



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: 3005813
Applicant Name: Daniel Miles, MG Architecture for St. George Parish Catholic School
Address of Proposal: 5117 13th Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application for an 8,632 square foot expansion for a new gymnasium to an existing institution (St. George Parish School). Two additional parking spaces are proposed to be added.

The following approvals are required:

Administrative Conditional Use - To allow expansion of an institution in a single family zone (SMC Chapter 23.44.022).

SEPA - - Environmental Determination (SMC Chapter 25.05)

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 and Vicinity Description

The site is located on the south end of the block bordered by 12th Avenue South, 13th Avenue South, and South Dawson Street. The site is zoned Single Family 5000 (SF 5000). The proposal site is owned by the St. George Parish Catholic School. The property has approximately a 25 foot slope from the northeast to southwest. St. George Parish School is a Catholic school for

students in pre-school through eight grade. There are approximately 180 students enrolled in the school and about 15 staff. The surrounding area is primarily single family residences.

Proposal Description

St. George Parish School is proposing a new building which will be approximately 8,632 square feet. The work would include associated site work including demolition of existing paving and the existing one story portable classroom building on the corner of south Dawson and 12th Avenue South. The two shipping containers will remain for emergency storage. New construction will include landscaping and paving and associated steps and site work. Two new parking spaces are proposed. The proposal is not expected to result in an increase in enrollment of students or staff. The new building is proposed to be sited 30 feet north of the existing school building, on 13th Ave S on a portion of the existing school playground. There will be a landscaped rain garden to help with surface water drainage filtration.

Public Comment

One public comment letter was received during the comment period which ended on February 21, 2007. The letter stated that the new construction would be a positive addition to the community.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

The Seattle Land Use Code (SMC 23.44.022.A) provides that institutions such as community centers, child care centers, private schools, religious facilities, public or private libraries, and existing institutes for advanced study or other similar institutions may be permitted as conditional uses in single family zones. Sections 23.44.022 D through M sets forth criteria to be used to evaluate and/ or condition the proposal. The applicable criteria are discussed below.

D. General Provisions

New or expanding institutions in single family zones shall meet the development standards for uses permitted outright in Section 23.44.008 through 23.44.016 unless modified elsewhere in this subsection or in a Major Institution Master Plan.

According to the plans submitted with the application, the proposal meets the applicable development standards enunciated in Section 23.44.008 through 23.44.016.

E. Dispersion

The lot line of any proposed new or expanding institution, other than child care centers locating in legally established institutions, shall be located six hundred (600') or more from any lot line of any other institution in a residential zone, with certain exceptions.

There is no expansion of the institutional lot line boundary.

F. Demolition of Residential Structures.

No residential structure shall be demolished nor shall its use be changed to provide for parking.

The proposed work does not include demolition of any residential structures.

G. Reuse of Existing Structures.

Existing structures may be converted to institution use if the yard requirements for institutions are met. Existing structures which do not meet these 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.

The existing structures are already established institutional uses.

H. Noise and Odors

For the purpose of reducing potential noise and odor impacts, the Director shall consider the location on the lot of the proposed institution, on-site parking, outdoor recreational area, trash and refuse storage areas, ventilating mechanisms, sport facilities, and other noise generating and odor-generating equipment, fixtures or facilities. The institution shall be designed and operated in compliance with the Noise Ordinance, Chapter 25.08.

In order to mitigate identified noise and/or odor impacts, the Director may require measures such as landscaping, sound barriers or fences, mounding or berming, adjustments to yard or parking development standards, design modifications, setting hours of operation for facilities or other similar measures.

The proposed work is for expansion of curriculum alternatives. There may be additional noise during class movement between buildings, but it should not impact the neighborhood. The student campus is beginning to take on an internal courtyard, play area plan which does not encourage noise spilling onto the adjoining rights of way. Therefore, noise levels are anticipated to slightly increase at class passing time and can be controlled by adult supervision during student circulation and break periods. Temporarily, there will be increased noise related to the construction. These noise levels will be regulated by the City Noise Ordinance. No odor impacts are anticipated to occur as a result of this proposal.

I. Landscaping.

Landscaping shall be required to integrate the institution with adjacent areas, reduce the potential for erosion or extensive stormwater runoff, reduce the coverage of the site by impervious surfaces, screen parking from adjacent residentially zoned lots or streets or to reduce the appearance of bulk of the institution.

The proposal will have new landscaping and renovation of existing landscaping. The grass playfield adjacent to the proposal will be restored to new grass. New trees will be added to the property, new landscaping will be installed along the east side of the new gym. In addition, a “rain garden” will be installed to filter and store runoff from the roof of the new building. The garden will be planted with appropriate plants hardy to this location and water regime.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots. The Director may also require that the area and intensity of illumination, the location or angle of illumination be limited.

Lighting is designed to be shielded or directed away from adjacent properties. Wall mounted exterior light fixtures are planned over each of the west entry doors and on the wall in front of the parking space. These fixtures will face the residences on 12th Avenue to the west, but are approximately 140 feet from the centerline of the street. These fixtures are wall mounted full cutoff type designed for exterior illumination of the ground plane. Other site lighting will be recessed, or lighting that will illuminate the ground plane and not create neighborhood glare. Non-reflective surfaces will be used for the construction.

K. Bulk and Siting

Lot Area: If the proposed site is more than one (1) acre in size, the Director may require the following and similar development standards:

a. For lots with unusual configuration or uneven boundaries, the proposed principal structures be 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.

This proposal does not impact development patterns therefore, this criterion is not applicable.

b. For lots with large street frontage in relationship to their size, the proposed institution reflect design and architectural features associated with adjacent residentially zoned block faces in order to provide continuity of the block front and to integrate the proposed structures with residential

The proposed building will be setback from the street in residential fashion there will be color and window variation and roof eaves all common features of residential forms. Landscaping will give a sense of front yard.

Yards: Yards of institutions shall be as required for uses permitted outright in Section 23.44.008, provided that no such structure other than freestanding walls fences, bulkheads or similar structures shall be closer than ten feet (10') to the side lot line. The Director may permit yards less than ten feet (10') but not less than five feet (5 ft.) after finding that the reduced setback will not significantly increase impacts, including but not limited to noise, odor and comparative scale, to adjacent lots zoned residential and there will be a demonstrable public benefit.

The proposed work will meet the required yards.

Institutions Located on Lots in More Than One (1) Zone Classification: For lots which include more than one (1) zone classification, single-family zone provisions shall apply only to the single-family-zoned lot area involved.

The subject site is located within one zone classification.

Height: Religious symbols for religious institutions may extend an additional twenty-five (25') above the height limit.

According to the submitted site plan, no religious symbol is proposed. Height will meet zoning regulations.

For gymnasiums and auditoriums that are accessory to an institution the maximum height shall be thirty-five (35) feet if portions of the structure above thirty-five (35) feet are set back at least twenty (20) feet from all property lines. Pitched roofs on a gymnasium or auditorium which have a slope of not less than three to twelve (3:12) may extend ten (10) feet above the thirty-five (35) foot height limit. No portion of a shed roof on a gymnasium or an auditorium shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.

The proposed gymnasium will meet development standards.

Façade Scale: If any facade of a new or expanding institution exceeds thirty feet (30') in length, the Director may require that facades adjacent to the street or a residentially zoned lot be developed with design features intended to minimize the appearance of the bulk. Design features which may be required include, but are not limited to, modulation, architectural features, landscaping or increased yards.

There will be landscaping along the east façade between the building and the sidewalk. The landscaping will consist of seven new trees and turf grass at grade. The building façade has design elements which will also help mitigate the façade length. The façade has two “bookends” at the north and the south ends of concrete masonry units laid in an architectural pattern. The central portion of the façade will step down slightly in height, have metal siding and will have four windows. Impacts associated with bulk will be mitigated by the above methods and thus no conditions will be imposed.

L. Parking and Loading Berth Requirements

c.) SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan prepared pursuant to Subsection M of this section. The modification shall be based on adopted City Policies and shall:

- i. Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and
- ii. Not cause undue traffic through residential streets nor create a serious safety hazard.

A Transportation Analysis of the St. George Parish School gymnasium project was prepared by M/G Architecture dated October 27, 2006. Parking requirements for private schools are based on the square footage of auditoria or public assembly rooms. The new gymnasium will require some new parking spaces. The school currently does not have on-site parking. Since the proposal is not designed to increase enrollment or staff size then there is not additional daily parking pressures associated with the proposal.

The current parking requirements require parking, some of which must be accessible parking stalls. Two ADA accessible stalls will be located on site. The code required parking is calculated on the square footage of the auditoria or public assemble space. The total required is 120 spaces less the parking deficit of 47 spaces. The remainder is 73 spaces. The applicant has demonstrated in The Transportation Plan (October 2007) that the impact of the assembly space on the surrounding neighborhood will be minimal. The Plan states that there will be relatively few events at the school that activate the assembly space with persons who will drive single occupancy vehicles. That is, there are a few special activities each year where students, guests and parents will convene at the school for an event, or sports events where there may be participants and visitors who drive. The assembly spaces will be used mostly for physical education classes and school assemblies for children and staff who are already at school. This is a school of pre-school through eight grade children so no students enrolled in the school will be driving or parking near the school.

SMC 23.44.022.L provides that the Director may modify the parking and loading requirements of Section 23.54.15, required parking, and the requirements of Section 23.44.016, parking location and access, on a case by case basis using the information contained in the transportation plan. The plan states that there will be a discreet window of weekly activity which may bring more cars to the area. During basketball season, the months of November through February, there are Saturday games. A peak demand of parking spaces is contemplated to be between 10:00 a.m. and 4:00 p.m. over the four month period, about 16 Saturdays of the year. This would be the game time activity where participants and visitors would arrive and depart for games at the school. The Plan also notes that once or twice a year a special school event (reception or large meeting) may bring more visitors to the area.

The Plan lays out how the parking peaks will be managed. Thirty parking spaces will be made available on the internal play grounds of the school. Thirty additional parking spaces will be made available at the Saint George Paris Church One block to the south. Thirteen spaces will be available on the public rights of way. The School proposes a traffic management plan that will provide signage directing vehicles to the Church parking lot, parking attendants at each lot to help direct parking, both the Church and the School will post parking information on their website, St George Church will post notice of event parking in the weekly Church bulletin and include a map for parking options.

Modification of parking requirements must provide both a public benefit and not cause undue traffic through residential streets nor create a serious safety hazard. It is the Director's decision that a parking lot on the school property would be, in general, an empty, paved lot and that playfields and play courts are much better for the neighbors to look at and for the school children to use. By providing parking for the winter peak hours on-site (on the paved play court) and by using an existing parking lot (St George Church) during its low use hours one block away, the proposal is providing a solution so that the neighboring residential streets are not impacted. Therefore, the project will provide thirty (30) parking spaces on site and use the thirty (30) Church parking spaces for basketball games and special events where 300 and above attendees are expected. A transportation plan accompanies this proposal which outlines the daily parking routines and the special event routines.

M. Transportation Plan

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 the structure area and/or required to provide twenty (20) or more spaces.

A transportation Plan is included in this proposal and will be condition of this approval listed below.

Conditional Use (23.44.018) General Provisions

C. *A conditional use may be approved, conditioned or denied based on a determination of whether the proposed use meets the criteria for establishing a specific conditional use and whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

The Department recognizes the public benefit achieved by providing convenient private schools in single family zones, but establishes the conditional use process as a mechanism for the screening and mitigation of likely impacts related to the uses. Based on the proposed design, scale, and location, the proposal is determined to not be detrimental to the public welfare nor injurious to the properties in the vicinity.

D. *In authorizing a conditional use, the Director or Council may mitigate adverse negative impacts by imposing requirements and conditions deemed necessary for the protection of other properties in the zone or vicinity in which the property is located.*

Parking requirements that meet the conditions listed below are imposed, none other are necessary because the scope of this expansion will not result in the need for such measures to protect other properties.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **APPROVED WITH CONDITIONS** as indicated at the end of this document.

The proposal is consistent with Administrative Conditional Use criteria and the Land Use Policies which allow this type of use to be expanded in single family zones.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the revised and annotated environmental checklist dated October 20, 2006 and supplemental information in the project file. This information, along with the experience of the lead agency in similar situations, forms the basis for this analysis and decision. No long-term impacts are anticipated from this proposal. Short-term impacts are discussed below.

The SEPA Overview Policy (SMC 25.05.665.D) states *"where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation,"* subject to limitations. Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Storm Water, Grading and Drainage Control Ordinance (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way, and sidewalk repair); Building Code (construction standards); and Noise Ordinance (construction noise). Compliance with these codes and ordinances will be adequate to achieve sufficient mitigation of identified adverse impacts. Thus, mitigation pursuant to SEPA is not necessary for these impacts. Other short-term impacts not noted here as mitigated by codes, ordinances or conditions (e.g., increased traffic during construction, additional parking demand generated by construction personnel and equipment, increased use of energy and natural resources) are not sufficiently adverse to warrant further mitigation.

Short-Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulate during construction; potential soil erosion during grading, excavation and general site work; increased run-off; tracking of mud onto adjacent streets by construction vehicles; increased demand on traffic and parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC Section 25.05.794). Although not significant, these impacts are adverse.

Construction noise may be adverse enough to warrant mitigation. The proximity of residential uses is such that the limitations of the Noise Ordinance would be inadequate to mitigate potential noise impacts. Pursuant to SEPA policies in SMC Section 25.05.675.B, the hours of construction, including excavation, foundation installation and framing activity shall be limited to between 7:00 a.m. and 6:00 p.m. on non-holiday weekdays and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. Some extra-ordinary activities may require work outside these hours, such as occasional Sunday and evening work. If such work is planned, a request should be submitted in writing along with a proposed construction noise mitigation plan to the DPD Planner (Holly Godard 206-615-1254) and should be requested prior to each occurrence. Even if additional construction work hours are approved, work at all hours must comply with the Seattle Noise Ordinance.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030(2)(C).
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITIONS - ADMINISTRATIVE CONDITIONAL USE

Prior to issuance of the building permit

1. Provide a parking covenant by king county recording number to the land use planner.

For the life of the project

2. The facade along East Boston Street shall retain the variation in materials, modulation, and height as depicted in the approved plans.
3. The school will follow the approved Transportation Plan.
4. For basketball games and special events (where 300 or more attendees are anticipated) St. George Parish and School will provide the following:
 - o Adequate signage directing vehicles to the Church parking area at 5306 13th Avenue South.
 - o Parking attendants at each lot directing vehicles in and out of the parking areas.
 - o St. George Church and School will post notices on their website announcing the date, time of the event, and a map of the off-street parking options available.
 - o St. George Church will post notice of event parking restrictions in the weekly Church bulletin, along with date/time of event and a map of the off-street parking options available.

CONDITIONS - SEPA

During Construction

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other weatherproofing material and shall remain in place for the duration of construction.

5. Pursuant to SEPA policies in SMC Section 25.05.675.B, the hours of construction, including excavation, foundation installation and framing activity shall be limited to between 7:00 a.m. and 6:00 p.m. on non-holiday weekdays and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays. Some extra-ordinary activities may require work outside these hours, such as occasional Sunday and evening work. If such work is planned, a request should be submitted in writing along with a proposed construction noise mitigation plan to the DPD Planner (Holly Godard 206-615-1254) and should be requested prior to each occurrence. Even if additional construction work hours are approved, work at all hours must comply with the Seattle Noise Ordinance

Signature: _____ (signature on file) Date: May 10, 2007
Holly J. Godard
Land Use Planner

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