



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning & Development

D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 2502490
Applicant Name: Daniel Balner for Seattle Housing Authority
Address of Proposal: 3812 S. Holly Park Dr.

SUMMARY OF PROPOSED ACTION

Master Use Permit to alter and move, an existing 3,030 square foot Community Center (Lee House). The new foundation was permitted under Project #2306231. Surface parking for one vehicle is to be provided.

The following approvals are required:

Administrative Conditional Use - to allow an Institution (Community Center not meeting development standards in a Lowrise-four (L-4) zone. (Section 23.45.090A SMC)

Administrative Conditional Use - to allow less than the required parking in a Lowrise-four (L-4) zone. (Section 23.54.015 SMC).

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 Description

The project site is addressed from S. Holly Park Dr. and located on the block that is between S. Othello St., S. Holly Park Dr., 38th Av. S. and 39th Av. S. in the South Beacon Hill Neighborhood. The site is Unit Lot 4A of Parent Lot 2, 3, 4 of Block 2, Holly Park Phase III and has approximately 4,752 square feet of area. There is one on-site parking space and a common driveway easement, No.20051207001528 that is shared with the property to the south.

The site is zoned Lowrise-four Residential-Commercial (L-4/RC). Properties to the north, northeast, east and southeast are zoned Neighborhood Commercial with maximum height limits of forty feet and sixty-five feet (NC2/40'), (NC2/R-40'), and (NC3-65'). The properties to the northwest, west and south are zoned Lowrise (L-2), (L-3), (L-4), and (L-4/RC). The properties to the southwest are zoned Single-family with a minimum lot size of 5000 square feet (SF5000). The area is populated with residential use in the form of apartments and townhouses except along M L King Jr Way S., 42nd Av. S. and S. Othello St. there is a high density of commercial use.

Proposal Description

The applicants are proposing to remove the 3,030 square foot existing residence, which is called "Lee House", from the above property. They are having a new foundation poured under permit No. 2306231 and then replacing the same existing residence ("Lee House") on the new foundation to meet all the requirements of the Seattle Land Use and Zoning Code. The neighborhood has used the "Lee House" as an office and meeting center for their entire community since WWII.

Public Comment

No comment letters were received during the comment period, which ended on July 20th, 2005.

ANALYSIS: ADMINISTRATIVE CONDITIONAL USE

The applicants are proposing to remove the 3,030 square foot existing residence which is called, "Lee House", from the above property. They are having a new foundation poured under permit No. 2306231 and then replacing the same existing structure ("Lee House") on the new foundation to meet all the requirements of the Seattle Land Use and Zoning Code. The neighborhood has used the "Lee House" as an office and meeting center for their entire community since WWII. The building was actually constructed as a single-family residence in approximately 1918.

The following criteria are used to evaluate Institutions that do not meet development standards in Multi-family Zones, under SMC 23.45.122:

A. 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 for modulation, landscaping, provision of open space, and structure width, depth and setbacks. 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 two stories, 38.5 foot wide, Community Center building, facing 39th Ave. S. was expanded with a new covered porch in the front and a new deck and trellis in the rear of the building. The facility will include a new entry (Lobby). The room to the left of the Lobby is a meeting room with a fireplace and stone hearth. At the northwest end of the meeting room there is a door to Table Storage. The room to the right of the Lobby is the Lounge. The lounge is where the Kitchenette and restroom is located. The second story holds five offices, a copy room and the second restroom for the Community Center. The meeting rooms will be for a variety of purposes, including educational and recreation opportunities. Finally, a newly configured entrance will be provided that will lead to a new lobby for the newly renovated facility.

As reflected in the applicant's plans, the overall appearance of the building will include several features to better site the facility with respect to its surroundings. The Community Center building will be designed to follow all the requirements of the Seattle Land Use and Zoning Code. Windows and doorways will be provided on the 39th Ave S. facing façade. Existing landscaping will be augmented through significant plantings on the property, as well as additional plantings in the right of way, including two new Street Trees in the planting strip. The required Front setback for L-4 zoning shall be the average of the setbacks of the first principal structures on either side; the Lee House Front yard setback is 10 feet. The required rear setback is 25 feet or 15 percent of the depth, whichever is less, but in no case less than 15 feet; and the Lee House rear setback is 15 feet. The required side setback in Lowrise zones is determined by structure depth and height and in this case the required side setback would be 5 feet. The proposed side setbacks are 5 feet on the north side and 23.61/2 feet on the south side. The lot coverage is 31% which is below the 50% allowed. Finally, 37 feet maximum height is allowed for the L-4 zone; however, this two story Community Center is a maximum of 26.9 feet in height.

B. Dispersion Criteria. An institution which does not meet the dispersion criteria of Section 23.45.102 may be permitted by the Director upon determination that it would not substantially aggravate parking shortages, traffic safety hazards, and noise in the surrounding residential area.

The proposed removal of the "Lee House" from the above site to replace it on the same site on a new foundation, and no expansion of the lot lines is proposed; therefore, the dispersion criteria is not applicable.

C. Noise. The Director may condition the permit in order to mitigate potential noise problems. Measures to be used by the Director for this purpose include, but are not limited to the following: landscaping, sound barriers or fences, mounding or berming, adjustments to yards or the location of refuse storage areas, or parking development standards, design modification and fixing of hours for use of areas.

The proposal is to move an existing Community Center that is already located in the neighborhood, from the site and to replace it on the same site, on a new foundation that meets the requirements of the Seattle Land Use and Zoning Code. The proposal includes on-site landscaping which includes the planting of 5 small flowering dogwood trees, 11 large red-twig dogwood shrubs, lawn, groundcover and small evergreen shrubs. There is also a proposal to plant two new Street Trees in the planting strip along 39th Ave. S. Outside play areas for the expanded facility are not proposed, nor are there proposed to be significant expansion of hours of operation. A trash area at the southwest corner of the property will be located in an enclosure to be screened from adjacent properties.

Short-term construction noise may occur due to construction and construction related activities. These construction activities are required to meet the City's Noise Ordinance. Construction activities were also disclosed and evaluated in the SEPA determination published by Parks and Recreation, as referenced.

D. Transportation Plan.

- 1. 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 structure area and/or required to provide twenty (20) or more parking spaces.*

The total floor area proposed in the subject proposal is less than the 4000 square feet and 20 parking spaces or more are not required to be provided, therefore, the above provision is not applicable.

Summary

Based on the documentation in the study, it appears that the Community Center will generate no new need for additional parking for its continued use at this time. The proposal is to allow the historic use to continue with only one off-street parking space, which would be an H/C van accessible stall. It should also be noted that this space shares a curb cut with an adjacent parking stall belonging to the residence next door. As far as can be determined, the Lee House has only had one off-street parking space throughout its long history, and it has functioned successfully in this same use. Street parking is quite open during the day, and Seattle Housing Authority's new mixed use Othello Building has a parking lot behind the "Lee House" where parking will be available for evening hours and weekends. The applicant's past experience with the operation of the Lee House has shown that the majority of the larger meetings and functions will occur in the evenings or on weekends. Furthermore, Othello Station is designed as a pedestrian community and the majority of "Lee House" users are expected to walk from there, as in the past.

Finally, it should again be noted that half of the space of the Lee House, rather than meeting spaces, are offices intended for entities like the New Holly Homeowners Association and the nonprofit service providers like Neighborhood House or the Atlantic Street Center. Also, while the Lee House lot is 48 feet from the P1 overlay and not technically eligible for that parking exemption it is clearly part of a pedestrian neighborhood. The Othello Building in the P1 Overlay did not take advantage of the parking

reduction has 27 parking spaces in the surface lot and 45 parking spaces in the under ground garage. Therefore, leaving the Othello Building, many parking spaces to share with, the "Lee House".

The applicant has requested a waiver from providing required parking. The required parking for this project is 4 parking spaces. The applicant has (1) one existing parking space which is an H/C van Accessible parking space. Based on submitted materials and other documentation the Director waives the requirement for providing (3) three of the required parking spaces. No increase in traffic volume is anticipated. Additionally, the use will provide the public benefit of a convenient and well established Community Center in the neighborhood.

DECISION – ADMINISTRATIVE CONDITIONAL USE PERMIT

The request for an Administrative Conditional Use for an Institution not meeting development standards in a Multi-family Zone is hereby **GRANTED**, with no conditions.

Signature: _____ (signature on file) Date: January 19, 2006

Joan S. Carson, Land Use Planner II
Department of Planning and Development
Land Use Services

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