



City of Seattle

Mike McGinn, Mayor
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: 3014812
Applicant Name: John Faley, Broderick Architects, for Christ the King School
Address of Proposal:: 415 N 117th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 1,072 sq. ft., 2nd story addition as a resource room for an existing institution (Christ the King Elementary School).

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 is located just south of N 117th Street, between Dayton Avenue N. and Phinney Avenue N. The site is currently developed with a private educational institution, Christ the King School, which includes elementary and middle school buildings and other structures, parking and play areas. An affiliated church building and parking area lie to the north of the school, immediately across N. 117th Street. The proposed addition is to the existing elementary school building which is located in the north central portion of the overall site. The addition of second-

story space is confined to the existing building footprint. The addition is part of a more extensive seismic upgrade to the existing structure. The project proposal site and neighboring properties are zoned Single Family Residential 7200 (SF 7200).

Proposal Description

The proposal is to construct a 1,072 sq. ft. “resource room” addition within the second story of the existing building, above an existing classroom, in part by raising the peak of the existing roof some 3 and 1/3 feet. The addition will be primarily visible from within the campus and nearly unnoticeable from the N. 117th Street side of the building. The renovation is designed to be in keeping with the look and character of the existing school built in 1937. The addition will be available for use by students, faculty, and staff during the times when the school is normally open; it is not linked to an increase in enrollment, staff or an increase in hours of operation.

Public Comment

There were no written public comments received during the comment period that ended March 20, 2013.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

The Seattle Land Use Code (SMC 23.44.022 A) provides that new or expanding institutions such as private schools 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 enumerated 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.

This criterion is not applicable as Christ the King School, an existing institution is not proposing to expand its boundaries.

F. Demolition of Residential Structures

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

The proposal does not involve demolition or change of use of any residential structure; 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 existing structure, to which habitable space is being added, Christ the King Elementary School, is already being used for institution use, so 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.

The addition of the 1,072 sq. ft. of space on the second floor of the existing elementary school will not increase the number of users on site; the structure and surrounding area will continue to be used in a manner consistent with the existing use.

There will be no change to existing on-site parking, vehicle circulation, nor to outdoor play and recreational areas. Additionally, there will be no changes to trash and refuse storage areas, to ventilating mechanism, or to any other noise or odor generating equipment, fixtures or facilities.

Waste material and rubbish from demolition and alteration operations shall be removed from the site as generated and shall not be allowed to accumulate on the premises. Short-term noises created by construction and construction activities shall not be allowed to exceed the maximum sound levels established in the Noise Ordinance, SMC Chapter 25.08. To limit adverse impacts to nearby residential neighbors, however, construction activities shall be limited between 7:00AM and 7:00PM on weekdays and between 9:00AM and 7:00PM on Saturdays.

The proposed space within the existing elementary school structure is not expected to increase odor impacts. No mitigation is warranted.

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.

There will be no changes to the existing school landscaping. Construction activities for the expansion will primarily take place within the existing structure. The seismic upgrades, roof-raising and internal improvements will be staged from the playground area due south of the building. There will be no ground disturbance. Should there be any incidental disturbance of landscaping and existing shrubs on site, damage shall be redressed by the contractor and

applicant. Stormwater runoff from the reconfigured roof is not expected to appreciably increase the discharge of water from the existing roof.

J. Light and Glare

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

The existing light fixture at the building entry will remain; it is fully shielded and will not be directed at any neighboring residential lots.

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 existing site is more than one acre in extent, but the proposed location of new space within the existing structure does not impact existing development patterns. 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 structures and uses in the immediate area.

The proposed alteration to the elementary school structure project will be minimally visible from the street. Other structures on the campus shall remain unchanged and there will be no changes in continuity with the various blockfronts.

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 proposed addition will be contained within an existing building and will not affect applicable setbacks. The elementary school structure is not located closer than 10ft to the nearest residential minimum side lot line.

3. Institutions Located on Lots in More Than One (1) Zone Classification. For lots which include more than one (1) zone classification, single-family zone provisions shall apply only to the single-family-zoned lot area involved.

The subject site is not located in more than one zone; therefore, this criterion is not applicable.

4. 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.

The proposed structure does not include any religious symbols extending above the roof; therefore, this criterion is not applicable.

5. 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 façade lengths of the existing elementary school building with internal alteration will not be expanded. This criterion is not applicable.

L. Parking and Loading Berth Requirements

1. Quantity and Location of Off-street Parking.

a. Use of transportation modes such as public transit, vanpools, carpools and bicycles to reduce the use of single-occupancy vehicles shall be encouraged.

There is no proposed change to existing transportation modes utilized for use of this facility.

b. Parking and loading shall be required as provided in Section 23.54.015.

There is no proposed change to the existing parking, and there is no anticipated higher demand for parking due to construction of the canopy for this play area. No additional parking is required or proposed.

c. The Director may modify the parking and loading requirements of Section 23.54.015, 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 applicant is not requesting any modification to parking standards.

2. Parking Design. Parking access and parking shall be designed as provided in Design Standards for Access and Off-street Parking, Chapter 23.54.

No new parking or access is proposed; therefore, this criterion is not applicable.

3. Loading Berths. The quantity and design of loading berths shall be as provided in Design Standards for Access and Off-street Parking, Chapter 23.54.

The proposed structure is considered a low demand use with less than 40,000 square feet of gross floor area; therefore, no loading berths are required.

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 4000 sq. ft. and no new parking spaces are required; therefore, the above provision is not applicable.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE -GENERAL PROVISIONS

A. SMC 23.44.018.A provides that uses identified as conditional uses may be authorized in single family zones. The Master Use Permit process shall be used to authorize these uses. The City's Land Use Code allows religious institutions in single family zones, but establishes the conditional use process as the mechanism for screening and mitigating impacts related to such uses.

The proposed structure is accessory to a private educational facility which is identified as a use which may be authorized through the conditional use process in a single family zone.

B. SMC 23.44.018(B) states that, unless specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016.

The subject proposal will meet all of the development standards for uses permitted outright.

C. SMC 23.44.018(C) states that the Director may approve, condition, or deny a conditional use based on determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.

No adverse impacts associated with this proposal have been identified.

D. SMC 23.44.018(D) states that, in authorizing a conditional use, the Director may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protections of other properties in the zone or vicinity and the public interest.

Possible short term adverse impacts affecting nearby residential neighbors and warranting mitigation may occur during the time of construction as have been identified. Limiting the hours of construction should be effective in mitigating these adverse negative impacts

DECISION - ADMINISTRATIVE CONDITIONAL USE

The proposed action is **CONDITIONALLY GRANTED.**

CONDITIONS

1. The hours of construction activities shall be limited from 7:00 AM to 7:00PM on weekdays and from 9:00AM to 7:00PM on Saturdays. No construction shall be allowed on Sundays. Construction activities outside of these times, but within the limits allowed by SMC 25.08 Noise Control, may be allowed with prior approval of the Land Use Planner (206-615-1393). All requests should be made at least three days prior to the intended activity.

Signature: (signature on file) Date: May 27, 2013
Michael Dorcy
Senior Land Use Planner
Department of Planning and Development

MD:rgc