

Variance Application Criteria
(To be completed by the applicant)

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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.

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**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.

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

¹Valley 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.