

REQUEST FOR CODE AMENDMENT

1. Please identify the code you wish to have amended. Be as specific as possible, citing the code section and exact code provisions, if you know them.

Please see attached. Our proposal is to modify the single family zone permitted and administrative conditional use code sections.

2. What do these code provisions allow or not allow which causes you to wish to change it?

SMC 23.44.022 generally prohibits museum uses in single-family zones. The proposed code change would clarify that only new museum uses are prohibited. Long-established museum uses would be permitted outright and would be allowed to expand up to 15,000 square feet. The code change would also set out applicable height standards for expansions of long-established museum uses and would allow existing parking and loading deficits to continue.

3. What effect would you like the revised code provisions to achieve?

The proposed code change would clarify existing museums are allowed and can expand in the single-family zone. The code amendment is submitted to clarify the entitlement path for the proposed expansion of the Seattle Asian Art Museum in its current location within Volunteer Park. We have been advised by SDCI that MUP 3024753 may be submitted and reviewed as long as a code amendment has been filed.

4. Why do you feel this change is necessary or desirable? (Use extra pages if necessary).

The Seattle Asian Art Museum renovation and expansion under MUP 3024753 is necessary to update outdated building systems and increase the efficient use of Museum space. The renovation and expansion will also ensure the Museum is able to continue functioning at its Volunteer Park facility, and thereby contribute to the preservation of the structure, a designated Seattle landmark. [Continued on attached]

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Proposed Code Amendment Language:

- SMC 23.44.006 – Principal Uses Permitted Outright

The following principal uses are permitted outright in single-family zones:

A. Single-family Dwelling Unit. One single-family dwelling unit per lot, except that an accessory dwelling unit may also be approved pursuant to Section 23.44.041, and except as approved as part of an administrative conditional use permit under Section 25.09.260;

B. Floating Homes, subject to the requirements of Chapter 23.60A;

C. Parks and open space, and community gardens;

D. Existing railroad right-of-way;

E. Public Schools Meeting Development Standards. In all single-family zones, new public schools or additions to existing public schools, and accessory uses including child care centers, subject to the special development standards and departures from standards contained in Section Chapter 23.51B, except that departures from development standards may be permitted or required pursuant to procedures and criteria established in Chapter 23.79;

F. Uses in existing or former public schools:

1. Child care centers, public or private schools, educational and vocational training for the disabled, adult evening education classes, nonprofit libraries, community centers, community programs for the elderly or similar uses, in each case in existing or former public schools.

2. Other non-school uses in existing or former public schools, if permitted pursuant to procedures established in Chapter 23.78.

3. Additions to existing public schools only when the proposed use of the addition is a public school;

G. Nursing Homes. Nursing homes meeting the development standards of this Chapter 23.44, and limited to eight or fewer residents;

H. Adult Family Homes. Adult family homes, as defined and licensed by the state of Washington;

I. Commercially operating horse farms in existence before July 1, 2000 on lots greater than 10 acres, conforming to the limits on the number and location of farm animals and structures containing them set forth in Section 23.42.052.

[J. Museums in existence prior to 1982 within City parks and landmark structures. Such museums shall be allowed to continue and expand by up to 15,000 gross square feet regardless of the dispersion requirements in Section 23.44.022.E. Such museums must generally meet the](#)

development standards for uses permitted outright in Sections 23.44.008 through 23.44.016, except as modified by this subsection or SMC 23.44.022. The maximum height limit for the expansions of such museums shall be the greater of 40 feet or the maximum height of the existing structure. Existing loading, and vehicle and bike parking deficits for such museum uses are allowed to continue and no new loading berths or parking is required even if an expansion of up to 15,000 gross square feet occurs.

- SMC 23.44.022 – Institutions

A. Institutions Identified. The following institutions may be permitted as conditional uses in single-family zones:

Community centers

Child care centers

Private schools

Religious facilities

Libraries

Existing institutes for advanced study

Other similar institutions

The following institutions are prohibited in single-family zones:

Hospitals

Colleges

New ~~M~~museums

Private clubs

Vocational schools

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4. Why do you feel this change is necessary or desirable? [Response continued]

The proposed code change would clarify the code and facilitate a more straightforward entitlement process for MUP 3024753. There is already a code path to allow the expansion of the Museum based on its location in a designated Seattle landmark, and based on the building's existing nonconformities to development standards. The code has ambiguities, however, so the code change would clarify the entitlement process. Furthermore, the code change would allow similar flexibility in height, parking and loading standards as are available for other institutions in single-family zones.

Last, the proposed code change is desirable as it carries out the intent of the City Council in implementing the 1982 overhaul of the single-family zone development standards. We understand that the intent of those development standards was to prohibit new museum uses in single-family zones, but not to prohibit existing museum uses or prevent their maintenance and expansion when compatible with surrounding single family neighborhoods. This is evidenced by the City's 1980 policy on institutions in single family residential areas, which states "The City recognizes the positive contributions many institutions have made to the neighborhood in which they are located, respecting community needs and providing appropriate services. However, location, scale, access, and development standards of institutions and facilities shall be controlled in order to reduce negative impacts such as noise, traffic and parking problems, and to protect Seattle's single family housing stock." *See Res. 25968 (Adopting the 1980 Single Family Areas Policies)*. This code change would therefore resolve a long-existing code gap by clarifying that long-existing museum uses that are compatible with their surrounding neighborhoods may remain and expand.