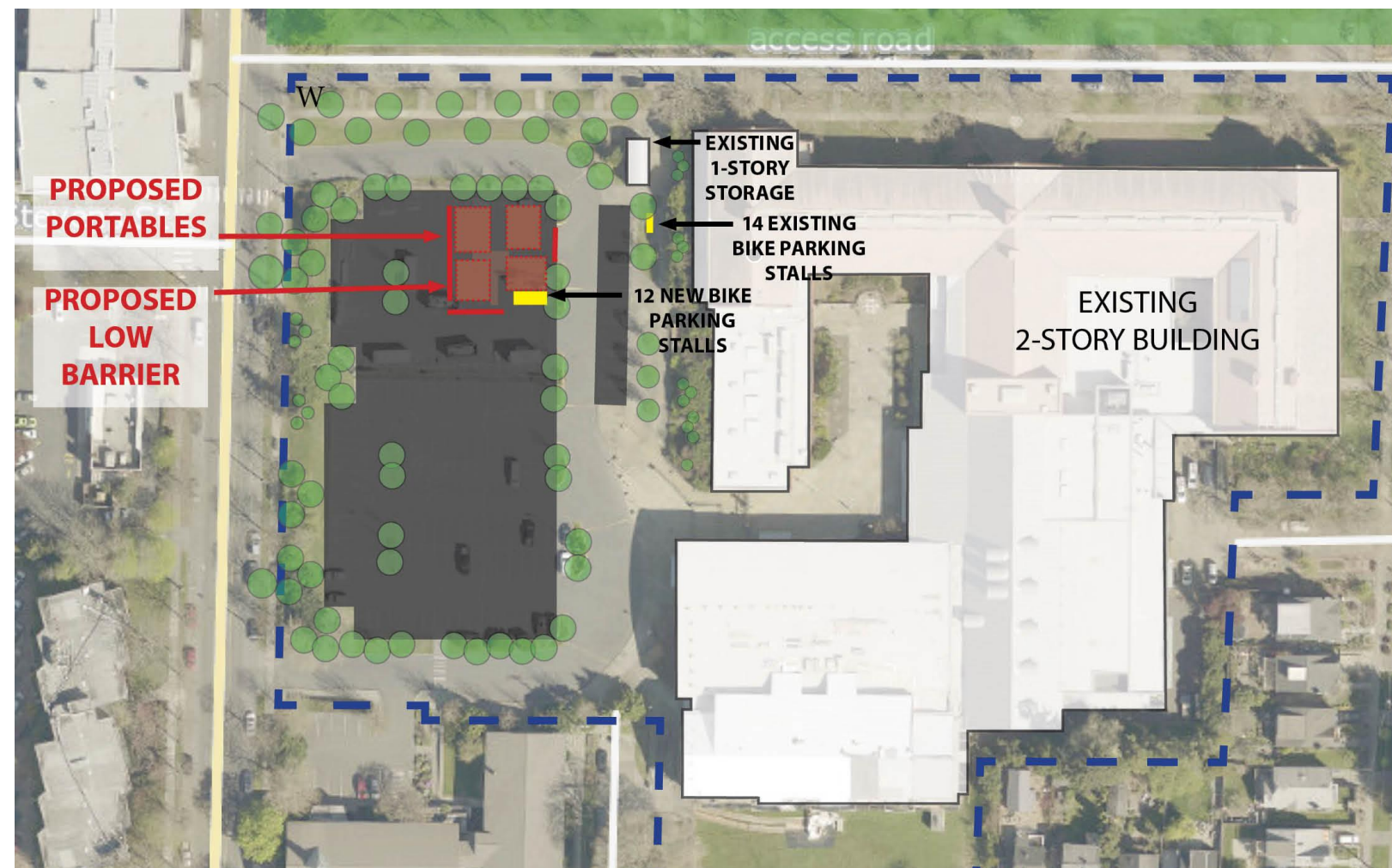
Lot / Area	Supply	Mid-Morning (10:30 – 11:15 A.M.)						Evening (7:30 – 8:15 P.M.)
		School Day Use			Non-School Day Use			School Event ^a
Count Date (2022)		5/23	5/26	Average	6/21	6/23	Average	6/2
Main Lot ^a	191	156	162	159	6	4	5	77

Note: The graph above shows the supply of 191 current parking stall only averaging 159 stalls being used during the school day, which is less than the proposed request to reduce vehicle parking to 161 parking stalls. There are also other off-site parking spots available at nearby on-street parking and Hiawatha Park locations, which are not included in this survey above.

DEPARTURE #2: BIKE PARKING-Covered Bike parking

SMC 23.54.015.K.2.i– Provide full weather protection for all required long-term bicycle parking.

Departure #2 requests to not require the full weather protection for all required long-term bicycle parking. This request is based on the bicycle parking being installed at this location is being added for the temporary portable classrooms. If the portable classrooms are removed in the future, the School District would plan to remove the bike parking stalls and enclosure being installed for them from the site and convert this area back into the previous parking stalls that are proposed to be removed to install the 4 portables classrooms. This would bring the parking quantity back up to the previous vehicle parking count of 191. As part of this project, 12 bike stalls will be installed in a locked enclosure, but to reduce the permanency of the structure, the School district would prefer to only use fencing for the enclosure. Having to provide the full weather protection would require additional financial burden to the School District that is out of proportion with the limited cost scope of this project.



SUMMARY

DEPARTURE REQUEST SUMMARY

1. Vehicle Quantity Reduction

Code requires 238 stalls. The previously MUP 938777 decision reduced the required parking to 191. Requested departure of 30 stalls for a total of 161 stalls.

2. Covered Bike Parking

Code requires covered bike parking. Requested departure to omit required covered bike parking.

YOU MADE IT TO THE END!

- > THANK YOU FOR TAKING THE TIME TO READ THROUGH THIS DOCUMENT
- > WE WELCOME YOUR INPUT. PLEASE SUBMIT YOUR COMMENTS ON THE REQUESTED DEPARTURES, INCLUDING ANY MITIGATION MEASURES OR CONDITIONS OF APPROVAL BY **SEPTEMBER 26TH, 2022** TO:

Nelson Pesigan

Nelson.Pesigan@seattle.gov

City of Seattle, Department of Neighborhoods

Attn. Nelson Pesigan

PO Box 94649

Seattle, WA, 98124-4649