

Tyee High School Replacement
Highline Public Schools
Project No. 21930.00

FROM: Sam Schafer, Integrus Architecture
TO: City of SeaTac
DATE: October 25, 2022
SUBJECT: Conditional Use Permit Application - Narrative

On behalf of Highline Public Schools, I am submitting these documents to the City of SeaTac in applying for a Major Conditional Use Permit for the Tyee High School Replacement project. Submittal documents are itemized below along with the project narrative for Conditional Use Permit.

- Master Land Use Application
- Conditional Use Permit Checklist
- Conditional Use Permit Project Narrative
- Conditional Use Permit Drawing Set
- Concurrency Application
- Certificate of Sewer Availability
- Certificate of Water Availability
- Traffic Impact Analysis
- Geotechnical Report
- Engineering Variance Application
- Engineering Variance Checklist
- Engineering Variance Narrative
- Planning Variance Narrative
- SEPA– *Not Applicable, District is lead agency for SEPA*

Conditional Use Permit Submittal Checklist - Narrative

Project Narrative

Highline Public Schools intends to reconstruct the existing Tyee High School on its same site. The proposal is to demolish the existing 129,000 SF Tyee High School and replace it with a new 210,000 SF educational facility serving grades 9-12 with a capacity for 1,200 students. Students will be relocated to Olympic Interim School during construction. The new facility will be one cohesive building comprised of one, two, and three stories. The project includes renovation of the existing track and field.

The existing football field, track and grass field will remain but will be upgraded to synthetic turf and spectator seating added. Field lights are being considered for the football field depending upon available funding.

Access to the site will split visitor and bus circulation. One primary parent drop-off/pick-up loop will be at the signalized access from S 188th Street via 46th Avenue S on the east end of the site. The existing west driveway to S 188th Street will remain and primarily serve buses and staff parking and also serve trips to/from Chinook Middle School and the southern extents of the driveway (same as existing). An additional access will be constructed between the two existing access points to allow westbound exiting students/parents to by-pass the 46th Avenue S signal. The additional access will be restricted to right-in/right-out only. The completed project will provide 208 vehicle parking spaces.

The height of the Tyee High School building is proposed to be 46' above finish grade, this departure from the standard 30' max height is requested to minimize building lot coverage and maximize the open space on the site. The departure to the standard would be consistent with the development of similar school district facilities within the City of SeaTac and in the same zoning designation. Specifically, Glacier Middle School, Madrona Elementary School, and Bow Lake Elementary School. The designation to the height standard will in permit a use otherwise not allowed in the zone.

CRITERIA FOR MAJOR CUP APPROVAL [SMC 15.115.020(D)]

Address each item specifically and in writing:

1. The proposed use is listed as a conditional use under SMC 15.205.040, Use Chart.

The Tyee High School site is currently zoned UL-7200 and allows use for educational facilities through a conditional use process.

2. The site is adequate in size and shape for the proposed project and the use conforms to the general character of the neighborhood.

The Tyee High School site will be maintained in it's current use as a high school. The size of the site accommodates the proposed building size and site amenities.

3. The unique character of topography, arterial streets and adjacent land use complement the proposed conditional use.

The site is generally flat with a gradual slope to 188th street. Based upon the geotechnical report, there are no known surface indications or history of unstable soils in the immediate vicinity.

4. The conditional use would not be detrimental to surrounding land use.

The conditional use would maintain the use as a high school, maintaining required setbacks and would not be detrimental to the site.

5. Modifications to standards are limited to those which will mitigate impacts in a manner equal to or greater than the standards of this code.

The use of the site as a school would not modify the current use. The maximum building height would be increased from the zoning requirement of 35' to 46' feet above finish grade. The departure to the standard would be consistent with the development of similar school district facilities within the City of SeaTac and in the same zoning designation. Specifically, Glacier Middle School, Madrona Elementary School, and Bow Lake Elementary School. The designation to the height standard will in permit a use otherwise not allowed in the zone.

6. The conditional use is such that pedestrian and vehicular traffic associated with the use will not be hazardous or conflict with existing and anticipated traffic in the neighborhood.

The use of the site as a high school will maintain existing traffic patterns around the neighborhood. The attached TIA identifies acceptable levels of service for vehicular traffic. The site plan increases pedestrian access and clarity to and around the site.

7. The conditional use will be supported by adequate public facilities or services and will not adversely affect public services to the surrounding area unless conditions can be established to mitigate adverse impacts.

The existing and proposed use of the site as a high school will not adversely affect public services in the surrounding area and will also increase vehicular and pedestrian traffic to the adjacent Valley Ridge Community Center.

Sincerely,



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cc: Ellie Daneshnia, Highline Public Schools
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