



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane Sugimura, Director

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

Application Number: 3008168

Applicant Name: Jim Baurichter of Broderick Architects for St. Therese Church

Address of Proposal: 3416 E. Marion Street

SUMMARY OF PROPOSED ACTION

The following approvals are required:

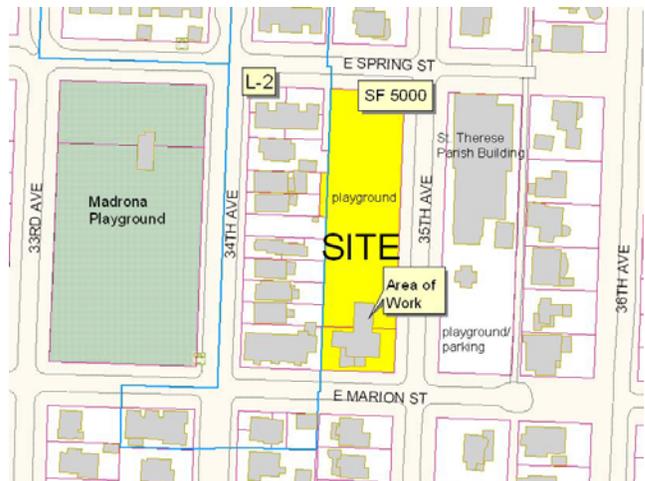
Administrative Conditional Use - To allow expansion of an institution in a single family zone (SMC Chapter 23.44.022).

- 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 subject site includes two parcels, together constituting the east portion of the block between 34th and 35th Avenues East and East Marion and East Spring Streets. They are zoned SF 5000, and are developed at the south end with a residential structure historically permitted as a rectory associated with St. Therese Church. The building has a barrier free entrance and barrier free restroom. Most of the property is open space, and functions as a playground for the St. Therese School. Across 35th to the east is located the church and school building, again



taking up the entire block face. The surrounding area to south, north, and east is zoned Single Family 5000 and developed with single family homes. To the west of the subject site properties are zoned Lowrise 2, and largely developed with multifamily residential structures, among which are several single family residences. Streets adjacent to the site are fully improved.

Proposal Description

The existing rectory building is a 2-story structure with an unfinished basement. The portion of the existing building projecting north is single story (formerly a garage) with a roof deck on top. The proposed addition is above the single-story area, together with a new stair which would expand the building footprint. The existing building size is 3,799 square feet, not including the unfinished basement. The proposed second story addition is 751 square feet and the proposed stair is 129 square feet. The addition height is proposed to be 26 feet 8 inches. The small on-site parking lot, accessed from East Marion Street, will be re-stripped to include barrier-free parking.

The building currently has seven offices. The proposed addition would include another office. It is expected that a maximum of six employees would use the offices at any one time. The new meeting space would be used by a maximum of 25 persons for approximately 1 hour per day (between 9 am -5 pm). The religious education rooms would not be used concurrently with masses.

Public Comment

No written public comments were received during the comment period that ended November 21, 2007.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

The Seattle Land Use Code (SMC 23.44.022 A) provides that institutions such as religious institutions may be permitted as conditional uses in single-family zones. Sections 23.44.022 D through M sets forth criteria to be used to evaluate and/ or condition the proposal. The applicable criteria are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards enunciated in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600') or more from any lot line of any other institution in a residential zone, certain exceptions.

The proposed addition to the structure is wholly within the existing boundaries of St. Therese; therefore, the dispersion criterion is not applicable to this proposal.

F. Demolition of Residential Structures.

No residential structure shall be demolished nor shall its use be changed to provide for parking.

No demolition of residential structures is proposed; therefore, this criterion is not applicable.

G. Reuse of Existing Structures.

Existing structures may be converted to institution use if the yard requirements for institutions are met.

The structure, formerly a rectory has been converted to institution use in the 1970's, and will be expanded under this application. Yard requirements are met.

H. Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

The new structure is not expected to create any noise or odor impact.

I. Landscaping

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The perimeter of the property is substantially landscaped and proposal is not expected to impact any surrounding uses. Plans show that the addition will increase the footprint and remove lawn and shrubs but will not impact the perimeter landscaping. Roof stormwater runoff will be diverted to an existing catch basin. Existing vegetation provides adequate screening of the small on-site parking area being modified. No additional landscaping is required for this proposal.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

No light and glare impacts are anticipated. The project will include low level security lighting.

K. Bulk and Siting

1. *Lot Area. If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:*

a. For lots with unusual configuration or uneven boundaries, the proposed principal structures be located so that changes in potential and existing development patterns on the block or blocks within which the institution is located are kept to a minimum.

This proposal does not impact development patterns therefore, this criterion is not applicable.

b. For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential

Although the site has considerable street frontage, the development will be limited to a small portion of it. This proposal comports adequately with this criterion.

2. *Yards of institutions shall be as required for uses permitted outright in Section 23. 44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5 ft.) after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.*

The yard requirements are fully met.

3. *Height limit:*

a. A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five (25') above the height limit.

This is not applicable.

4. *Facade Scale: If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.*

The proposal lengthens the façade on the ground floor by about 4 feet and includes a 2nd floor addition. Overall the façade length is about 80 feet; however, the mass is comprised of two distinct wings with a narrow gasket in between. The yards will substantially exceed the requirement as discussed earlier in that the structure will be over 33 feet from the street and over 46 feet from the abutting residential property. The subject structure is the only structure on the half-block in that a majority of it consists of playground. Window, changes in materials and trim help break up the facade and reduce the perceived scale of the addition. In light of that, no impacts associated with bulk will be perceived by neighboring properties and no conditions are necessary.

L. Parking and Loading Berth Requirements

SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section. The modification shall be based on adopted City Policies and shall:

- i. Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*
- ii. Not cause undue traffic through residential streets nor create a serious safety hazard.*

There is not expected to be a change in parking demand and no modification of requirements is requested. One additional barrier free parking space will be provided.

M. Transportation Plan

A transportation plan shall be required for proposed new institutions and for those institutions proposing expansions which are larger than four thousand (4,000) square feet of the structure area and/or required to provide twenty (20) or more spaces.

The total floor area proposed in the subject proposal is less than the 4,000 sq. ft. and less than 20 parking spaces are required for the addition, therefore, the above provision is not applicable.

