



Community Development Planning Division

806 West Main Street, Monroe, WA 98272
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www.monroewa.gov

FOR OFFICE USE ONLY
PERMIT #(s) VR2016-01
App. #2672

COMBINED PERMIT APPLICATION
PERMIT SUBMITTAL HOURS
MONDAY - FRIDAY 8:00 - 12:00 / 1:00 - 5:00

Building Operations Fire Land Use
[] Commercial T/I [x] Engineering Review [x] Fire Alarm [] Accessory Dwelling Unit
[x] Demolition [x] Fencing [x] Fire Sprinkler [] Boundary Line Adjustment /Lot Consolidation
[] Garage/Carport [x] Grading [] High Piled Storage [] Conditional/Special Use
[x] Mechanical [] Retaining wall [x] Hood Suppression [] Land Clearing/Forest Practices
[x] New Construction (Commercial/Residential) [] Rockery [] Operational [] Planned Residential Development
[x] Plumbing [] Right-of-Way Disturbance [x] Spray Booth [] Shoreline Permit
[] Racking [] Special Flood Hazard Area [] Tents & Canopies [] Short Plat
[] Residential Remodel [x] Utility Service [] Other [] Subdivision/Plat
[x] Sign [] Other [x] Variance (PARKING)
[] Other [] Other - Exception

NOTE: All required Electrical Permits will be issued by the Dept. of Labor & Industries.

THIS APPLICATION WILL NOT BE ACCEPTED WITHOUT COMPLETED SUBMITTAL REQUIREMENTS

Site Address or Property Location: 1408 West Main Street, Monroe, WA 98272
Size of site (acre/square feet): 20.96 acres/913,017 SF
Assessor's Tax Parcel Number (14 digits): 27060200409400 (West Parcel) 27061100100300 (SW Parcel)
27060100306500 (East Parcel) 27061200201000 (SE Parcel)

Applicant: Rebecca Baibak Phone # (206) 628.3137
*Signature: [Signature] Printed Name: Rebecca Baibak
Mailing Address: 117 South Main Street, Suite 100 Fax # ()
City Seattle State WA Zip 98104 E-mail rbaibak@integrusarch.com

Property Owner: Monroe Public Schools Phone # (360) 804.2565
**Signature: [Signature] Printed Name: Heidi Hansen
Mailing Address: 200 E. Fremont Street Fax # ()
City Monroe State WA Zip 98272 E-mail hansenh@monroe.wednet.edu

Attach a separate sheet for additional property owners/additional addresses

*Applicant: By your signature above, you hereby certify that the information submitted is true and correct and that you are authorized by the property owner(s) to act on their behalf.
**Property Owners: by your signature above, you hereby certify that you have authorized the above applicant to make application on your behalf for this application.

City of Monroe
Land Use Permit Application- Page 2



Give a detailed description below of the proposal / work. Provide details specific to your application e.g., current and proposed lot sizes, number of lots, description of driveway, description of proposed business including hours of operation, number of employees, existing and proposed parking spaces.

Forest Tax Reporting Account Number (if harvesting timber call the Department of Revenue at (800) 548-8829 for tax reporting information or to receive a tax number):

Detailed Description of work:

Modernize Park Place Middle School, including renovation of existing structures, demolition of existing structures, and construction of new facility space to meet the needs of the school. The project will include new site and building electrical, sewer, water, fire suppression, and low-pressure gas systems, as well as site improvements including turf baseball, softball, football/soccer fields, synthetic track, planting areas, and paved areas to support recreation, vehicle access, and parking.

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Planning Application Fee: <u>\$1650.00</u>	Publication Fee: <u>\$100.00</u>
Fire Plan Check Fee: _____	Mailing Fee: <u>\$36.00</u>
SEPA Fee: _____	Technology Fee: <u>\$82.50</u>
TOTAL FEES: <u>\$1868.50</u>	

Variance Application Criteria

(To be completed by the applicant)

State in detail in what respects the facts pertaining to the property or its intended use meet these required criteria.

- A. *The variance shall not constitute a grant of special privilege inconsistent with the uses of other properties in the vicinity and in the zone in which the property on behalf of which the application filed is located for the following reasons:*

See attached memo.

- B. *The variance is necessary because of special circumstances relating to the size, shape, topography, location of surrounding of the subject property in order to provide it with use rights and privileges permitted to other properties in the vicinity and in the zone in which the subject property is located.*

See attached memo.

- C. *The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and in the subject property is situated.*

See attached memo.

- D. *The authorization of such variance will not adversely affect the implementation of the Comprehensive Land Use Policy Plan.*

See attached memo.

- E. *The granting of such a variance is necessary for the preservation and enjoyment of a substantial property right of the application possessed by the owners of other properties in the same zone or vicinity.*

See attached memo.

**VARIANCE APPLICATION CRITERIA
PARK PLACE MIDDLE SCHOOL MODERNIZATION
PARKING REQUIREMENTS**

Monroe School District is requesting a Variance to parking requirements for the Park Place Middle School (PPM) Modernization project. For junior high schools MMC 18.86.050 requires 1.5 parking spaces for each staff member plus parking required for public assembly areas. Public assembly areas require 1 parking space for every 4 persons based on occupancy load or fixed seats.

Based on the new design, a total of 802 parking spaces would be required per code:

School Use: 84 staff x 1.5 = 126 parking spaces required

Public Assembly (gym and commons): 2,701 occupancy load x .25 = 676 parking spaces required

Total required parking for both uses = 802

The District is proposing to provide 118 parking spaces for the middle school (one parking space for each staff member, plus 34 visitor parking spaces) and 33 parking spaces for Building F. By using the drop-off area and bus lanes there is an additional 46 parking spaces that can be used during special events occurring during non-school hours. This would bring the total number of available parking spaces to 197.

BACKGROUND

The existing school is designed for 935 middle school students (1,035 student capacity including portables) and provides 144 parking spaces. From 1974-1999 the facility was used as Monroe High School, with the current building configuration in place since 1990. During use as a high school, the 144 parking spaces accommodated both staff and student parking.

The new design utilizes a similar footprint to the existing layout, but is designed to support only 850 middle school students – a reduction of 85 students (or 185 reduction if portables are considered). There are two primary factors that support a lesser number of parking spaces than what is required by code: Middle school students do not drive to school; and Special events only occur during non-school hours.

Special events in the gym and commons only occur after school hours or on weekends. School events that draw larger crowds occur approximately 6-8 times during the year (curriculum night, band/choir concerts). There also may be some athletic events (community or school) that bring additional visitors – but, once again, only during evenings or weekends. The educational and assembly uses will never occur at the same time. Furthermore, the District has not received any neighborhood complaints about parking during these events.

BUILDING F

The existing campus configuration has several buildings that will be demolished and replaced with new construction. Building F, which currently houses the library and two classrooms, will not be demolished nor will it be used as a part of the new school. The District has elected to remove this building from educational use, in order to receive state matching funds for new school construction. Per WAC 392-347-042 and as a condition of this funding, the District must remove this square footage from its instructional spaces.

Building F will be used to temporarily house students during construction, but at the completion of the new school this building will be vacated and will be removed from Park Place Middle School's square footage. The final use of Building F has yet to be determined, but potential uses could include warehouse space, a pre-kindergarten program, community services, or a new District Office. Beyond the temporary teaching spaces, no upgrades or modernization of this building are proposed at this time.

Because of this parking variance request, the District evaluated what kinds of parking needs would be generated if Building F were used in its current configuration of 6 teaching stations. Since the facility is not allowed to be used for kindergarten through twelfth grades, the most likely scenario would be a pre-kindergarten center. Based on this use, Building F would need 9 parking spaces. We are currently proposing 33 parking spaces, which would be 24 more than needed.

Until a final use is decided for Building F, the 33 parking spaces would be made available for Park Place Middle School. The District understands that if the eventual use of this building requires more parking than is available on-site, we will have to pursue other options such as off-site parking or acquiring additional land.

VARIANCE CRITERIA

Special Privileges

No special privilege will be granted with the variance. It will allow the property to continue with the same use and (nearly identical) parking that has been in place for over 30 years.

Special Circumstance

The 19.4 acre site is relatively small for a middle school, and there is no surplus space to create more parking. The proposed design utilizes all of the available site for building, landscaping, circulation, parking, or athletic fields. No surrounding property is available for expansion, and the location of a Category 1 Wetland to the south prevents development in this area.

Public Welfare

Allowing the same level of parking will not be detrimental to the public welfare, rather it will be beneficial to the public. If 802 parking spaces are required, the existing site is not large enough and the District would not be able to construct a new middle school. Completion of the project as designed will create a better learning environment for students, as well as enhanced gathering and athletic facilities for community use.

Comprehensive Plan

Granting the variance will not adversely affect the implementation of the comprehensive plan. The property is designated as Public Facilities School and the zoning is Public Open Space. The variance will allow the site to continue its current operation as a middle school.

Property Rights

Since this is the only middle school in the area, it is difficult to compare property rights of similar surrounding uses. The District conducted an informal survey of newer middle schools in the region to find out how much parking these schools provide:

School	District	# Students	# Parking	Spaces/Student
Meadowdale Middle	Edmonds	750	156	.21
Northshore Jr.	Northshore	950	122	.13

Finn Hill Middle	Lk Washington	750	77	.10
Valley View Middle	Snohomish	800	220 ¹	.11
Park Place Middle (existing)	Monroe	935	144	.15
Park Place Middle (proposed)	Monroe	850	197 ²	.23

¹ Valley View MS has only 84 designated parking spaces, additional parking is provided by using drop-off areas

² Park Place MS has 151 designated parking spaces and 46 additional spaces by using bus and drop-off areas

None of the schools above provide more than 220 parking spaces and it is likely that no middle school in the region has the available space or budget to provide 800 parking spaces.