



City of Seattle

Greg Nickels, 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: 3002970

Applicant Name: Seattle School District Number One

Address of Proposal: 2820 S. Orcas St.

SUMMARY OF PROPOSED ACTION

Land Use Permit to establish temporary use for a portable structure accessory to Dearborn Park Elementary School. Environmental Review under #2402400.

The following approval is required:

Temporary Use – To allow a portable building to be used for School Use during construction of school additions. 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.

* Environmental Review conducted by the Seattle School District and SEPA substantive review done under MUP 2402400.

Site and Vicinity Description

Dearborn Park Elementary School is located at 2820 S. Orcas Street in the South Beacon Hill neighborhood of Seattle. The existing school is located on 9.5 acres that slopes down to the southeast from South Brandon Street to South Orcas Street. Located on the existing site are a two-story, 33,348 square-foot school; a 3,000 square-foot gymnasium; and five portable classroom buildings. The existing parking lot is located at the west side of the existing school

and provides 38 parking stalls and a bus loading area. There is an existing asphalt play area to the southeast of the existing building. There are four identified wetlands, steep slopes, an urban wildlife habitat area, and an unimproved street right-of-way located on this site.

An ECA urban wildlife habitat area is mapped in the area of the west addition building; an area currently developed as a parking lot. To the north of the west addition area is a large wooded area owned by the School District which will be left undisturbed. To the west is an easement for high voltage power lines which runs across much of Beacon Hill and is maintained as mowed grass. To the east is an element of landscaping which functions as the front entry area for the existing school.

The site is bound by South Brandon Street and Dearborn Park to the north, residential homes along the east, South Orcas Street to the south, and a Seattle City Light right-of-way to the west. Dearborn Park Elementary is located in an area of single family residences and SF 5000 zoning. The current school has been in operation since the early 1970s. Most of the immediate surrounding buildings are one- to two-story, single-family residences. Beacon Avenue South is located two blocks to the west. Surrounding streets do not have curbs.

Project Description

The School District proposed to place a prefabricated, temporary, 28' x 64' double classroom on the lower, paved playground during the 2005-2006 school year. This structure would be used to provide an indoor exercise and recreation area during the construction year when the existing gymnasium is demolished and the new one not yet constructed.

The proposed site for the temporary building is on an already impervious, paved playground and is outside the 50' wetland buffer extending onto the site.

Public Comment

DPD received no comment letters in response to the application.

ANALYSIS – TEMPORARY USE

SMC 23.41.016.C provides that a MUP for a time period of up to six (6) months may be authorized for any use that does not involve the erection of any permanent structure and that meets requirements of section A 1 a-c. Those requirements are as follows.

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

The proposed structure is a prefabricated, portable and proposed as a temporary installation at the site to provide some amount of indoor physical education space during the winter of 2005-2006 while the Dearborn Park Elementary school is without a permanent gymnasium. The portable would be removed in the Spring of 2006. While the proposed structure is sturdy and installed in seismically sound manner it is not a permanent structure, but a portable, temporary one.

