



Memorandum

DATE: March 26, 2009

TO: Shoreline Planning Commission

FROM: Joseph W. Tovar, FAICP, Director PDS
Steven Szafran, AICP, Associate Planner

RE: High School Building Height Development Code Amendment

At your next meeting, the Commission will hold a study session on modifying the Development Code to increase the allowable building height for high schools constructed in Shoreline. A public hearing on the proposal is scheduled for April 16, 2009.

BACKGROUND:

The Shoreline School District is in the preliminary phase of site and building design for the renovation of Shorecrest High School and the complete rebuilding of Shorewood High School. Shorecrest High is in an R-6 zone (See Attachment 1), while Shorewood High's zoning is split between R-6 in the west and "I" and R-12 on its eastern portion. See Attachment 2. A high school in the R-6 and R-12 zones is a conditional use, while in the I zone it is a permitted use.

The Shoreline School District has begun its process of public outreach and preliminary design work for the two public high schools in Shoreline, Shorecrest, located at 15343 25th Ave. N.E., and Shorewood, located at 17300 Fremont Avenue N. After development of conceptual design elements, the next step will be schematic design development, prior to a bond issue anticipated in winter 2010. The bond issue approved in 2006 included funds for the design of both high schools.

In preliminary meetings with School District staff and project architects, City staff reviewed the existing zoning and permitting processes involved, which in both cases would be a Conditional Use Permit, an administrative review process. We also discussed the City's Environmental Sustainability Strategy and major capital projects in the vicinity, including mile two of the Aurora project, which will be just east of the Shorewood site. During those discussions, it became clear that the School District would like to build up to three story structures (similar to the

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existing Shoreline Historical Museum in height, but not necessarily in other ways). However, the existing R-6 zoning for Shorecrest, and most of Shorewood, would not allow that height (35 foot maximum). In addition, the customary height for a high school gymnasium ceiling or theater flyspace would need to be higher still.

In order to give the School District the flexibility to build high school buildings with a smaller footprint, the staff proposes that we amend the height provisions of the R6 and I zones. We recommend that the allowed height for high school buildings in these zones be 50 feet, while the maximum height for gymnasium will be set at 55 feet and theater flyspaces set at 70 feet.

Staff believes that a 50 foot height for an institutional structure is appropriate, for example, the new (four story) City Hall presently under construction is 52 feet tall. The amount of building mass that would be above that height (i.e., up to 70 feet) is limited by the proposed code stipulation that it not be habitable area (i.e., used for offices or classrooms). Further, the conditional use permit provides authority to direct that these taller elements be limited in extent and located further away from single family areas.

This proposal would apply to all high schools in Shoreline, both public and private. In addition to Shorewood and Shorecrest, there are two other high schools: King's (on the Crista campus) and Shoreline Christian School (K-12, located in Briercrest)

If you have questions prior to the meeting, please contact Steve Szafran at 206-801-2512 or email him at sszafran@shorelinewa.gov.

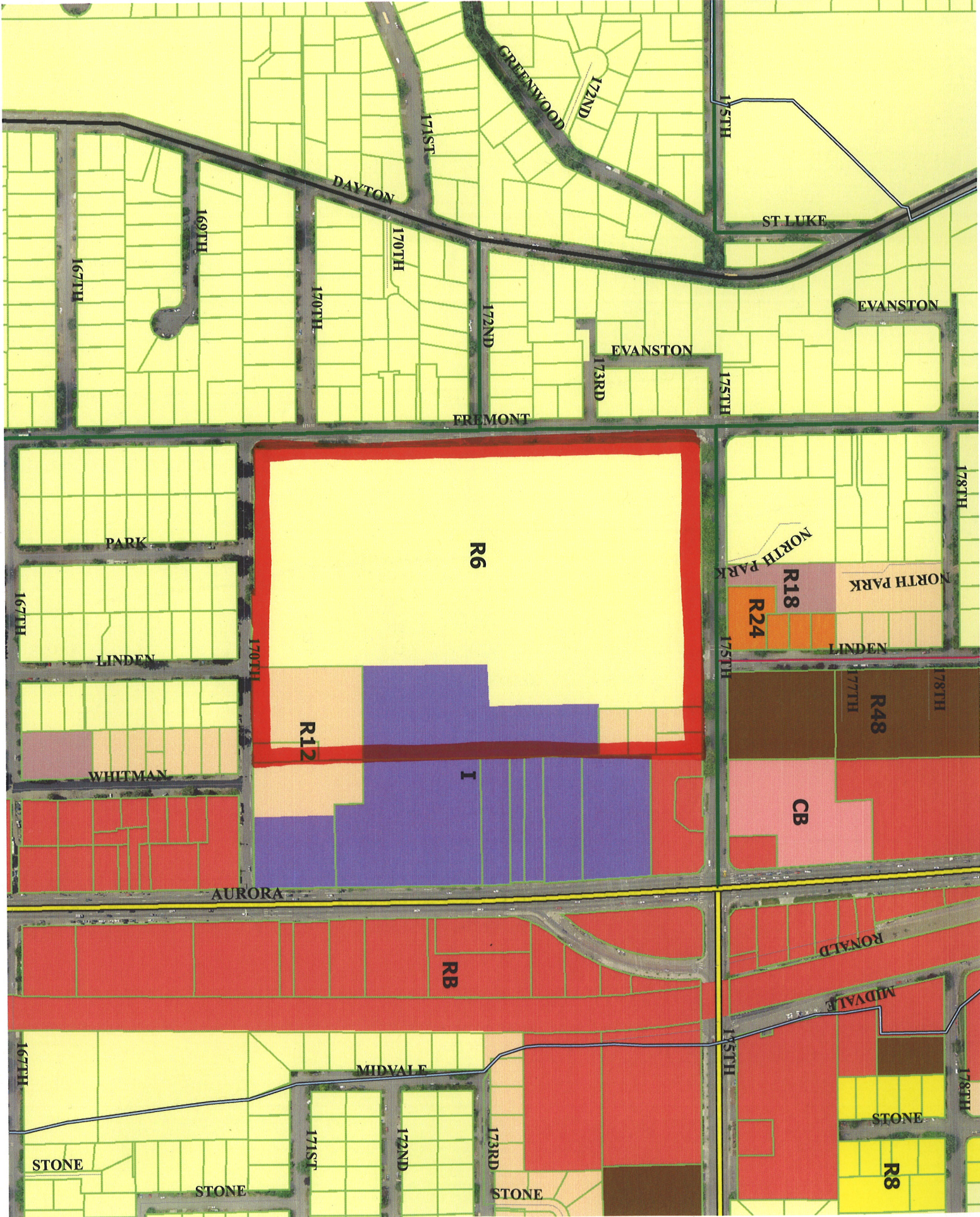
Attachments

Zoning Maps

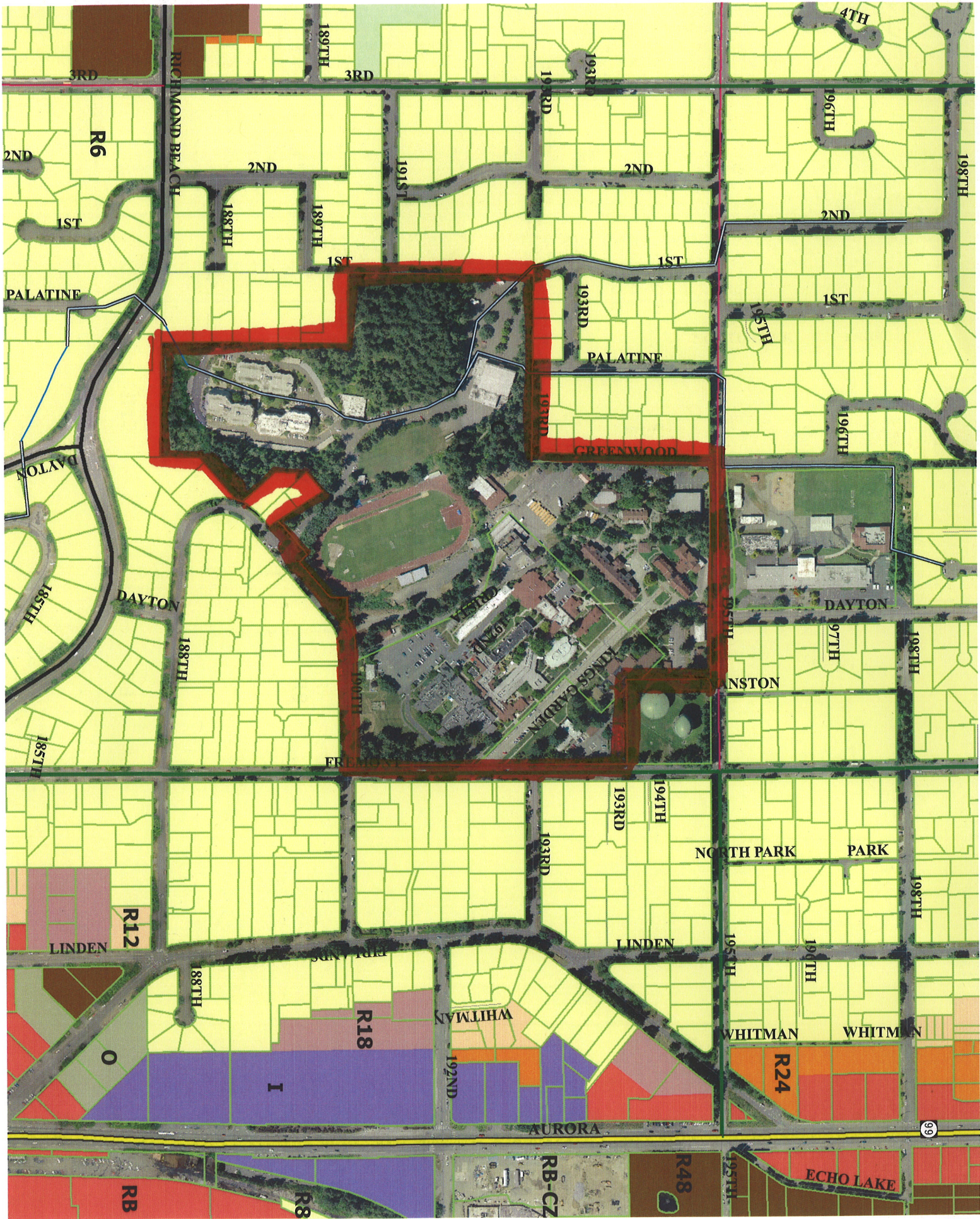
1. Shorecrest High School and vicinity
2. Shorewood High School and vicinity
3. King's High School and vicinity
4. Shoreline Christian School and vicinity



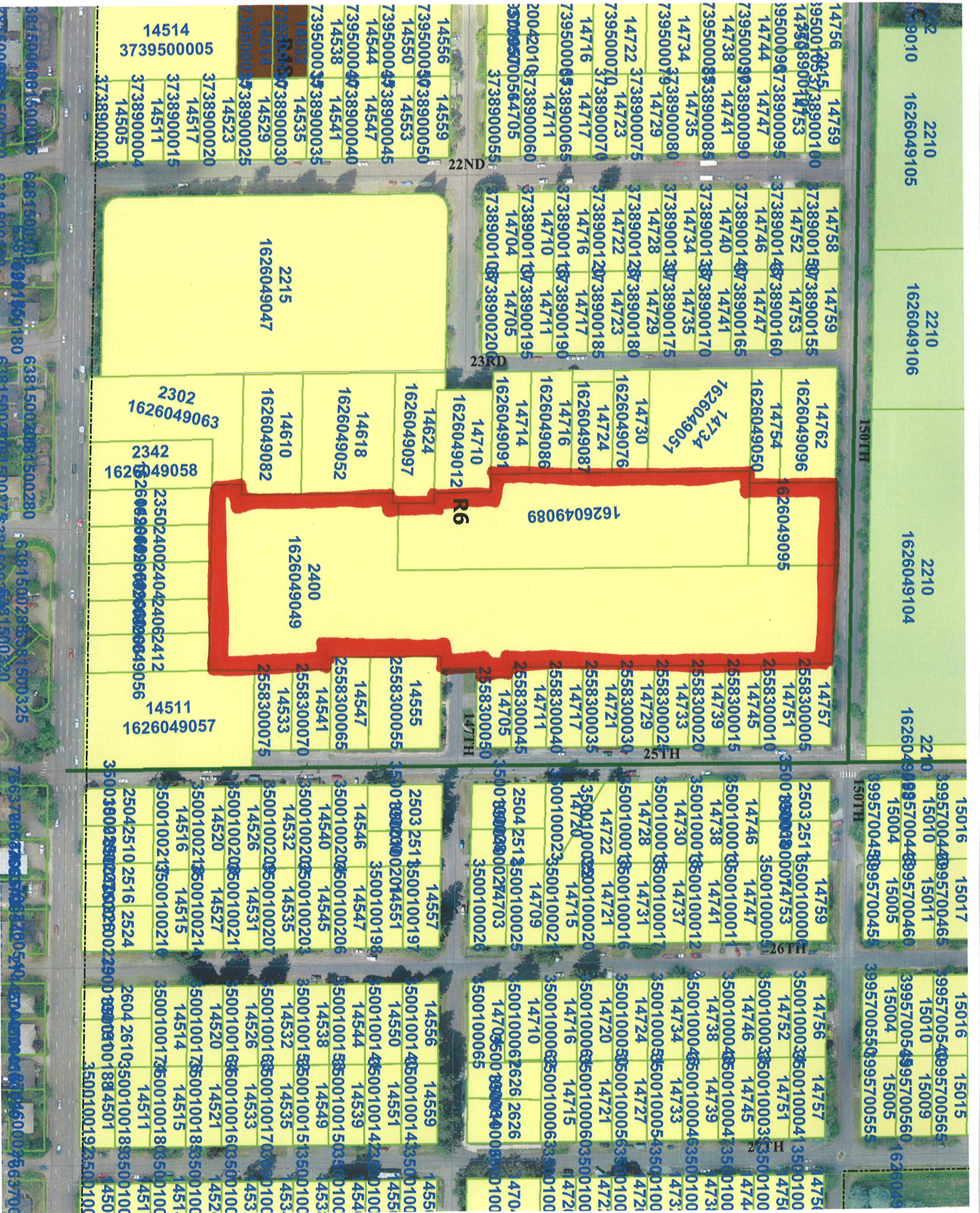
Item 7.a - Attachment 1



Item 7.a - Attachment 2



Item 7.a - Attachment 3



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