



City of Seattle  
 Gregory J. Nickels, Mayor

**Department of Planning and Development**  
 D. M. Sugimura, Director

**CITY OF SEATTLE  
 ANALYSIS AND DECISION OF THE DIRECTOR OF  
 THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3004795  
**Applicant Name:** Mike Galbraith for YMCA of Greater Seattle  
**Addresses of Proposals:** 1700 23<sup>rd</sup> Avenue

**SUMMARY OF PROPOSED ACTION**

Land Use Application for future construction of a 854 square foot addition to a minor institution (YMCA) for use as a Teen Center. The project includes demolition of a 168 square foot corridor for a net expansion of 686 square feet. No additional parking is needed.

The following approvals are required:

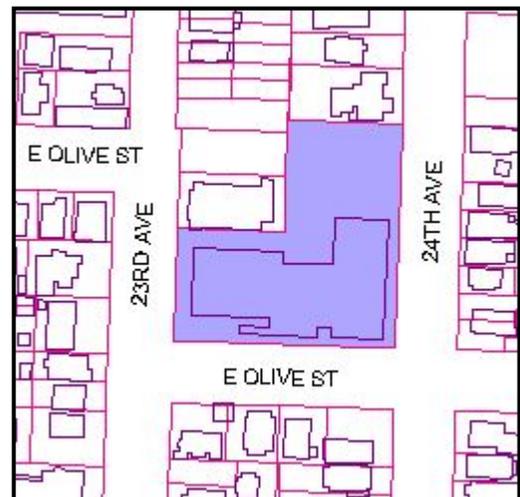
**Administrative Conditional Use** - to expand an institution in a Lowrise – 2 zone.  
 Chapter 23.45.122, Seattle Municipal Code.

**SEPA DETERMINATION:**       Exempt    DNS    MDNS    EIS  
     DNS with conditions  
     DNS involving non-exempt grading or demolition  
    or involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site and Vicinity Description**

The project site is located on East Olive Street between 23<sup>rd</sup> Avenue East and 24<sup>th</sup> Avenue East. The building houses the Meredith Matthews East Madison YMCA which was originally built in 1964. There are administrative offices, a Community Center with a gymnasium, and a swimming pool. The building underwent a major remodel and addition in 1992 for which it received an Administrative Conditional Use permit. The YMCA site slopes from 23<sup>rd</sup> Avenue East to 24<sup>th</sup> Avenue East so that building and the proposed addition on the south side of the building are perched well above the level of the sidewalk on East Olive Street.



The subject site is located in an L-2 zone which is developed with a mix of single family, multi-family and commercial uses. The Ebenezer A.M.E. Zion Church is located on the adjacent property to the north of the YMCA building. Property immediately east of the site are zoned Lowrise 1 and to the south the zoning is Single Family 5000. To the north along 23<sup>rd</sup> Avenue East the zoning is Lowrise 3 and Neighborhood Commercial.

The area in the general vicinity is characterized by a mix of single family and multifamily residential structures and commercial buildings. All streets adjoining the site are improved with curb, gutter, sidewalk and street trees.

### Proposal Description

The applicant proposes to construct a 854 square foot Teen Center on the south side of the existing building. The project includes demolition of a 168 square foot corridor for a net increase of 684 square feet. It is anticipated that there will be 20 - 30 teens attending the center per day and two full-time staff members. In addition to the 47 parking stalls provided on the site, there is a shared-use parking agreement with the adjacent Ebenezer A.M.E. Zion Church for shared parking. Therefore, no additional parking will be required.

### Public Comment

The comment period for this project ended October 18, 2006. No written comment was received during the public comment period.

### **ANALYSIS - ADMINISTRATIVE CONDITIONAL USE GENERAL PROVISIONS**

A. *Only those conditional uses identified in this subchapter as conditional uses may be authorized as conditional uses in multifamily zones. The Master Use Permit process shall be used to authorize these uses.*

The Land Use Code allows this use in multifamily zones outright, but requires an Administrative Conditional Use approval when institutions do not meet development standards.

B. *Unless otherwise specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Subchapter I.*

This proposal is subject to SMC 23.45.122, Institutions other than public schools not meeting development standards (Lowrise -2 structure width and depth and setback requirements).

C. *The Director may approve, condition or deny a conditional use. The Director's decision shall be based on a determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

This decision shall be based on whether the proposed use meets the criteria for establishing a specific conditional use as described in SMC 23.45.122 A through D.

The criteria for expansion shall be satisfied, and the project will be conditioned to prevent any detriment to the public welfare or injury to surrounding properties.

*D. In authorizing a conditional use, the Director may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protection of other properties in the zone or vicinity and the public interest.*

The criteria described in SMC 23.45.122 A through D is used to evaluate the proposal and apply conditions if necessary to protect other properties and the public interest.

*E. The Director shall issue written findings of fact and conclusions to support the Director's decision*

This report satisfies the above criterion.

*F. Any authorized conditional use which has been discontinued shall not be re-established or recommenced except pursuant to a new conditional use permit.*

This institution has existed and been in continuous use at its present site since 1964; therefore, this criterion is not applicable.

## **ANALYSIS-ADMINISTRATIVE CONDITIONAL USE**

### Multifamily Zones

Section 23.45.090 of the Seattle Municipal Code provides that expansion of an existing institution not meeting development standards may be permitted as an administrative conditional use subject to the requirements of Section 23.45.122.

SMC 23.45.122 provides criteria to be used to evaluate and/or condition this proposal. They are categorized as: A) Bulk and Siting; B) Dispersion Criteria; C) Noise; D) Transportation Plan. Each of these criteria will be analyzed below.

*A. Bulk and Siting: In order to accommodate the special needs of the proposed institution, and to better site the facility with respect to its surroundings, the Director may modify the applicable development standards for modulation, landscaping, provision of open space, and structure width, depth and setbacks. In determining whether to allow such modifications, the Director shall balance the needs of the institution with the residential scale and character of the surrounding area.*

The applicant is not requesting any further modifications from the required applicable development standards for modulation, landscaping, provision of open space, and structure width, depth and setbacks beyond those approved in the Administrative Conditional Use permit granted in 1992.

*B. Dispersion: An institution which does not meet the dispersion criteria of Section 23.45.102 may be permitted by the Director upon determination that it would not substantially aggravate parking shortages, traffic safety hazards and noise in the surrounding residential area.*

The Ebenezer AME Zion Church is located adjacent to the north property line of the YMCA on 23<sup>rd</sup> Avenue East. Neither of the exceptions to the dispersion criteria applies (a) within 600 feet of a public school or (b) presence of physical elements providing separation). It was determined in an Administrative Conditional Use decision in 1992 allowing a 4,760 square foot expansion of the YMCA that it would not substantially aggravate parking shortages, traffic safety hazards or noise conditions in the surrounding residential area, thus satisfying the intent of the dispersion criteria.

YMCA and Church officials maintain open lines of communication and update each other with plans for special events and special needs as they arise. In addition, the two parties have drafted a Shared Parking Agreement to be recorded prior to publishing of this decision. This agreement adds an additional 5 designated parking spaces to the 47 provided on the YMCA site and another 28 undesignated for use any time other than Wednesday evening or all day on Sunday.

The YMCA conducted a parking analysis to determine peak usage times for the facilities. Based on counts of member and guest access data it was shown that peak usage times are 7AM – 10AM and 5PM – 7PM with Mondays during the first six months of the year having the highest usage rate. The single day high on Monday, May 1, 2006 translated to 36.8 car visits to the site. This is well within the 47 car capacity of the YMCA to provide. The additional parking on site plus the church shared parking is adequate to provide for staff needs and overflow for special events.

The new Teen Center is small in scope and does not warrant additional parking as users will typically be under driving age, will be walking to the facility from the surrounding neighborhood or be dropped off by family members.

C. *Noise.* The Director may condition the permit in order to mitigate potential noise problems. Measures to be used by the Director for this purpose include, but are not limited to the following: landscaping, sound barriers or fences, mounding or berming, adjustments to yards, the location of refuse storage areas, or parking development standards, design modification, and fixing of hours of use of area.

There is no new noise anticipated from the new Teen Center addition. Noise impacts associated with activities on the site will be effectively enclosed within the building and will be mitigated with supplemental landscaping. No further mitigation is warranted.

D. *Transportation Plan.* A transportation plan is required for institutions proposing expansions of more than 4,000 square feet and/or requiring the addition of 20 or more parking spaces. The Director shall determine the level of detail to be disclosed based on the probable impacts and/or scale of the proposal. The transportation plan may consider the following elements, as well as other similar factors: traffic, parking area, parking overflow, safety, and availability of mass transportation.

The expansion on the YMCA site is only 686 square feet. A Transportation plan is not required for this expansion.

**DECISION-ADMINISTRATIVE CONDITIONAL USE**

Based on the foregoing analysis and review, the proposal, as conditioned below, satisfies all relevant requirements of SMC 23.45.116 and 23.45.122 which govern administrative conditional uses in multi-family zones. The proposal, as conditioned, is not expected to be materially detrimental to the public welfare nor injurious to property in the zone or vicinity in which the institution will be established, and should be **CONDITIONALLY GRANTED**.

**CONDITIONS – ADMINISTRATIVE CONDITIONAL USE PERMIT**

The Shared Parking Agreement, dated July 1, 2005, or as updated in substantially the same form, shall be signed by all parties and submitted to the Department of Planning and Development.

Signature: (signature on file)  
Marti Stave, Land Use Planner  
Department of Planning and Development

Date: December 14, 2006