



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**

Project Number: 3012671
Applicant: Susan Fore, Mahlum, for Seattle Girls School
Address of Proposal: 317 28th Avenue South

SUMMARY OF PROPOSAL

Land Use Application to expand an existing institution by changing the use of a 1,876 square foot single family dwelling unit to accessory office for Seattle Girls School located at 2706 South Jackson Street. No change in parking.

The following approvals are required:

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

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

SITE AND VICINITY

Site Location: The existing institution is located along Martin Luther King Jr. Way South and South Jackson Street at 2706 Martin Luther King Jr. Way South. The existing institution is approximately 10,500 square feet in size and contains structures fronting on both streets. Parking for 34 vehicles for the institution is established by covenant at a church located across South Jackson Street. The proposed expansion is located along a portion of the east boundary of the existing institution and fronts 28th Avenue South. The subject site is located two lots north of the intersection of 28th Avenue South and South Jackson Street.

Zoning: Single Family 5000.

Environmentally Critical Areas: No environmentally critical areas are located on site.

Parcel Size: Approximately 4,800 square feet.

Existing Use: An existing single family residence is located on the subject site.

Public Comment: The public comment period ended on October 26, 2011. No written public comments were received.

PROPOSAL

The proposal is to expand the existing institutional boundaries of the Seattle Girls School to include the subject site and convert the existing single family residence to institutional use. The existing residence will be used by existing staff for offices and teacher conference rooms. No changes to the exterior of the structure are proposed at this time. The current open space located at the rear of the lot (west of the structure) will be used as passive recreation by students as a school garden. The outdoor use will be during regular school hours 9:00AM to 3:00PM. No increase to students or staff will result from this proposal.

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 for an expansion of an existing private school, which is 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 have been reviewed and approved for compliance with development standards detailed in Section 23.44.008 through 23.44.016. The existing structure does not meet yard standards for the front or the side yard measured from the north property line. All other development standards are met. See discussion under Criterion G in regard to side and front yard requirements.

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 meet the dispersion criteria as established under Administrative Conditional Use (ACU) Permit 2206919. Under ACU 2206919 the Director determined the existing institution could be located less than six hundred feet from another institution since the intent of the dispersion criteria is achieved due to the presence of arterials (Martin Luther King Jr. Way South and South Jackson Street), which provide a substantial separation from other institutions. The Applicant documented that no institutions are located within 600 feet of the lot proposed for expansion under the current application for ACU. The Director has determined the proposed expansion meets the dispersion criteria. The expansion can be located less than six hundred feet of another institution since the intent of the dispersion criteria is achieved due to the presents of the aforementioned arterials. The Applicant has documented that no institutions are located within six hundred feet of the subject site, east of Martin Luther King Jr. Way South and north of South Jackson Street. Therefore this criterion has been met.

F. Demolition of Residential Structures

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

The residential structure will not be demolished or its use changed to provide for parking. Therefore this criterion has been met.

G. Reuse of Existing Structures

Existing structures may be converted to institution use if the yard requirements for institutions are met. Existing structures which do not meet these yard requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.

The existing residential structure does not meet the front and side yard requirements for institutional uses. The front façade of the structure is located 20 feet from the front property line, which meets front yard requirements for institutions; however a bay window and porch project into the front yard. The side yard measured from the north property line is five feet four inches. The required side yard for institutions is ten feet. The Director may allow existing structures to convert to institutional uses that don't meet yard requirements provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.

The Director has determined that the porch and bay window projecting into the front yard will not impact surrounding properties, therefore no mitigation is required. The Director has determined based on the project proposal that allowing the conversion of the existing structure from single family to institution with only a five foot yard measured from the north property line will not result in impacts to surrounding properties. Floor plans provided with the application indicate that uses along the north façade include hallways, bathrooms, 'mothers' room, kitchen and laundry. These uses are not significant noise generators. Therefore no mitigation is required and this criterion has been 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 current proposal identifies that the rear yard will be used for passive recreation as a school garden. Trash will be located along the south property line adjacent to the existing structure. Both the north and south property line of the expanding institution are located adjacent to single family residence within a single family zone. As both noise and odor generating facilities located adjacent to single family residences the Director will require that the existing wood fence be retained and maintained along the north and south property lines as shown on the site plan to mitigate noise from the outdoor garden on surrounding properties and the trash area will be required to be enclosed to reduce visual and odor impacts on the adjacent property. As conditioned this criterion has been met.

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 site will not be altered except for a future student garden located in the rear yard. The existing facades of the structure and vegetated yards will remain. The site will retain its appearance as a single family residence similar to other single family residences located in the zone. No impacts have been identified from stormwater runoff, parking or bulk. Therefore this criterion has been met

J. Light and Glare

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

No new lighting is proposed as part of this application. The Land Use Code requires that all existing and future lighting be shielded and directed away from residential uses. Therefore this criterion has been met.

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.*

- 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 total institutional boundaries including the existing boundary and the expanding boundary is less than one acre. Therefore this criterion is not applicable.

2. *Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.014, 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. If the Director finds that a reduced setback will not significantly increase project impacts, including but not limited to noise, odor and the scale of the structure in relation to nearby buildings, the sideyard setback may be reduced to five feet.*

The Director may allow existing structures to convert to institutional uses that don't meet yard requirements provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties. See discussion under Criterion G, above.

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 existing structure's north and south facades exceed 30 feet in length and are adjacent to a residentially zoned lot. However since the structure is existing and will not be expanded or changed no mitigation is required. Therefore, this criterion has been met.

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.

