



City of Seattle

Gregory J. 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: 3007300
Applicant Name: Sik Wong
Address of Proposal: 515 10th Avenue South (Chinese Southern Baptist Church)

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a two story 5,484 sq. ft. building accessory to the existing religious facility (Chinese Southern Baptist Church). Building will include a caretaker's quarters. Parking for one vehicle will be provided on the site. Existing portable building to be demolished. Existing church to remain.

The following approvals are required:

SEPA – Environmental Determination Chapter 23.05 Seattle Municipal Code*

- SEPA DETERMINATION:** [] Exempt [X] DNS [] EIS
[] DNS with conditions
[] DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

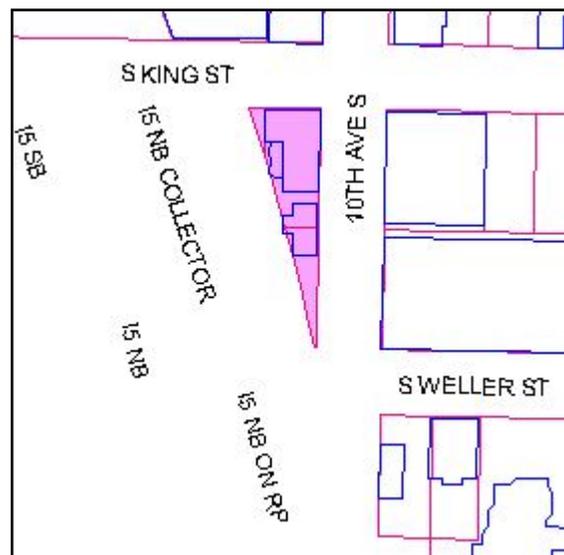
*The project notice was dated May 17, 2007.

BACKGROUND DATA

The site is located in the International District just south of downtown Seattle. This site is comprised of three parcels, which totals approximately 9,068 square feet. The zoning of this lot is Neighborhood Commercial 3 (NC3) with a sixty five foot height limit and Commercial 1 with a sixty five foot height limit. The property is also located in the International District Special Review District.

Site & Vicinity

The triangular block contains only the subject site, which currently has two structures: a church and a Sunday school and food bank building. The subject site is split zoned with Neighborhood Commercial 3 (NC3-65) zoning on the northern



half of the site and Commercial 1 (C1-65) zoning on the southern half. Directly west of the project site is Interstate 5 right-of-way; to the east is 10th Avenue South; to the north is South King Street and to the south is South Weller Street. The area is developed with a variety of commercial and multifamily uses.

Proposal

The applicant proposes to demolish the existing portable building and construct a two story 5,484 sq. ft. building accessory to the existing religious facility (Chinese Southern Baptist Church). The new building will include a caretaker's quarters. Parking for one vehicle will be provided on the site.

Public Comment

No comment letters were received from the public during the public comment period that ended on May 30, 2007.

ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11 and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated May 8, 2007. The information in the checklist and the experience of DPD with review of similar projects forms the basis for this analysis and decision. The project site is not located in a mapped or otherwise identified Environmentally Critical Area (SMC 25.09.100) so the application is not subject to the provisions of the Critical Areas Ordinance.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans, and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority.

The Overview Policy states, in part: "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 some limitations. Under such limitations/circumstances (SMC 225.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-Term Impacts

The following short-term, temporary or construction-related impacts are expected: decreased air quality due to dust and other suspended air particulates from construction activities and hydrocarbon emissions from construction vehicles and equipment; potential soil erosion and potential disturbance to subsurface soils during general site work; increased traffic and demand for parking from construction equipment and personnel; conflicts with normal pedestrian and vehicular movement adjacent the site; increased noise and consumption of renewable and nonrenewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC 25.05.794). Although not significant, these impacts are adverse and in some cases, mitigation is warranted.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering street to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way); the Building Code (construction measures in general); and the Noise Ordinance (Construction related noise). Compliance with these codes and ordinances will reduce or eliminate most of the short-term impacts to the environment.

Long-Term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased bulk and scale on the site; increased demand on public services and utilities; increased light and glare; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

The long-term impacts are typical of institutional structures and will in part be mitigated by the City's adopted codes and/or ordinances. Specifically these are: Stormwater, Grading and Drainage Control Code (stormwater runoff from additional site coverage by impervious surface); Land Use Code (height; setbacks; parking); and the Seattle Energy Code (long-term energy consumption).

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 requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- 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 - SEPA

None.

Signature: (signature on file) Date: June 11, 2007
Lisa Rutzick, Land Use Planner
Department of Planning and Development
Land Use Services