



City of Seattle
Edward B. Murray, 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: 3017152
Applicant Name: Tarig Ghandour for Crowne Plaza Hotel
Address of Proposal: 1113 6th Ave

SUMMARY OF PROPOSED ACTION

Land Use Application to allow the temporary use of one 30 ft. by 60 ft. tent and one 10 ft. by 30 ft. tent for outdoor events on the rooftop patio of existing Hotel (Crowne Plaza). Use is proposed from June 2014 through October 2014.

The following approvals are required:

Temporary Use – to allow a use not otherwise permitted or not meeting development standards in the zone, pursuant to Seattle Municipal Code (SMC) 23.42.040.

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

SUMMARY OF PROPOSED ACTION

The applicant proposes to erect two temporary tents on the third floor plaza area at the Crowne Plaza Hotel which is located at the southwest corner of 6th Avenue and Seneca Street in downtown Seattle. The purpose of the tents is to allow outdoor activities such as wedding receptions, luncheons and other social activities connected with the hotel in an outdoor setting but protected from possible inclement weather. The Plaza itself is a registered public open space dedicated in 1979 when the hotel was built in exchange for development bonuses. The Plaza is accessed by a stairway at the southeast corner of the site on 6th Avenue and is indicated by a sign affixed to the building that notes it as a Public Open Space. The tent area will be in use for private functions only on an intermittent basis and the Plaza would still remain open to the public at all times.

A Temporary Use permit is required for the proposed use as provided for in Seattle Municipal Code (SMC) [23.42.040 C](#).

PUBLIC COMMENT

DPD published a notice of application for the project on April 17, 2014. The comment period ended on April 30, 2014. DPD received no comments.

ANALYSIS

SMC [23.42.040](#) provides that the Director may grant, deny, or condition a temporary use application for uses not permitted or not meeting development standards in the zone where the use is proposed.

SMC [23.42.040 C](#) provides that a Master Use Permit for a period of up to six months may be authorized for any use that does not involve the erection of a permanent structure and that meets the requirements of SMC 23.42.040 A1a-c:

- a. The use shall not be materially detrimental to the public welfare; and
- b. The use shall not result in substantial injury to property in the vicinity; and
- c. The use shall be consistent with the spirit and purpose of the Land Use Code.

A. The use shall not be materially detrimental to the public welfare.

The proposal will not be materially detrimental to the public welfare since the public Plaza will remain open to public access at all times regardless of functions being held in the tent area.

B. The use shall not result in substantial injury to the property in the vicinity.

In that no modifications to the site are being proposed, the use will not result in any risk of substantial injury to this property or any within the neighborhood or the vicinity.

C. The use shall be consistent with the spirit and purpose of the Land Use Code.

SMC [23.02.020](#) provides that the purpose of the Land Use Code is to: *“protect and promote public health, safety and general welfare through a set of regulations and procedures for the use of land which are consistent with and implement the City's Comprehensive Plan. Procedures are established to increase citizen awareness of land use activities and their impacts and to coordinate necessary review processes.”* The Land Use Code provides for flexible temporary establishment of uses that are not otherwise allowed in a zone, or which don't otherwise meet development standards – all subject to review, public input, and DPD conditioning. As proposed, DPD recognizes the temporary use to have no likely adverse effect on public health, safety and general welfare. Its temporary establishment occurs through procedures laid out in the Land Use Code, and as such it is consistent with its spirit and purpose.

CONCLUSION

The proposed temporary tents meet all three criteria associated with temporary uses. The temporary uses should not be materially detrimental to the public welfare, it should not result in substantial injury to properties in the vicinity, and it is consistent with the spirit and purpose of the Land Use Code.

DECISION

DPD **GRANTS** the proposed temporary tents on the subject site.

CONDITIONS

None required.

Signature: (signature on file) Date: June 12, 2014
Marti Stave, Senior Land Use Planner
Department of Planning and Development