



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**

**Application Number:** 3012568  
**Applicant Name:** Paul Enger of Lance Mueller and Associates  
for Holgate Street Church of Christ  
**Address of Proposal:** 2600 South Holgate Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a third story addition to an existing church for new classroom space. This is a revision to issued permit 3003877.

The following approvals are required:

**Administrative Conditional Use** - To expand an institution in a Lowrise 2 (LR2) zone.  
(Seattle Municipal Code Chapter 23.45.506)

**SEPA – Environmental Determination** – Chapter 25.05, 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.

\* SEPA impacts reviewed and DNS determination under original MUP 3003877

## BACKGROUND DATA

### Site and Vicinity Description

The subject property occupies the entire block bordered by Martin Luther King Jr. Way South, South Holgate Street, 26<sup>th</sup> Ave South, and South Grand Street. The site is located within a Multi-family Lowrise 2 zone (LR2), which continues to the north, east, and south. A Lowrise 1 (LR1) zone is located across 26<sup>th</sup> Ave S, to the west.

The subject property is currently under construction for an addition to an existing institution (Holgate Street Church of Christ). Surrounding uses include single family and multi-family residential to the north, west, and east; institutions (Red Cross, Central Youth and Family Services) to the south; and a Seattle Parks Dept Tennis Center to the southeast.

This site is located within the North Rainier Hub Urban Village, in an area considered part of the Mount Baker neighborhood. This area is located a few blocks south of I-90 and a few blocks east of Rainier Ave South. There is one arterial street bordering the site, Martin Luther King Jr. Way S. The area is characterized by single family and multifamily uses, with some institutions in the form of churches and social services. The area surrounding the subject property slopes down to the west.



### Proposal Description

The proposed expansion was originally reviewed and approved with an Administrative Conditional Use Permit under MUP 3003877. Another ACU was reviewed for some modifications to the original ACU under MUP 3009905.

The original approval included an expansion to the existing institution. Modifications under the second ACU increased the building area further. Administrative Conditional Use approvals were required because portions of the structure did not meet development standards.

The current proposed ACU is for additional building structure within a required setback from the west property line. The total institution with this addition would measure 25,146 square feet. The additional structure would not meet development standards, and therefore further Administrative Conditional Use review is required.

The proposed addition would be located near the center of the west façade, close to the west building entry. The proposal would convert a 209 square foot second story storage room into a classroom space (labeled “crying room” on the MUP 3012568 plan set), and add a 209 square foot mechanical mezzanine area above the classroom. The addition would be 31.2’ tall from grade to top plate, with a 3.3’ tall hip roof. Development standards in this zone allow a maximum building height of 25’ within 20’ of the front yard. The proposed mezzanine addition would be taller than allowed in the required (west) front yard, which requires ACU approval.

The second story would retain the shingle siding and windows approved with previous ACU reviews. The mezzanine level would include shingle siding to match existing, with mechanical louvers in the same pattern and size as the windows below.

#### Public Comment

Public notice was posted and mailed on July 28, 2011. Two public comment letters were received, with concerns about impacts to property values, parking, traffic, noise, crime, height, views, and the pedestrian environment.

#### ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

***SMC 23.45.506.C. Institutions other than public schools not meeting the development standards of 23.45.570, Institutions, and Major Institution uses as provided in Chapter 23.69, may be permitted subject to the following:***

- 1. 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. In determining whether to allow such modifications, the Director shall balance the needs of the institution against the compatibility of the proposed institution with the residential scale and character of the surrounding area.***

The Land Use Code allows institutions as a use permitted outright if the proposal meets all development standards. Since the institution would not meet the LR2 zone development standards for building height in a required setback, the proposed addition requires an Administrative Conditional Use approval. Under previous ACU analyses (3003877 and 3009905), the Institution received ACU approval for modification of development standards, including height, setbacks, and building depth.

The proposed ACU is to add a 209 square foot mezzanine area above the second story. The proposed addition would be located near the center of the west façade, clad in similar materials, and include similar roof forms and modulation as the rest of the institution. The proposed addition would add the appearance of a 17' wide third story addition. The proposed addition is located adjacent to and below the maximum height of the sanctuary mezzanine, reducing the appearance of additional building height. The addition includes 4'-14' deep modulation from the facades on either side, which reduces the appearance of bulk and scale. The proposed hip roof with side gable further reduces the appearance of bulk and scale.

The proposed addition is necessary for mechanical equipment for the institution, and the architectural treatment of this addition is compatible with the residential scale and character of the surrounding area.

- 2. Dispersion Criteria. An institution that does not meet the dispersion criteria of Section 23.45.570 may be permitted by the Director upon determination that it would not substantially worsen parking shortages, traffic safety hazards, and noise in the surrounding residential area.***

The existing institution is located less than 600' from several other institutions, which does not meet the dispersion criteria in SMC 23.45.570. However, these institutions are located in a Commercial zone. Since the nearby institutions are not located in a residential zone, the proposal meets this criterion. The current proposed ACU does not change how the proposal meets this criterion, which was reviewed and approved under previous ACU analyses 3003877 and 3009905.

3. *Noise. The Director may condition the permit in order to mitigate potential noise problems. Measures the Director may require for this purpose include, but are not limited to the following: landscaping, sound barriers, fences, berms, adjustments to yards or the location of refuse storage areas, location of parking areas and access, structural design modifications, and regulating hours of use.*

The proposal will not increase noise at this location. The majority of the activities will be located inside the building. Mechanical equipment in the mezzanine addition would be subject to the requirements of the Noise Ordinance that measures noise at adjacent properties (SMC 25.08).

4. *Transportation Plan. A transportation plan is required for proposed new institutions and for those institutions proposing to expand larger than 4,000 square feet of floor area and/or required to provide 20 or more new parking spaces. The Director may condition a permit to mitigate potential traffic and parking impacts pursuant to a Transportation Management Plan or Program as described in directors rules governing such plans or programs. The Director will determine the level of detail to be disclosed in the transportation plan based on the probable impacts and/or scale of the proposed institution.*

The proposed ACU is for 209 square feet of mezzanine area that doesn't meet the maximum height in a setback. This addition is below 4,000 square feet and therefore the proposal is not subject to the transportation plan requirement.

Previous ACU analysis under 3003877 included traffic analysis for the building expansion currently under construction.

### **DECISION - ADMINISTRATIVE CONDITIONAL USE**

The conditional use application is **APPROVED**.

Signature: \_\_\_\_\_ (signature on file)  
Shelley Bolser AICP, LEED AP,  
Senior Land Use Planner  
Department of Planning and Development

Date: September 19, 2011