

SPU Henderson North CSO Reduction Project – CSO Facility 8A Type V – Land Use Project No. 3015640		Zoning Data Sheet
Code Section	Project Analysis	Plan Sheet and/or Supporting Document Reference
<p><b>SMC 23.51A.002 Public facilities in single family zones</b></p> <p>A. Except as provided in subsections B, D and E of this Section 23.51A.002, uses in public facilities that are most similar to uses permitted outright or permitted as an administrative conditional use under Chapter 23.44 are also permitted outright or as an administrative conditional use, subject to the same use regulations, development standards and administrative conditional use criteria that govern the similar use. The City Council may waive or modify applicable development standards or administrative conditional use criteria according to the provisions of Chapter 23.76, Subchapter III, Council Land Use Decisions, with public projects considered as Type IV quasi-judicial decisions and City facilities considered as Type V legislative decisions.</p>	<p>Seattle Public Utilities (SPU) is proposing to install new utility facilities associated with a combined sewer system; therefore, the project is considered a public facility and will be considered as a Type V legislative decision.</p>	Sheet 18
<p>SMC 23.51A.002.B. Permitted Uses in Public Facilities Requiring City Council Approval. The following uses in public facilities in single-family zones may be permitted by the City Council, according to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions:</p> <ol style="list-style-type: none"> <li>1. Police precinct station;</li> <li>2. Fire station;</li> <li>3. Public boat moorage;</li> <li>4. Utility services use; and</li> <li>5. Other similar use.</li> </ol> <p>The proponent of any such use shall demonstrate the existence of a public necessity for the public facility use in a single-family zone. The public facility use shall be developed according to the development standards for institutions (Section 23.44.022), unless the City Council makes a determination to waive or modify applicable development standards according to the provisions of Chapter 23.76, Subchapter III, Council Land Use Decisions, with public projects considered as Type IV quasi-judicial decisions and City facilities considered as Type V legislative decisions.</p>	<p>The project includes installation of new utility facilities associated with a combined sewer system and is considered a “utility services use.” Specific project components include: an underground 2.65-million-gallon storage tank; an underground facility vault containing odor control, mechanical, electrical, and control systems; ventilation intake and ventilation exhaust structures for odor control; replacement of the existing CSO outfall; electrical and communications conduits; stormwater improvements; shoreline treatment; and landscaping improvements.</p> <p>Seattle Public Utilities (SPU) is proposing the Henderson Basin 44 and Basin 45 CSO Reduction Projects to reduce the frequency and volume of combined sewer overflows (raw sewage and untreated stormwater overflows) into Lake Washington in the Henderson North Area in southeast Seattle. During heavy rains when the amount of combined sewage (raw sewage and untreated stormwater) exceeds the combined sewer system capacity, excess flows discharge into Lake Washington via outfalls. Federal and state regulations require CSO events be reduced to an average of one untreated discharge per year per outfall. Alternative designs and locations were assessed through a Environmental Impact Statement (EIS) included with this application (Final, Revised, and Addendum to the EIS).</p> <p>Because CSO outfalls connect to water bodies, most CSO facilities are located near the receiving waters of combined sewer facilities. Many potential CSO facility sites are located near existing pump stations and within public property (i.e. public rights-of-way and parks). However, many Seattle parks are zoned single-family residential. Public properties can be conducive to CSO facility development as there is less potential for direct impacts to existing single family residences. Therefore, the Parks site is an optimal site for the project.</p> <p>The CSO 8A project includes construction of underground facilities and is proposed within an existing parking lot and existing tennis courts on Parks property. Existing single family development is located adjacent to the project site. However, upon completion of the proposed project, the current use (tennis courts and parking) will be restored. The CSO 8A project is consistent with the single-family residential zoning designation due to the project being underground and the existing features being replaced.</p>	Sheet 18
<p>SMC 23.51A.002.C. Expansion of Uses in Public Facilities.</p> <ol style="list-style-type: none"> <li>1. Major Expansion. Major expansions may be permitted to uses in public facilities allowed in subsections 23.51A.002.A and B above according to the same provisions and procedural requirements as described in these subsections. A major expansion of a public facility use occurs when the proposed expansion would not meet development standards or would exceed either 750 square feet or 10 percent of its existing area, whichever is greater, including gross floor area and areas devoted to active outdoor uses other than parking.</li> <li>2. Minor Expansion. When an expansion falls below the major expansion threshold level, it is a minor expansion. Minor expansions may be permitted to uses in public facilities allowed in subsections 23.51A.002.A and B above according to the provisions of Chapter 23.76, Procedures for Master Use Permits and Council Land Use Decisions, for a Type I Master Use Permit when the development standards of the zone in which the public facility is located are met.</li> </ol>	<p>The project is not considered an expansion of a use in a public facility.</p>	NA

SPU Henderson North CSO Reduction Project – CSO Facility 8A Type V – Land Use Project No. 3015640		Zoning Data Sheet
Code Section	Project Analysis	Plan Sheet and/or Supporting Document Reference
SMC 23.51A.002.D. Sewage Treatment Plants. The expansion or reconfiguration (which term shall include reconstruction, redevelopment, relocation on the site, or intensification of treatment capacity) of existing sewage treatment plants in single-family zones may be permitted if there is no feasible alternative location in a zone where the use is permitted and the conditions imposed under subsections 23.51A.002.D.3 and D4 are met.	The project is not considered a sewage treatment plant.	NA
SMC 23.51A.002.E. Prohibited Uses. The following public facilities are prohibited in single-family zones: 1. Jails; 2. Metro operating bases; 3. Park and ride lots; 4. Establishment of new sewage treatment plants; 5. Solid waste transfer stations; 6. Animal control shelters; 7. Post Office distribution centers; and 8. Work-release centers.	The project is not a prohibited use.	NA
SMC 23.51A.002.F. Essential Public Facilities. Permitted essential public facilities shall also be reviewed according to the provisions of Chapter 23.80, Essential Public Facilities.	The project is not considered an essential public facility as defined in SMC 23.84A.010.E. "Essential public facilities" within the City of Seattle means airports, sewage treatment plants, jails, light rail transit systems, and power plants.	NA
<b>Pursuant to SMC 23.44.022 Development Standards for Institutions: SMC 23.44.008 Development standards for uses permitted outright</b> A. The development standards set out in this subchapter apply to principal and accessory uses permitted outright in single-family zones.	Pursuant to SMC 23.51.002B, utility service uses within single-family zones may be permitted as council conditional uses.	NA
B. All structures or uses shall be built or established on a lot or lots.	The proposed project is located on a legally established lot. The City purchased the property in 1911 to create Seward Park.	Sheet 1
C. Floating homes are subject to the provisions of Chapter 23.60, Shoreline Master Program, and are also subject to the parking provisions of this Chapter 23.44.008.	The project does not include construction or modification of a floating home.	Sheet 18
D. An exception from one specific standard does not relieve the applicant from compliance with any other standard.	The project will be in compliance with all applicable standards and seek a waiver from the specific development standard when necessary.	Sheet 18
E. Methods for measurements are provided in Chapter 23.86. Standards for parking access and design are provided in Chapter 23.54.	The replaced parking spaces shall be designed in accordance with 23.54.	NA
F. Except for a detached accessory dwelling unit, any structure occupied by a permitted use other than single-family residential use may be converted to single-family residential use even if the structure does not conform to the development standards for single-family structures. Expansions of converted nonconforming structures are regulated by Section 23.42.108. Conversion of structures occupied by nonconforming uses are regulated by Sections 23.42.108 and 23.42.110.	The project consists of a new, unoccupied public facility. Therefore, this development standard is not applicable to the project.	NA
G. Development standards governing lots containing an environmentally critical area or buffer may be modified according to the provisions of Chapter 25.09.	The project is located within an existing developed area. Vegetated areas to be removed within the shoreline habitat buffer and will be replaced in accordance with the landscaping plan. Pursuant to SMC 25.09.045, SPU has determined the project meets the criteria for an Environmentally Critical Areas Exemption.	Sheets 18, 44-53
H. Exterior lighting shall be shielded and directed away from residentially zoned lots. The Director may require that the intensity of illumination be limited and that the location of the lighting be changed.	Exterior lighting is not proposed in the project design. Therefore, this development standard is not applicable to the project.	Sheets 123-124, 133

Code Section	Project Analysis	Plan Sheet and/or Supporting Document Reference						
<p>I. Tree Requirements.</p> <ol style="list-style-type: none"> <li>1. Trees are required when single-family dwelling units are constructed. The minimum number of caliper inches of tree required per lot may be met by using either the tree preservation option or tree planting option described in subsections 23.44.008.I.1.a. or I.1.b., or by a combination of preservation and planting. This requirement may be met by planting or preserving street trees in the public right-of-way. Submerged land shall not be included in calculating lot area for purposes of either the tree preservation option or tree planting option.               <ol style="list-style-type: none"> <li>a. Tree Preservation Option. For lots over 3,000 square feet, at least 2 caliper inches of existing tree per 1,000 square feet of lot area must be preserved. On lots that are 3,000 square feet or smaller, at least 3 caliper inches of existing tree must be preserved per lot. When this option is used, a tree preservation plan is required.</li> <li>b. Tree Planting Option. For lots over 3,000 square feet, at least 2 caliper inches of tree per 1,000 square feet of lot area must be planted. On lots that are 3,000 square feet or smaller, at least 3 caliper inches of tree must be planted per lot.</li> </ol> </li> <li>2. Tree Measurements. Trees planted to meet the requirements in subsection 23.44.008.I.1 shall be at least 1.5 inches in diameter. The diameter of new trees shall be measured (in caliper inches) 6 inches above the ground. Existing trees shall be measured 4.5 feet above the ground. When an existing tree is 3 to 10 inches in diameter, each 1 inch counts as 1 inch toward meeting the tree requirements in subsection 23.44.008.I.1. When an existing tree is more than 10 inches in diameter, each 1 inch of the tree that is over 10 inches shall count as 3 inches toward meeting the tree requirement.</li> <li>3. Tree Preservation Plans. If the tree preservation option is chosen, a tree preservation plan must be submitted and approved. Tree preservation plans shall provide for protection of trees during construction according to standards promulgated by the Director.</li> </ol>	<p>The project does not include construction of a single-family dwelling. As shown on the demolition sheet, many of the trees will be preserved. However, there will be some tree removal required (approximately 39 trees). The landscape plan includes installing approximately 52 deciduous and evergreen variety trees.</p>	<p>Sheets 17, 48-53</p>						
<p><b>SMC 23.44.010 Lot requirements.</b> A. Minimum Lot Area. The minimum lot area shall be: 7,200 sq. ft.</p>	<p>According to the King County Assessor, the lot area of the parcel is approximately 9,184,626 square feet. This exceeds the minimum lot requirement of 7,200 square feet. Additionally, pursuant to SMC 23.44.010.E.2.e, the project qualifies for an exception to the lot coverage requirements due to the structure being underground.</p>	<p>Sheet 1</p>						
<p>B. Exceptions to Minimum Lot Area Requirements. The following exceptions to minimum lot area requirements are allowed, subject to the development standards for undersized lots in subsection 23.44.010.C, except as limited under subsection 23.44.010.B.2:</p>	<p>The project meets the minimum lot area requirements and an exception is not applicable.</p>	<p>Sheet 1</p>						
<p>C. Development standards for certain lots that qualify for the exception to minimum area in subsection 23.44.010.B.1.d. Development on those lots that meet the conditions outlined in subsection 23.44.010.B.1.d but have a total area less than 2,500 square feet shall comply with the following.</p>	<p>The project meets the minimum lot area requirements and an exception is not applicable.</p>	<p>Sheet 1</p>						
<p>D. Maximum Lot Coverage. The maximum lot coverage permitted for principal and accessory structures is as follows:</p> <table border="1" data-bbox="87 1376 1243 1503"> <thead> <tr> <th>Lot Size</th> <th>Maximum Lot Coverage</th> </tr> </thead> <tbody> <tr> <td>Less than 5,000 square feet (sq. ft.)</td> <td>1,000 sq. ft. + 15% of lot area</td> </tr> <tr> <td>5,000 sq. ft. or more</td> <td>35% of lot area</td> </tr> </tbody> </table>	Lot Size	Maximum Lot Coverage	Less than 5,000 square feet (sq. ft.)	1,000 sq. ft. + 15% of lot area	5,000 sq. ft. or more	35% of lot area	<p>The project meets the minimum lot area requirements and an exception is not applicable.</p>	<p>Sheet 1</p>
Lot Size	Maximum Lot Coverage							
Less than 5,000 square feet (sq. ft.)	1,000 sq. ft. + 15% of lot area							
5,000 sq. ft. or more	35% of lot area							

Code Section	Project Analysis	Plan Sheet and/or Supporting Document Reference
<p>E. Lot Coverage Exceptions.</p> <ol style="list-style-type: none"> <li>1. Lots Abutting Alleys. For purposes of computing the lot coverage only: <ol style="list-style-type: none"> <li>a. The area of a lot with an alley or alleys abutting any lot line may be increased by 1/2 of the width of the abutting alley or alleys.</li> <li>b. The total lot area for any lot may not be increased by the provisions of this section by more than 10 percent.</li> </ol> </li> <li>2. Special Structures and Portions of Structures. The following structures and portions of structures are not counted in lot coverage calculations: <ol style="list-style-type: none"> <li>a. Access Bridges. Uncovered, unenclosed pedestrian bridges 5 feet or less in width and of any height necessary for access;</li> <li>b. Barrier-free Access. Ramps or other access for the disabled or elderly that comply with Washington State Building Code, Chapter 11;</li> <li>c. Decks. Decks or parts of a deck that are 36 inches or less above existing grade;</li> <li>d. Freestanding Structures and Bulkheads. Fences, freestanding walls, bulkheads, signs and other similar structures;</li> <li>e. Underground Structures. An underground structure, or underground portion of a structure;</li> <li>f. Eaves and Gutters. The first 36 inches of eaves and gutters that project from principal and accessory structures;</li> <li>g. Solar collectors that comply with Section 23.44.046 and swimming pools that comply with Section 23.44.044.</li> </ol> </li> </ol>	<p>The project consists of underground facilities and replacing the existing paved parking area, tennis courts, and installing a pedestrian path; therefore, it qualifies for an exception to the lot coverage requirements pursuant to Exception (e).</p>	<p>Sheets 18-19, 72</p>
<p><b>SMC 23.44.012 Height Limits</b></p> <p>A. Maximum Height Established.</p> <ol style="list-style-type: none"> <li>1. Except as permitted in Section 23.44.041.B, and except as provided in subsection 23.44.012.A.2 and A.3, the maximum permitted height for any structure not located in a required yard is 30 feet.</li> <li>2. The maximum permitted height for any structure on a lot 30 feet or less in width is 25 feet.</li> <li>3. The maximum permitted height for any structure on a lot of less than 2,500 square feet is 22 feet, if that lot has less than 15 feet of street frontage and if the front yard or side yard of that lot abuts, for at least 15 feet, on the rear yard of another lot.</li> <li>4. The method of determining structure height and lot width is detailed in Chapter 23.86, Measurements.</li> </ol>	<p>The project consists of underground facilities. The tallest structure proposed as part of the project is a 10-foot-tall fence along the perimeter of the replaced tennis courts. Therefore, the project does not exceed height limits.</p>	<p>Sheets 18, 20, 32, 43, 72, 133</p>
<p>B. Pitched Roofs. The ridge of a pitched roof on a principal structure may extend up to five (5) feet above the maximum height limit, as determined under subsection 23.44.012.A above. All parts of the roof above the height limit must be pitched at a rate of not less than 4:12 (Exhibit A for 23.44.012). No portion of a shed roof, except on a dormer, shall be permitted to extend beyond the maximum height limit, as determined under subsection 23.44.012.A above. Roof forms including but not limited to barreled and domed roofs may be allowed under this subsection 23.44.012.B if the Director determines that the roof form remains within the massing of a pitched roof form such as a gable or gambrel roof that would otherwise be allowed by this subsection 23.44.012.B (Exhibit B for 23.44.012).</p>	<p>The project does not include a pitched roof. Therefore, this development standard is not applicable to the project.</p>	<p>Sheet 72</p>

Code Section	Project Analysis	Plan Sheet and/or Supporting Document Reference
<p>C. Height Limit Exemptions.</p> <ol style="list-style-type: none"> <li>1. Flagpoles. Except in the Airport Height Overlay District, Chapter 23.64, flagpoles are exempt from height limits, provided that they are no closer to any adjoining lot line than 50 percent of their height above existing grade, or, if attached only to a roof, no closer than 50 percent of their height above the roof portion where attached.</li> <li>2. Other Features. Open rails and planters may extend no higher than the ridge of a pitched roof permitted under subsection 23.44.012.B or 4 feet above the maximum height limit in subsection 23.44.012.A. Planters on flat roofs shall not be located within 4 feet of more than 25 percent of the perimeter of the roof. For any structure with a green roof and having a minimum rooftop coverage of 50 percent, up to 24 inches of additional height above the height limit is allowed to accommodate structural requirements, roofing membranes, and soil. Chimneys may extend 4 feet above the ridge of a pitched roof or above a flat roof.</li> <li>3. Projections that accommodate windows and result in additional interior space, including dormers, clerestories, skylights, and greenhouses, may extend no higher than the ridge of a pitched roof permitted pursuant to subsection 23.44.012.B, or 4 feet above the applicable height limit pursuant to subsection 23.44.012.A, whichever is higher, if all of the following conditions are satisfied ( Exhibit D for 23.44.012:                         <ol style="list-style-type: none"> <li>a. The total area of these projections is limited to 30 percent of the area of each roof plane measured from the plan view perspective;</li> <li>b. On pitched roofs, projections are limited to 10 feet in width with a minimum separation of 3 feet from other projections; and</li> <li>c. On flat roofs, projections are set back at least 4 feet from exterior walls.</li> </ol> </li> <li>4. Solar Collectors. For height exceptions for solar collectors, not including solar greenhouses, see Section 23.44.046.</li> <li>5. For nonresidential principal uses, the following rooftop features may extend up to 10 feet above the maximum height limit, as long as the combined total coverage of all features does not exceed 15 percent of the roof area or 20 percent of the roof area if the total includes screened mechanical equipment:                         <ol style="list-style-type: none"> <li>a. Stair and elevator penthouses; and</li> <li>b. Mechanical equipment.</li> </ol> </li> <li>6. Wind-driven power generators. Devices for generating wind power may be located on structures as a rooftop feature and may extend up to 10 feet above the maximum height limit set in subsections 23.44.012. A and 23.44.012. B, provided that the combined total coverage of all features does not exceed 15 percent of the roof area.</li> <li>7. For height limits and exceptions for communication utilities and accessory communication devices, see Section 23.57.010.</li> </ol>	<p>The majority of the project is located underground and does not require a height limit exemption. The tallest part of the project is the 10-foot-tall fence that will be installed around the perimeter of the replaced tennis courts. Therefore, the project meets the height requirements and an exemption is not required.</p>	<p>Sheets 18, 20, 32, 43, 72, 133</p>
<p><b>SMC 23.44.013 Transportation concurrency level-of-service standards</b>                      Proposed uses in single-family zones shall meet the transportation concurrency level-of-service standards prescribed in Chapter 23.52</p>	<p>Based on the traffic analysis conducted for the project, the current levels-of-service (LOS) for affected streets in the project area range from A to C. The traffic analysis estimates the LOS during construction activities to be at C level or better for most intersections.</p> <p>However, based on the model, the South Genesee Street and 50th Avenue South intersection is projected to operate at a LOS of D. The current delay measured in seconds per vehicle is approximately 23.4 seconds per vehicle; whereas, the model indicates the delay at that intersection would be approximately 26.9 seconds per vehicle during construction. This would result in a temporary 3.5 second increase in delay at that intersection.</p> <p>The operational facility is anticipated to return to the current LOS.</p>	<p>Traffic Analysis Technical Memorandum</p>

SPU Henderson North CSO Reduction Project – CSO Facility 8A Type V – Land Use Project No. 3015640		Zoning Data Sheet
Code Section	Project Analysis	Plan Sheet and/or Supporting Document Reference
<p><b>SMC 23.44.014 Yards</b></p> <p>A. Front Yards.</p> <ol style="list-style-type: none"> <li>1. The front yard shall be either the average of the front yards of the single-family structures on either side or twenty (20) feet, whichever is less.</li> <li>2. On any lot where the natural gradient or slope, as measured from the front line of the lot for a distance of sixty (60) feet or the full depth of the lot, whichever is less, is in excess of thirty-five (35) percent, the required front yard shall be either twenty (20) feet less one (1) foot for each one (1) percent of gradient or slope in excess of thirty-five (35) percent or the average of the front yards on either side, whichever is less.</li> <li>3. In the case of a through lot, each yard abutting a street, except a side yard, shall be a front yard. Rear yard requirements shall not apply to the lot.</li> <li>4. A larger yard may be required in order to meet the provisions of Section 23.53.015, Improvement requirements for existing streets in residential and commercial zones.</li> </ol>	The project site is located on a Seattle Parks parcel with an irregular configuration and right-of-way frontage. The front yard will be measured from the northern property line and project components are not located within the 20 foot front yard.	Sheet 18
<p>B. Rear Yards. The rear yard shall be twenty-five (25) feet.</p> <p>The minimum required rear yard for a lot having a depth of less than one hundred twenty-five (125) feet shall be twenty (20) percent of the lot depth and in no case less than ten (10) feet. When the required rear yard abuts upon an alley along a lot line, the centerline of the alley between the side lot lines extended shall be assumed to be a lot line for purposes of the provision of rear yard and the determination of lot depth; provided, that at no point shall the principal structure be closer than five (5) feet to the alley. When a lot in any single-family zone abuts at the rear lot line upon a public park, playground or open water, not less than fifty (50) feet in width, the rear yard need not exceed the depth of twenty (20) feet.</p>	The project site is located on a Seattle Parks parcel with an irregular configuration and right-of-way frontage. The rear yard will be measured from the southern property line and the project components are not located within the 25 foot rear yard.	Sheet 18
<p>C. Side Yards. The side yard shall be 5 feet except as follows:</p> <ol style="list-style-type: none"> <li>1. In the case of a reversed corner lot, the key lot of which is in a single-family zone, the width of the side yard on the street side of the reversed corner lot shall be not less than 10 feet.</li> <li>2. If the side yard of a lot borders on an alley, a single-family structure may be located in the required side yard, provided that no portion of the structure may cross the side lot line.</li> </ol>	The project site is located on a Seattle Parks parcel with an irregular configuration and right-of-way frontage. The side yard will be measured from the west and east property lines and the project components are not located within the 5 foot side yard.	Sheet 18
<p>D. Exceptions from Standard Yard Requirements.</p>	A 10-foot-tall fence will be installed around the perimeter of the tennis courts. The fence will be located approximately 22 feet from the side yard (west property line). Therefore, this would not require an exception. Additionally, the project includes underground structures and will be restored to the current use as Seattle Parks tennis courts and parking lot. Therefore, this would not require an exception to the standard yard requirement.	Sheet 42-43
<p>E. Additional Standards for Structures if Allowed in Required Yards.</p>	The project does not include above-grade structures within yards.	Sheets 18, 20, 32, 43, 72, 133
<p><b>SMC 23.44.015 Allowance for larger households.</b> The Director may allow larger numbers of unrelated persons to live together in a household than would otherwise be permitted in two situations: (1) through a grant of special accommodation, available only to domestic violence shelters as defined in Chapter 23.84A, and (2) through a grant of reasonable accommodation, available only to persons with handicaps as defined by federal law.</p>	The project will not include any occupied structures. Therefore, this development standard does not apply to this project.	NA
<p><b>SMC 23.44.016 Parking and Garages</b></p>	The project does not include an occupied structure. Periodic maintenance visits would occur approximately once per week during wetter months and approximately once per month during the drier months. The current Seattle Parks parking lot includes 28 parking spaces. Upon completion of construction, the Parks parking will be restored to accommodate approximately 27 parking spaces with three parking spaces dedicated to maintenance vehicles.	Sheet 19