



City of Seattle

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: 3011070
Applicant Name: Mohan R. Khandekar for Seattle Parks Department
Address of Proposal: 1700 East Yesler Way

SUMMARY OF PROPOSED ACTION

Land Use Application to allow installation of a temporary office trailer. Parking will be reduced from 20 to 13 spaces. Parking lot was established under DPD Permit No. 6242575.

The following approval is required:

Temporary Use Permit - Chapter 23.42.040.

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

BACKGROUND DATA

Site Location: 1700 East Yesler Way
Zoning: Neighborhood Commercial 1 with a 40 foot height limit (NC1-40')
Parcel Size: The site has an area of approximately 8,064 sq. ft. The temporary office trailer has an area of 320 sq. ft.
Existing Uses: Parking lot accessory to Langston Hughes Performing Arts Center
Zoning in Vicinity: The subject is located at the northeast corner of the intersection of East Yesler Way and 17th Ave. The properties on all four corners of the intersection are all zoned NC1-40'. The NC1 zoning continues east along Yesler Way and south of Yesler Way across from the subject site. Immediately north of the subject site the zoning changes to Lowrise Three multifamily residential (L3). There is additional L3 zoning one block east and west of the site.

Uses in Vicinity: The Langston Hughes Performing Arts Center is to the south directly across East Yesler Way. Townhouses abut the site to the north. The property to the east is currently vacant. Other uses in the vicinity include commercial, residential and a nursing home.

Proposal Description

The applicant, Seattle Parks Department, proposes to temporarily locate an office trailer in an existing parking lot accessory to the Langston Hughes Performing Arts Center (LHPAC). The temporary office trailer will be used by LHPAC staff while LHPAC is being renovated.

The existing parking lot has spaces for 20 vehicles which are used as overflow parking for visitors to the LHPAC. Thirteen parking spaces will remain available while the temporary office trailer is in use, seven spaces will be temporarily displaced. The proposed temporary office trailer will be in use for six months following this approval. Once the trailer is no longer in use, the site will be restored to 20 parking spaces consistent with the current use. Landscaping and striping will also be restored.

Public Comments

The comment period for this proposal ended March 10, 2010. One comment letter was received.

ANALYSIS - TEMPORARY USE

Pursuant to SMC 23.42.040, the Director may grant, deny, or condition an application for temporary use authorization for uses not otherwise permitted or not meeting development standards in the zone, and which are in keeping with the spirit and purpose of the Land Use Code. The Code states that, "A Master Use Permit for any use for a time period of up to six months which does not involve the erection of a permanent structure may be authorized under the following conditions: the use shall not be materially detrimental to the public welfare; the use shall not result in substantial injury to the property in the vicinity; and the use shall be consistent with the spirit and purpose of the Land Use Code."

The proposed site for the temporary office trailer is currently established as accessory (overflow) parking for the Langston Hughes Performing Arts Center (LHPAC). The proposed temporary office trailer will allow LHPAC staff to continue their duties in close proximity to LHPAC (which is located across East Yesler Way to the south) while it is undergoing work including seismic upgrades, electrical work and interior renovations.

Although office use is permitted outright in the NC1 zone, the proposed temporary office trailer will not meet certain development standards in the zone such as façade transparency and location of parking relative to a structure. Therefore, a temporary use permit to allow temporary structures not meeting development standards is required. The proposed use of the site does not propose the erection of any permanent structure.

The proposed temporary office trailer use is not materially detrimental to the public welfare. The site has previously been used for overflow parking for visitors to the LHPAC. That use will continue, but the capacity of the parking lot will temporarily be reduced from 20 to 13 spaces. The temporary reduction in the number of spaces available to LHPAC visitors is not materially detrimental to the public welfare, and will allow LHPAC staff to continue their work in close proximity to the Center during a six month period while the structure is being renovated.

The proposed use will not result in any substantial injury to the property in the vicinity. The existing use (parking) will continue, but with seven fewer spaces available for the six month duration of temporary to the property. The existing condition of the parking lot will be restored at the end of the project. While there may be some displacement of parking by visitors who currently use the lot, any potential parking impact to the surrounding neighborhood is minor in scope and temporary nature in nature. Since no substantial injury will result, conditioning to provide for possible overflow of seven non-required parking spaces is not warranted.

This proposal is consistent with the spirit and purpose of the Land Use Code. Office uses are permitted in the zone, and the temporary duration of the proposed office trailer use will ameliorate any impacts related to the lack of compliance with development standards such as transparency of the trailer façade and location of parking relative to the structure. Again, once the trailer is removed, the existing parking lot will be restored to its existing condition including landscaping.

DECISION – TEMPORARY USE

This temporary use application request is **GRANTED.**

Signature: _____ (signature on file) Date: March 29, 2010
Molly Hurley, Senior Land Use Planner
Department of Planning and Development

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