

Oak Heights Elementary School Replacement

Design Review Board Public Meeting

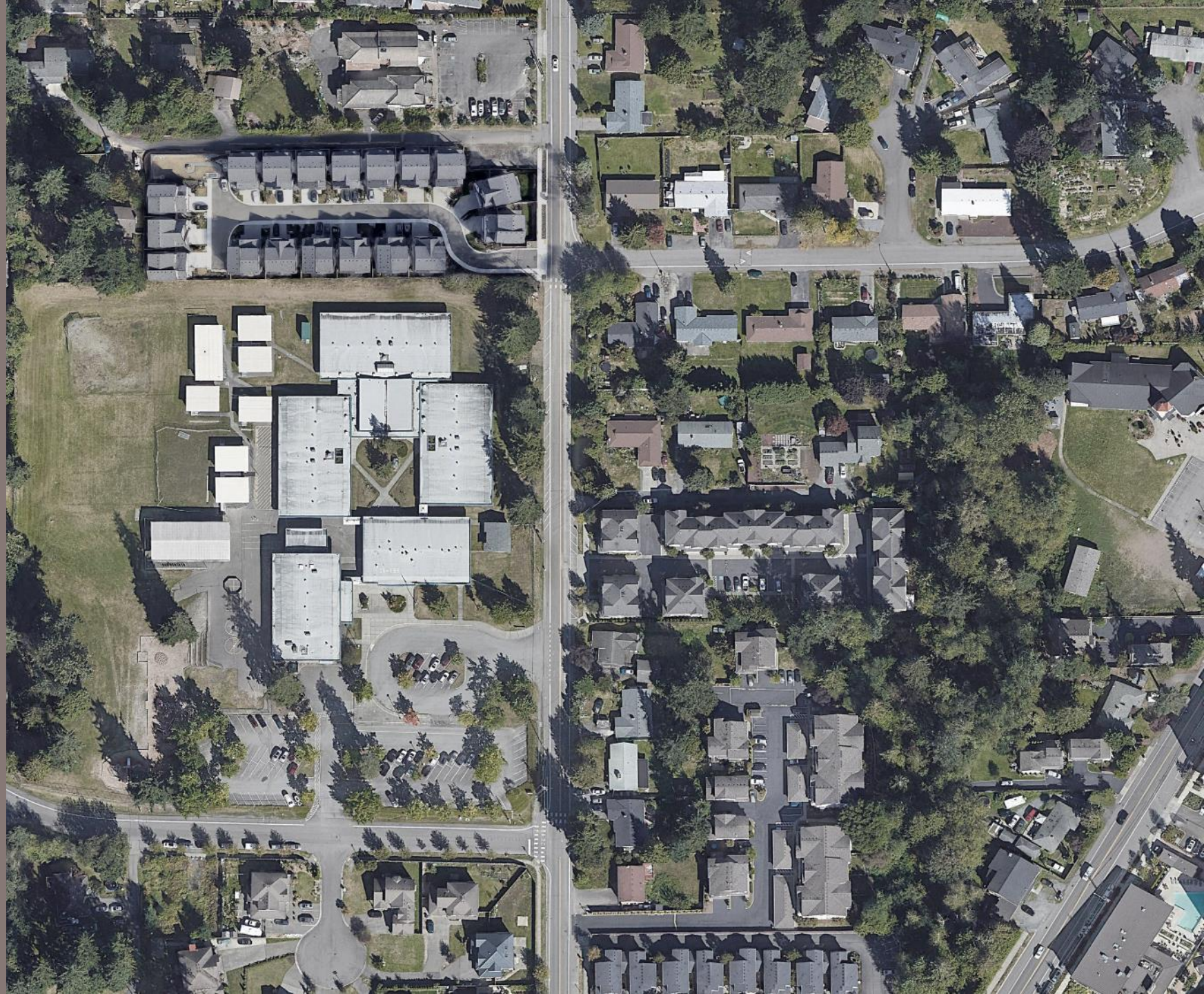
Edmonds School District

3.1.2023



Agenda

- » Introductions
- » Site & Building Design
- » Materials & Colors
- » Urban Center Requirements
- » Questions



Existing

- » 56 year old Oak Heights Elementary School, serving 620 students in grades K-6
- » 47,851 SF school plus 9 portable classrooms on 381,907 SF site
- » School bus access off 18th Ave W and pick-up & drop-off access off Oak Road



Proposed

- » New Oak Heights ES, continues serving 620 students in grades K-6
- » New 84,121 SF school on same site with room for 6 future portable classrooms
- » Maintain school bus access off 18th Ave W and pick-up & drop-off access off Oak Road



Proposed

“Park Runs Through It”

- » South admin building includes functions shared with public outside of school hours
 - Gym & Commons
 - Library
- » Central & north classroom buildings with abundant daylight and connection to nature



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Proposed

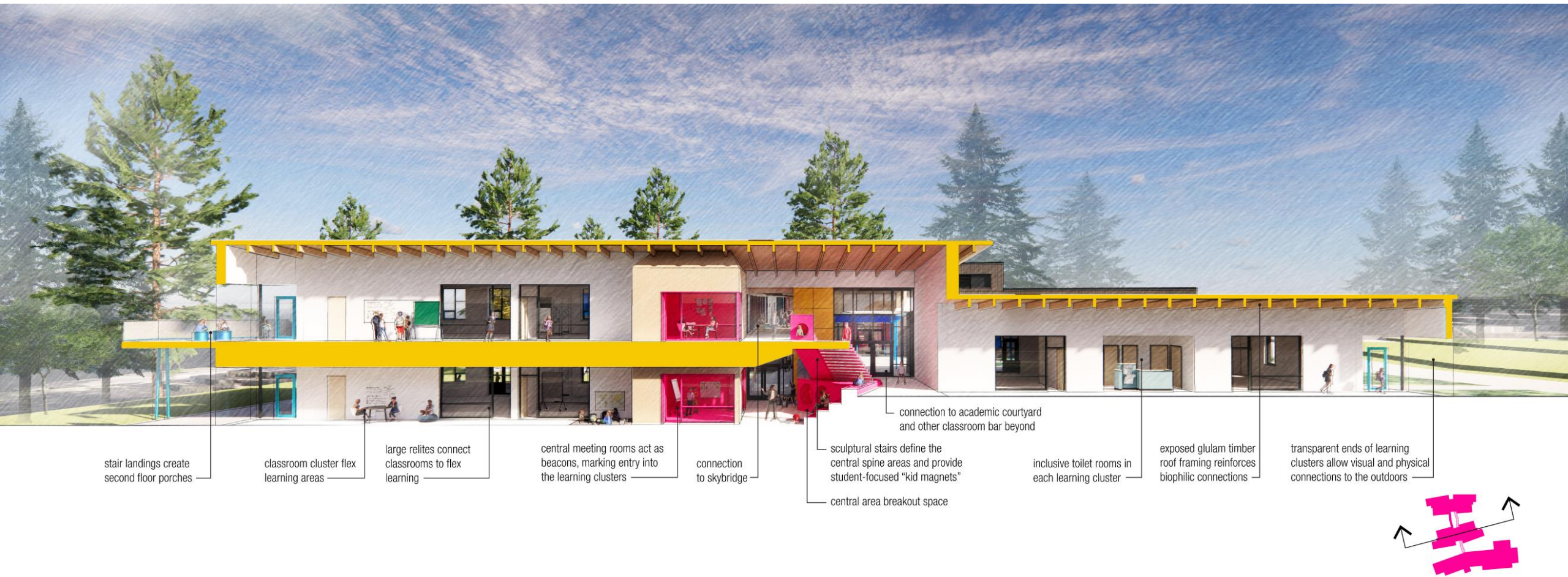
School Safety

- » Secure site perimeter
 - Chain-link Fence
 - Double Wire Fence
- » Secure building perimeter
 - Architectural Perforated Sheet Metal Fence

PERIMETER SECURITY FENCE BUILDING EXTERIOR WALL SECURE ENTRANCE CONNECTING BRIDGE
SECURE BUILDING FENCE COVERED WALKWAY



Proposed – View through classroom building



Proposed – View through classroom courtyard



central courtyard connects students to the outdoors

vibrant accent panels and canopy structure creates a playful and inviting exterior expression

skybridge connecting two classroom bars

exterior ramp and stairs connects split-levels

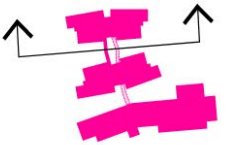
exposed glulam timber roof framing reinforces biophilic associations

covered walkway connects the two classroom bars across the academic courtyard

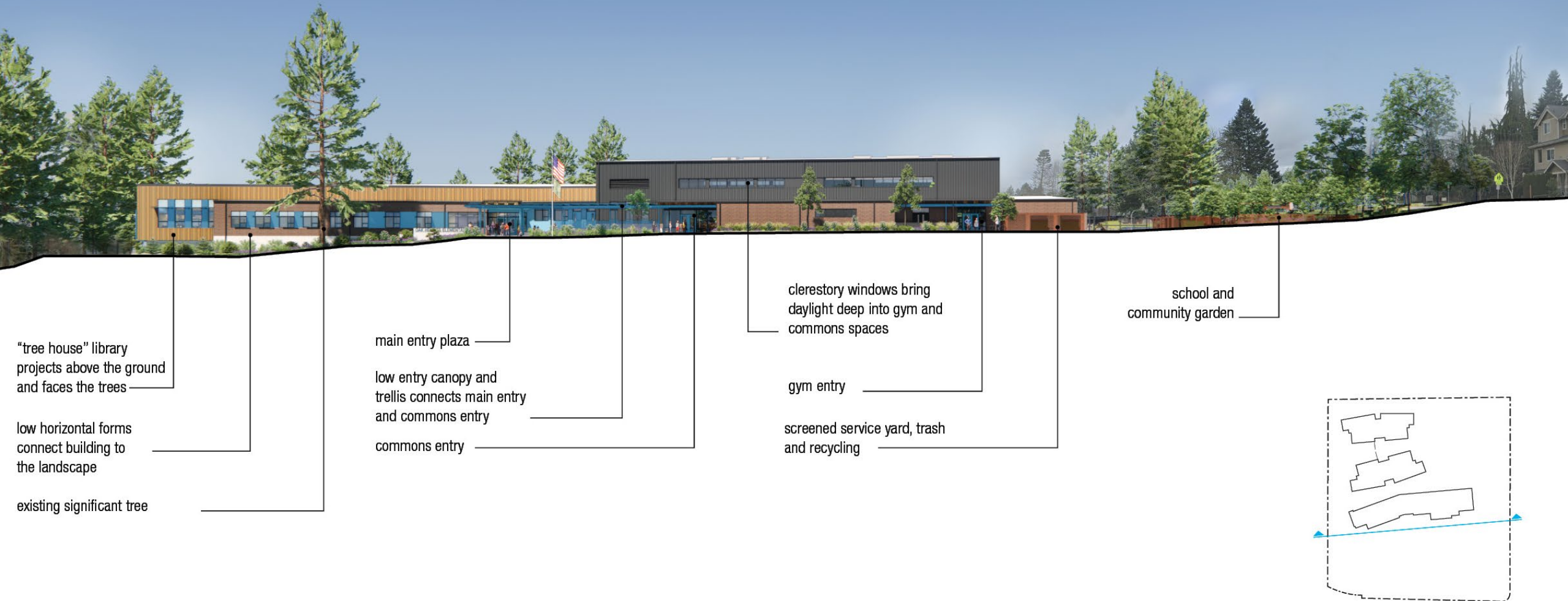
covered outdoor learning patios at each ground level classroom

custom bargrate shading devices between roofs unifies the canopy expression

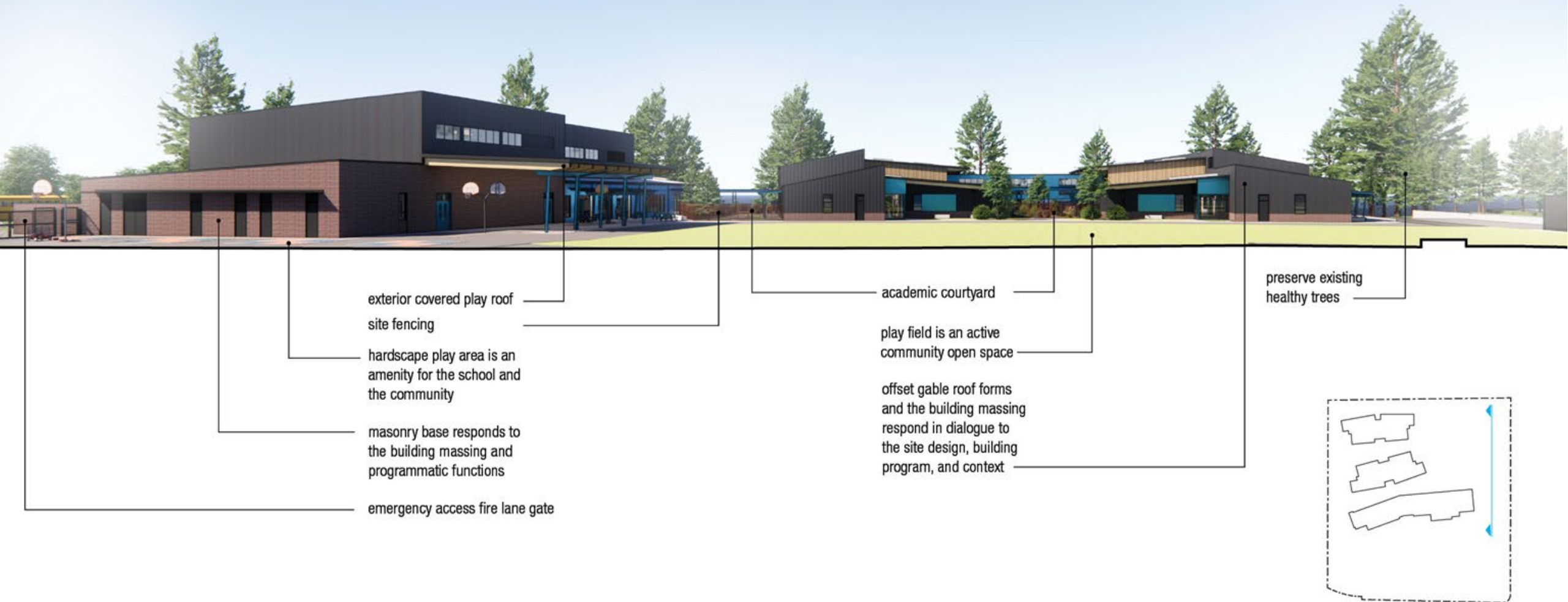
classroom buildings connect to playground through an ornamental security fence



Proposed – View from Oak Road



Proposed - View from 18th Ave W



Main Entry



Materials & Colors

- » Brick Masonry Veneer
- » Pre-finished Corrugated Metal Siding
- » Pre-finished Wood Series Fiber Cement Siding
- » Pre-finished Color Fiber Cement Siding
- » Painted Steel Structure



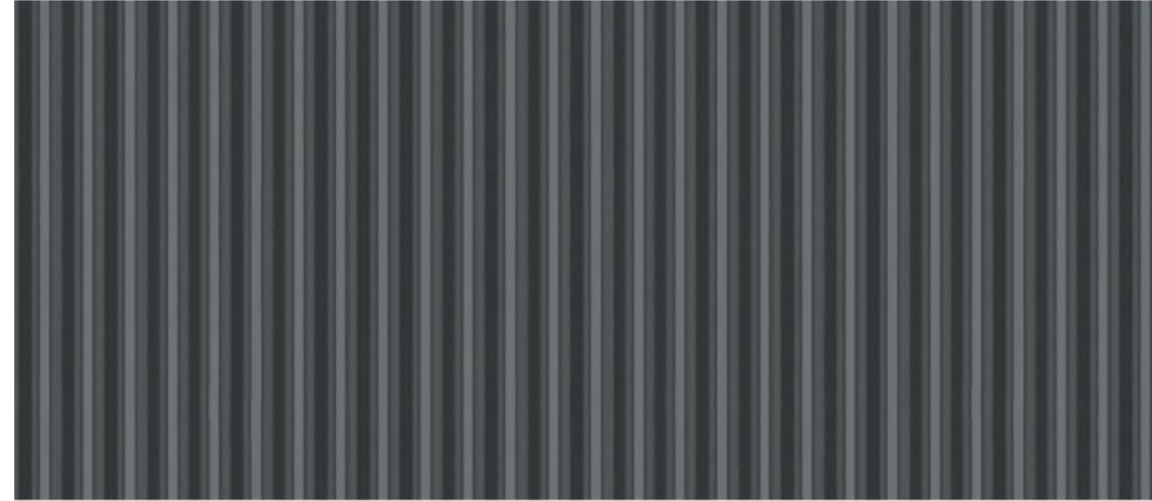
Materials & Colors

- » Brick Masonry Veneer
- » Pre-finished Corrugated Metal Siding
- » Pre-finished Wood Series Fiber Cement Siding
- » Pre-finished Color Fiber Cement Siding
- » Painted Steel Structure

PRE-FINISHED WOOD SERIES
FIBER CEMENT SIDING
COLOR: 'CEDAR'



PRE-FINISHED CORRUGATED
METAL PANEL SIDING
COLOR: 'BLUE GRAY'



BRICK MASONRY VENEER
COLOR: 'WINDSOR'
SIZE: NORMAN (2-1/2" X 11-1/2")



PRE-FINISHED FIBER CEMENT SIDING
& EXPOSED STRUCTURAL STEEL
CUSTOM COLOR: 'CAPRI'
(SW 6788)

Urban Center Zone

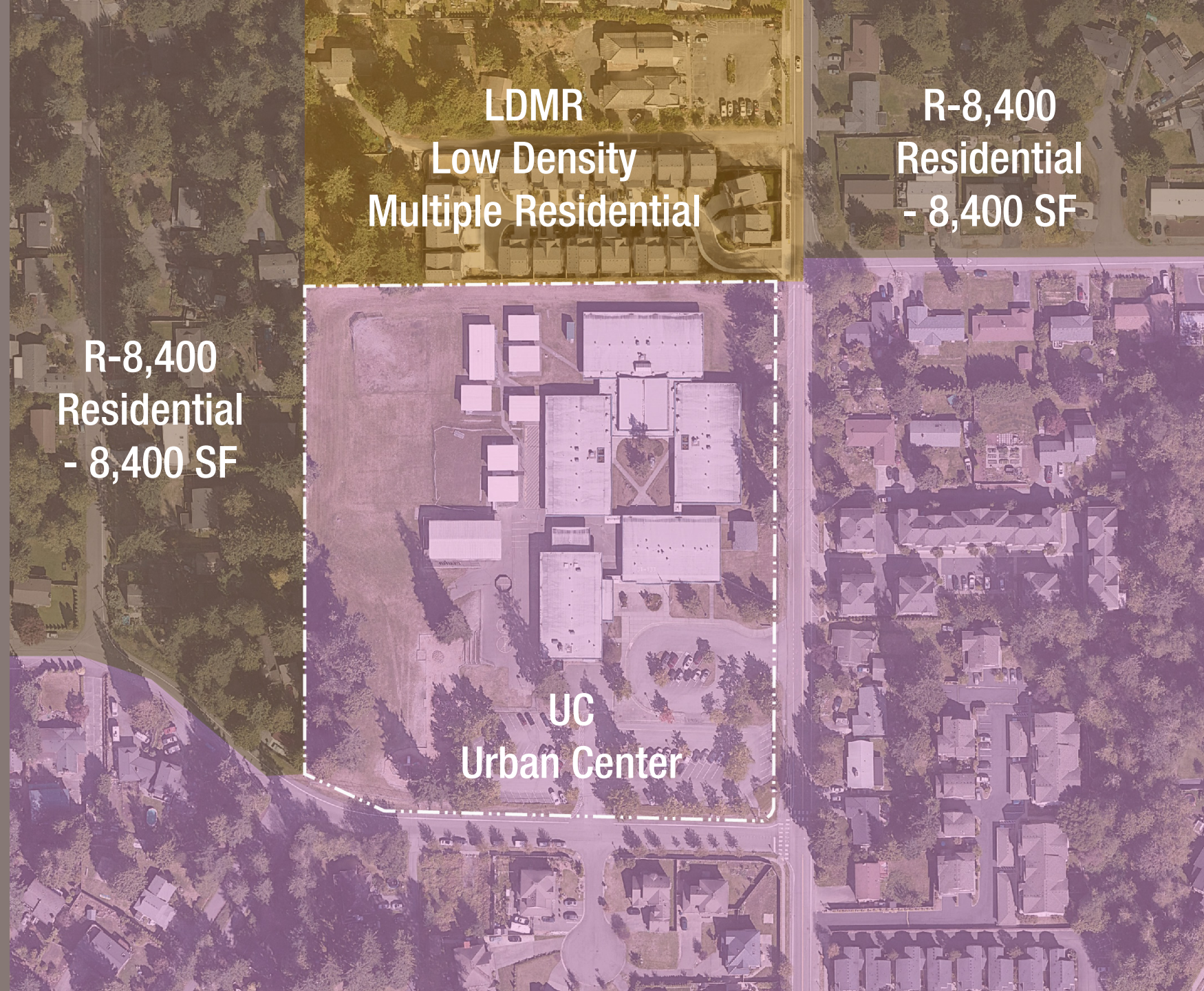
- » Height Requirements
- » Floor Area Ratio (F.A.R.) Requirements
- » Site Circulation
- » Open Space Requirements



Height

Per SCC 30.34A.040:

- » (1) 90 ft max allowed
- » (2) New buildings within 90 ft of R-8,400 or LDMR zones limited to height = half of distance



Height

Per SCC 30.34A.040:

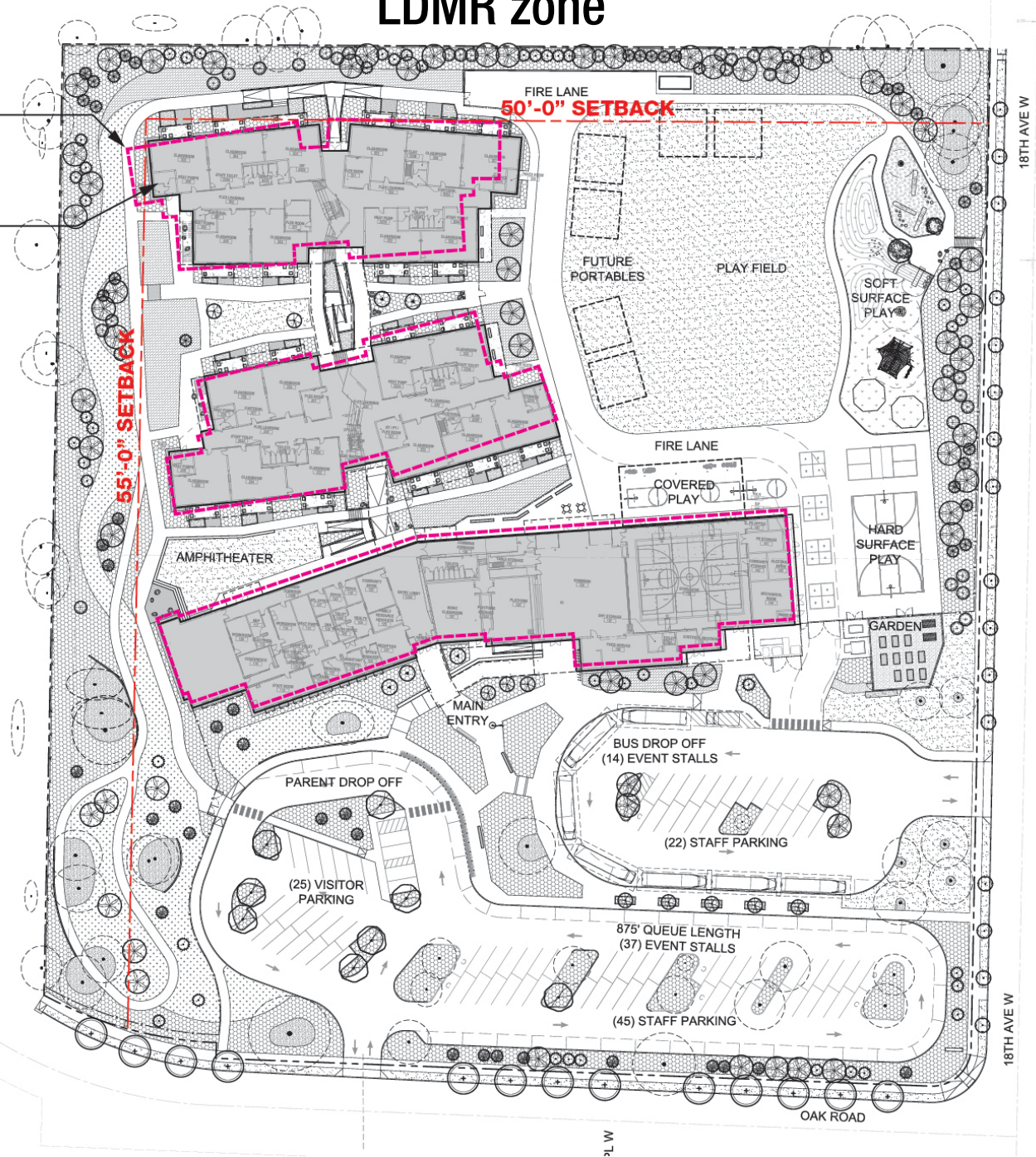
- » (1) 90 ft max allowed
- » (2) New buildings within 90 ft of R-8,400 or LDMR zones limited to height = half of distance
- » North: LDMR height limit = 25'-0"
- » West: R-8,400 height limit = 27'-6"

Previous Proposed Building Footprint

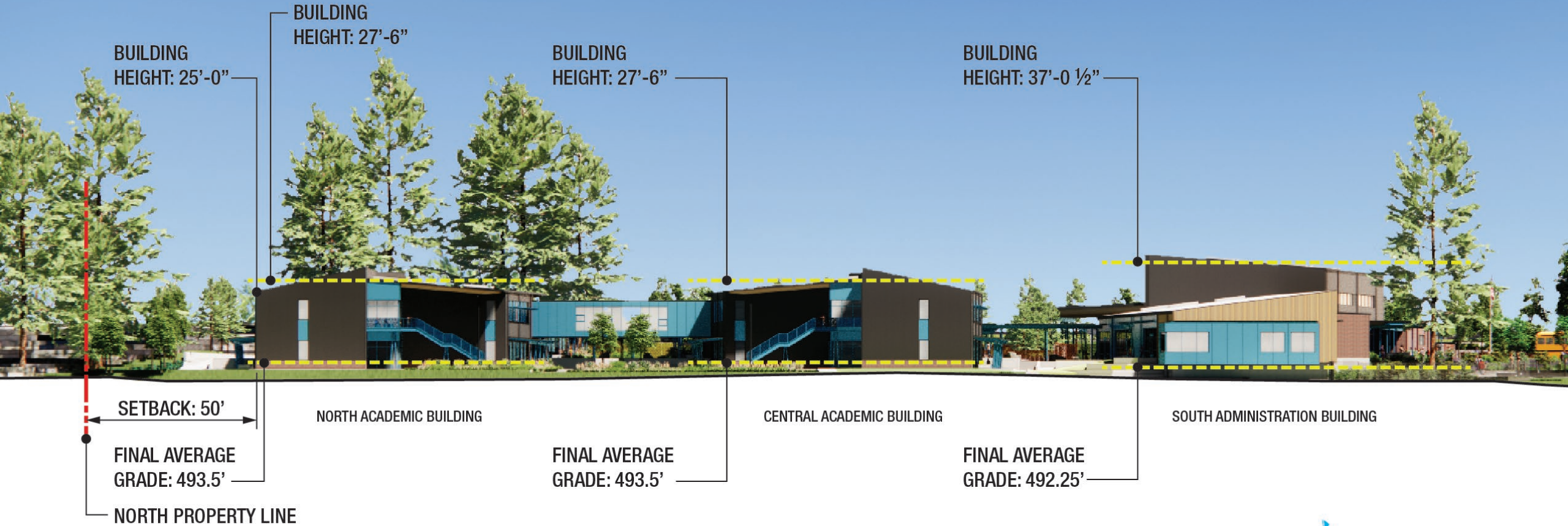
Revised Proposed Building Footprint
In Compliance With Building Height Limit
Setbacks Per SCC 30.34A.040(2)

**R-8,400
zone**

LDMR zone

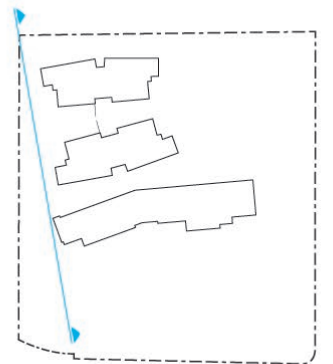


Height



**North: LDMR zone
height limit = 25'-0"**

**West: R-8,400 zone
height limit = 27'-6"**



F.A.R.

» Per SCC 30.34A.030 for developments other than Mixed Use:

- 0.5 minimum
- 0.75 maximum

» Proposed design:

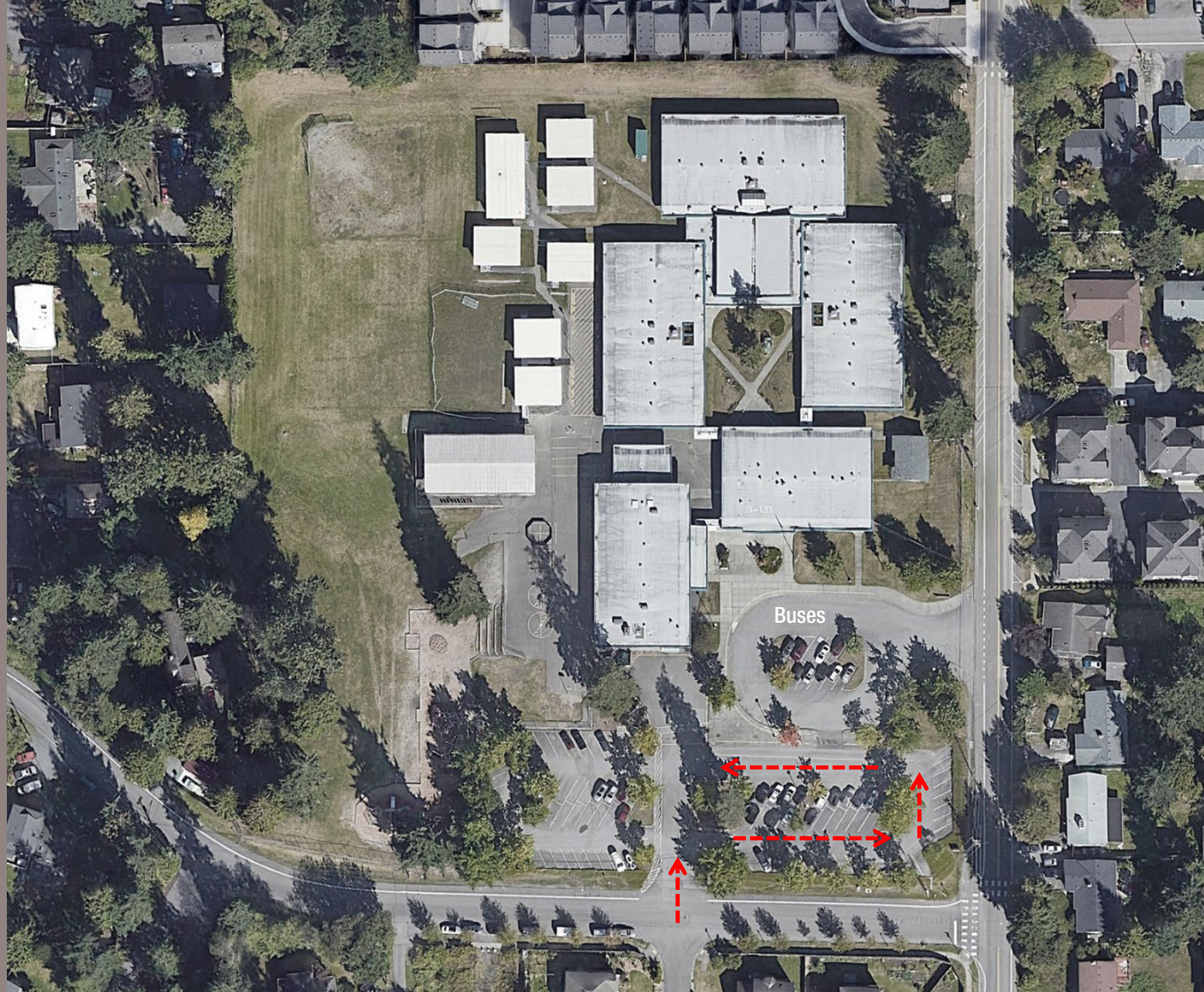
- 0.22 F.A.R.
- Variance Requested

» 0.5 F.A.R. = 190,956 SF elementary school



Existing Site Circulation

- » 455 ft queue length off Oak Road
 - Between parking stalls
 - Without passing lane
- » Oak Rd access drive aligned with 18th PL W
- » 95 vehicle parking stalls
- » No sidewalks along 18th Ave W or Oak Road



Proposed Site Circulation

- » Move Oak Rd access drive 150 ft west
 - Variance Requested
- » Proposed queue length off Oak Road: 875 ft
 - Outside of parking stalls
 - With passing lane
- » 92 parking stalls
- » Sidewalks on 18th & Oak
 - Variance Requested



Open Space

- » Per SCC 30.34A.070:
Min. open space = 2%
of floor area
- » Required: 1,682 SF
= 2% x 84,121 SF
- » Proposed: 69,675 SF
 - Available outside of school
operating hours



Thank you



