



City of Seattle

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**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**

**Project Number:** 3011274

**Applicant:** Alyssa Mehl, Nicholson Kovalchick Architect, for  
Westside School

**Address of Proposal:** 7740 34<sup>th</sup> AVE SW

**SUMMARY OF PROPOSAL**

Land Use Application to expand an existing private school (Westside School). Project includes the addition of five portables totaling 10,363 square feet. Forty-five additional parking spaces to be provided (84 spaces total). No change to existing structure. Related building permit #6258279.

The following approvals are required:

**Administrative Conditional Use** – to allow expansion of a private school.  
(SMC23.44.022)

**SEPA Environmental Threshold Determination** (SMC Chapter 25.05)

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

## **SITE AND VICINITY**

Site Location: Westside School is located in West Seattle. The project site is the block located south of SW Holden Street, north of SW Kenyon Street, east of 34<sup>th</sup> AVE SW and west of 32<sup>nd</sup> AVE SW.

Zoning: Single Family 5000.

Parcel Size: Approximately 160,736 square feet (3.7 acres).

Existing Use: Private School (institution).

Public Comment: The public comment period ended on November 28, 2010. No public comments were received.

## **ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)**

The Land Use Code allows the expansion of existing institutions in residential zones through the administrative conditional use process. This proposal is a private school allowed in a single family zone through administrative conditional use approval. The DPD Director has the authority to approve, condition or deny a conditional use application. This decision shall be based on whether the proposed use will be materially detrimental to the public welfare or injurious to property. The applicable criteria used for evaluating and or conditioning the applicants' proposal 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.*

The plans submitted for the addition of the portables and parking meet applicable development standards detailed 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 feet (600') or more from any lot line of any other institution in a residential zone, with certain exceptions.*

The existing institutional boundaries are not expanding with this proposal; therefore, this criterion is not applicable.

F. Demolition of Residential Structures

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

Demolition of residential structures is not 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 proposal does not include the conversion of existing structures to institution use; therefore, this criterion is not applicable.

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.*

Noise and odor impacts are not considered significant and are mitigated by setbacks from residential uses, existing topography and proposed landscaping.

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 expanding parking lot located along SW Kenyon Street and adjacent to both 32<sup>nd</sup> AVE SW and 34<sup>th</sup> AVE SW will be landscaped around the perimeter to screen parking from adjacent streets and residentially zoned lots. Landscaping between the new portables and property lines will reduce the appearance of bulk from the residences located east and west of the site. No additional landscaping is necessary for mitigation purposes.

J. Light and Glare

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

Portables have safety lighting located at the exterior walkways and entry doors. This lighting is shielded and directed away from residentially zoned lots. No light and glare impacts on adjacent residentially zoned lots are anticipated to occur.

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.*

The lot is an entire block with improved streets located along the perimeter. The lot is not considered to have an unusual configuration or uneven boundaries and consistent with the blocks in the surrounding area. No further development standards will be applied.

- 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 structures and uses in the immediate area.*

The existing structure on site is a former public school building. The portables will be sited between the existing structure and parking lot located in the southern portion of the site. This location in combination with existing topography and proposed landscaping will not impact the current block fronts that the school shares with surrounding residential area.

2. *Yards. 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') 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 proposed additions comply with yard requirements for institutions; no reduction in yards is proposed.

3. *Height Limit. 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 feet (25') above the height limit.*

This provision is not applicable as no religious symbols are proposed.

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 facades of the proposed portables exceed 30 feet in length depending on their orientation. Landscaping, existing structure, and setback from SW Kenyon Street will adequately minimize the appearance of bulk. No additional conditioning is 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.*

No parking or loading berth modifications are requested.

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.*

A transportation plan has been submitted. The plan was reviewed and approved by the DPD Transportation Planner.

**DECISION - ADMINISTRATIVE CONDITIONAL USE**

The conditional use application is **Approved**.

**ANALYSIS – SEPA**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated October 19, 2010. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans, additional information in the file, including the Transportation Plan (dated October 19, 2010) and Traffic Analysis prepared by GTC (dated February 2011). As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

