



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:** 3014974  
**Applicant Name:** John Woodworth for SMR Architects  
**Address of Proposal:** 1600 South Lane Street

**SUMMARY OF PROPOSED ACTION**

Land Use application to allow an expansion to existing hospital by changing the use of the first floor (1,070 sq. ft.) from business support services to hospital (Crisis Solution Center). Established parking for 24 vehicles is located at 600 16<sup>th</sup> Avenue South.

The following approvals are required:

**Administrative Conditional Use** - To expand an institution not meeting development standards in a Lowrise 2 (L2) zone. (Seattle Municipal Code Chapter 23.45.504)

**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**

Sixteen hundred South Lane Street is situated at the northeast corner of South Lane Street and 16<sup>th</sup> Avenue South. The development site consists of Lots 27 through 33. Lots 28 through 33 are located in the NC2-40 zone. Lot 27 is located in a multifamily residential zone, Lowrise 2 (LR2). There is an alley in the block. Property to the north and south is in Lowrise 3 and Lowrise 2 zones. Property to the west, along Rainier Avenue South is in the Neighborhood Commercial 2 zone with a 65 foot height limit. There is an existing building on the site which

houses the Downtown Emergency Service Center's (DESC) Crisis Solutions Center (CSC) and another business support service tenant. There is parking located to the north across the alley. The eastern 15 feet of the building is located on lot 27 which is in the LR2 zone. The CSC has not been using this area of the building because they did not have a change of use permit to establish the hospital use in that area. Institutions such as the CSC are permitted outright in NC2 zones. Institutions that do not meet development standards require administrative conditional use approval in LR2 zones. The CSC is nonconforming with regards to width, façade length and rear setback. Consequently, the portion of the CSC to be located in the LR2 zone requires administrative conditional use approval.

### Proposal Description

The Downtown Emergency Service Center (DESC) has applied for an administrative conditional use permit so that it may expand the Crisis Solutions Center (CSC) to occupy the basement of the eastern portion of the building which is located in the LR2 zone. The CSC is a hospital use which is only allowed in the LR2 zone through an administrative conditional use permit. The CSC was permitted as a change of use in the remaining portion of the building via DPD permit number 6256035 which was issued in 2011. The upper floors of the building in the LR2 zone will remain as business support services with a different tenant. Additional information on this project is available by reviewing building permit 6256035, Interpretation of the Director number 10-007-B and 10-007-A. Permit 6256035 is available on the DPD website. Interpretation numbers 10-007-B and 10-007-A are available in the project file.

### Public Comment

One comment letter was received during the official public comment period which ended May 29, 2013. One more comment letter was received after the official public comment period.

### **ANALYSIS - ADMINISTRATIVE CONDITIONAL USE GENERAL PROVISIONS** **(SMC 23.45.506)**

- A. *Uses permitted as administrative conditional uses 23.45.504, may be permitted by the Director when the provisions of Section 23.42.042 and this Section 23.45.506 are met.*

#### **23.42.042 Conditional uses**

*A. Administrative conditional uses and uses requiring Council approval as provided in the respective zones of Subtitle III, Part 2, of this Land Use Code, and applicable provisions of SMC Chapter 25.09, Regulations for Environmentally Critical Areas, may be authorized according to the procedures set forth in Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions.*

*B. In authorizing a conditional use, the Director or City Council may impose conditions to mitigate adverse impacts on the public interest and other properties in the zone or vicinity.*

*C. The Director may deny or recommend denial of a conditional use if the Director determines that adverse impacts cannot be mitigated satisfactorily, or that the proposed use is materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

*D. A use that was legally established but that is now permitted only as a conditional use is not a nonconforming use and will be regulated as if a conditional use approval had earlier been granted.*

The proposed institution is allowed outright, but does not meet development standards and so shall undergo conditional use review.

*E. Any authorized conditional use that has been discontinued may not be re-established or recommenced except pursuant to a new conditional use permit.*

The use has not been discontinued.

*B. Unless otherwise specified in this Chapter 23.45, conditional uses shall meet the development standards for uses permitted outright.*

*C. Institutions other than public schools not meeting the development standards of 23.45.504, may be permitted by the Director when the provisions of Section 23.42.042 and this Section 23.45.506 are met.*

*1. Bulk and Siting. In order accommodate the special needs of the proposed institution, and to better site the facility with respect to its surrounds, 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 proposal is for a 1,070 square foot expansion of the CSC institution into an existing basement portion of the building that is located in the LR2 zone. The site is a split zoned site NC2-40 and LR2. A hospital use is permitted outright in the NC2 zone and in the LR2 zone by an administrative conditional use permit when development standards are not met. The CSC is nonconforming with regards to width, façade length and rear setback. The eastern basement building area is currently unused and boarded off from the rest of the institution. The expansion area is in the basement of the building and no exterior changes to the building are needed or proposed so no bulk or siting issues are created by this proposal.

*2. Dispersion Criteria. An institution which 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 facility is currently operating as an institution at this site. The Vietnamese Buddhist Association and St. Peters Episcopal Church are both within 600 feet of the lot line of the property. The proposal will increase the CSC services at the basement level by adding seven beds, a nursing office, stairway and conference room. (A total of 1,070 square feet.) The increase in beds requires one additional parking space which is being provided in the existing parking lot. The clients who use the hospital do not drive or walk to the facility. No new employees are required. The project is not anticipated to substantially worsen parking shortages, traffic hazards or noise in the surrounding residential area.

- 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 proposed expansion is entirely within the building envelope at the basement level. No exterior uses are proposed including any mechanical equipment; therefore, no new noise impacts are anticipated by this proposal. No noise mitigation measures are warranted.

- 4. Transportation Plan. A transportation plan is required for proposed new institutions and for those institutions proposing to expand larger than four thousand (4,000) square feet of floor area and/or required to provide twenty (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.*

A transportation plan is not required for this proposal because the proposed area of expansion is less than 4,000 square feet.

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

The conditional use application is **APPROVED**.

### **CONDITIONS - ADMINISTRATIVE CONDITIONAL USE**

None.

Signature: \_\_\_\_\_ (signature on file) Date: September 12, 2013  
Holly J. Godard, Land Use Planner  
Department of Planning and Development

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