

**Institution Uses in Single Family Zones
Land Use Code Sections 23.42.042 (conditional uses generally)
and 23.44.022 (single-family)**

Attachment A

1. Dispersion

- a. Does your proposal meet the following dispersion criterion?
- i. The lot line is located 600 feet or more from any lot line of any other institution in a residential zone.

The Conditional Use we're requesting is an extension of the Westside School, which is adjacent to the lot. Aside from the Westside School itself, the lot line is located 600 or more feet from any other institution in the residential zone.

- b. If your proposal does not meet dispersion as described above, describe how it meets one or more of the following exceptions:
- i. An institution may expand even though it is within 600 feet of a public school if the public school was constructed subsequent to Dec. 12, 1985.

Not Applicable.

- ii. An institution may be located less than 600 feet from a lot line of another institution if the Director determines that the intent of the dispersion criteria is achieved due to the presence of physical elements such as bodies of water, large open spaces or topographical breaks or other elements such as arterials, freeways or nonresidential uses, which provide substantial separation from other institutions.

Not Applicable.

- iii. A child-care center serving not more than 25 children may be permitted to locate less than 600 feet from a lot line of another institution if the Director determines that, together with the nearby institutions, the proposed child care center would not:
 1. Create physical scale and bulk incompatible with the surrounding neighborhood;
 2. Create traffic safety hazards;
 3. Create or significantly increase identified parking shortages; or
 4. Significantly increase noise levels to the detriment of surrounding residents.

Not Applicable.

- c. Your plans should graphically show the dispersion characteristics (i.e., the distance of any other institutions from the proposal) as described in the application instructions.

See Attached Exhibit.

2. Demolition of Residential Structures

- a. Does your proposal meet the following criterion?
- i. No residential structure shall be demolished, nor shall its use be changed to provide for institutional parking.

Yes, there is no proposal or intent to demolish an existing structure for the use of institutional parking.

- b. if your proposal does not meet the above criterion, describe how it meets the following exception:
 - i. If the demolition or change of use is necessary to meet the parking requirements of the Land Use Code and if alternative locations would have greater noise, odor, light and glare or traffic impacts on surrounding property in residential use, the Director may permit the parking. The Director may also consider waiver of parking requirements in order to preserve the residential structure and/or use. The waiver may include, but is not limited to, a reduction in the number of required parking spaces and a waiver of parking development standards such as location or screening.

Not Applicable.

3. Noise and Odors

- a. Describe how the institution will operate in compliance with the Noise Ordinance, Chapter 25.08.

The proposed Use Change is not anticipated to create any change from existing noise and will not exceed the exterior sound level limits detailed in the Noise Ordinance, Chapter 25.08.410.

- b. In addition to adjustments to the location of the institution on the lot, describe any mitigation provided for potential noise and odor impacts from the following (if applicable):
 - i. on-site parking and vehicular circulation

See Question 7 below.

- ii. outdoor recreational areas

Not applicable.

- iii. trash and refuse storage areas

Not applicable.

- iv. ventilating mechanisms

Not applicable.

- v. sports facilities and other noise-generating and odor-generating equipment

Not applicable.

- vi. fixtures or facilities

Not applicable.

4. Landscaping

- a. Describe how landscaping is used to:
 - i. integrate the institution with adjacent areas

The proposed new use is an extension of the Westside School, which directly borders the lot. To that end, we intend to integrate the two lots and extend the landscaping to create a seamless transition.

- ii. reduce the potential for erosion or extensive stormwater runoff

No additional impervious surfaces are proposed.

- iii. reduce the coverage of the site by impervious surfaces

No additional impervious surfaces are proposed.

- iv. screen parking from adjacent residentially zoned lots or streets

The existing parking is already screened from the adjacent residential zone to the West by landscaping and a private fence. There are no proposed changes to the screening.

- v. reduce the appearance of bulk of the institution

The footprint of the existing institution is not expected to be changed and currently doesn't occupy more height, bulk or scale than the residential areas adjacent.

- b. Describe how landscaping plant materials are species compatible with surrounding flora.

Much of the existing landscaping will be retained.

- c. What existing plant material will be retained? Describe the long-term maintenance plan for landscaped areas.

Much of the existing landscaping will be retained. The landscaping will be regularly maintained by maintenance as is such at the adjacent Westside School.

5. Light and Glare

- a. Describe how exterior lighting will be shielded or directed away from adjacent residentially-zoned lots. What is the area, angle and intensity of illumination?

The proposed new use is a School (Institution), which will not be in use late at night, when exterior light is an issue. Furthermore, no new exterior lighting is proposed.

- b. Identify mitigation, such as nonreflective surfaces which will be used to help reduce glare.

The existing nonreflective surfaces around the existing Institution (Church) will not be removed and therefore will continue to help reduce glare to the adjacent residential zone.

6. Bulk and Siting

- a. Lot Area. Is the site more than one acre in size? If yes, please answer the following:

The lot area is 22,331 square feet – less than an acre.

- i. For lots with unusual configuration or uneven boundaries, are the proposed principal structures 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?

Not applicable.

- ii. For lots with large street frontage in relationship to their size, does the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces and provide continuity of the block front and provide integration with residential structures and uses in the immediate area?

Not applicable.

- b. Yards. Do the yards meet the following development standards?
 - i. Single-family development standards and no structure other than freestanding walls, fences, bulkheads or similar structures are closer than 10 feet to the side lot line.

No existing or proposed structure, other than a freestanding fence, is within 10' of the side lot line.

- c. If the proposed Institution does not meet the above standards, the following criteria may be applied:
 - i. Existing structures which do not meet yard requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.

Not applicable.

- ii. The yards may be reduced to a minimum of five feet if the possible noise, odor, comparative scale or other similar impacts can be mitigated.

Not applicable.

- iii. Describe the demonstrable public benefit of a reduced yard (less than ten feet - but not less than feet).

Not applicable.

- d. Religious Symbols. Is there a religious symbol and portion of the roof supporting it, which extends up to 25 feet above the height limit?

The religious symbols have already been removed.

- e. Facade Scale. If any proposed facade exceeds 30 feet in length, what design features such as modulation, architectural features, landscaping or increased yards, have been used to minimize the appearance of bulk?

The existing façade is currently 32' above grade. The height of structure is a product of the old A-Frame architecture and supports the structure. There will be no change to the exterior height, bulk or scale of structure.

7. Parking and Loading Berth Requirements

- a. What are the estimated demands for parking and loading for the proposed development?

See 7.b.i. below.

- b. How do you propose to reduce the use of single occupancy vehicles?
 - i. Options - public transit, vanpools, carpools, and/or bicycles.

The school operates Monday – Friday from 7am – 6pm with occasional after-hours and weekend meetings and / or performances. In order to minimize traffic impact on the surrounding area, Westside has developed a well-organized protocol for student drop-off and pick-up at its current building. This includes staggering start and end times by age / grade level to further disperse peak traffic flow by time. Further, while the hours of operation are from 7am – 6pm, the drop-

off and pick-up times vary as the school serves many working parents who require before or after-care for their children which thereby lessens the peak morning and afternoon traffic flow. To reduce traffic impacts further, Westside offers two small bus routes which pick children up from central points in the West Seattle area and Columbia City / Seward Park.

- c. Are you requesting a modification of parking and loading requirements?

No modification requested.

- i. What would be the public benefit of the modification?

Not applicable.

- ii. How much more traffic through residential streets would the modification cause?

Not applicable.

- iii. What safety hazards might the modification create?

Not applicable.

8. Transportation Plan

- a. A transportation plan will be required for new institutions or institutional additions of more than 4,000 square feet or 20 or more parking spaces. The level of detail will be based on the probable impacts and/or scale of the institution. Please see Section 23.44.022M of the Land Use Code for components. Seattle DCI Director's Rule 14-2002 Transportation Management Programs, provides detailed information that may be applicable to your proposal.

The new institutional use, an Independent School, does not exceed 4,000 square feet and will not add any additional parking spaces.

