



City of Seattle

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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:** 3008356  
**Applicant Name:** Our Lady of Guadalupe (Catholic ArchDiocese)  
**Address of Proposal:** 7000 35<sup>th</sup> Avenue SW

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a 6,778 sq. ft. expansion of a religious facility (two-story offices for Our Lady of Guadalupe). Review includes demolition of existing parish offices, carport and shed totaling (5,050 sq. ft.). Existing surface parking to remain.

The following Master Use Permit components are required:

**Administrative Conditional Use** - to allow the expansion of an existing institution in a single family zone (Seattle Municipal Code [SMC] Section 23.44.022).

**SEPA – Environmental Review** - Seattle Municipal Code [SMC] 25.05.660

**SEPA DETERMINATION:**  Exempt  DNS  MDNS  EIS

DNS with conditions.

DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

**BACKGROUND DATA**

Existing Conditions

The Our Lady of Guadalupe campus includes a church and school on the south side of SW Myrtle Street, together with the open space, parking, and existing small office building on the subject site on the north side of SW Myrtle Street. The entire campus and considerable surrounding area is

zoned SF, and the area to the north of the subject site is also developed with single family residences.

Southwest Myrtle Street and 35<sup>th</sup> Avenue SW appear to be fully improved, unlike 34<sup>th</sup> Avenue SW, which lacks sidewalk and planting strip on the subject side at least. The church property is served by a curbcut off SW Myrtle Street. There is a strip of City-owned land running between the subject portion of the north site, separating it from the large area providing existing parking.

### Proposal

The proposal is to demolish the existing office and carport on the north site and to construct a 6778 square foot office. The proposal also includes re-striping of existing asphalt parking area to accommodate 10 parking spaces, including two barrier-free spaces. Substantial landscaping is proposed around the new building.

### Public Comment

None.

## **ANALYSIS - ADMINISTRATIVE CONDITIONAL USE**

Section 23.44.022 of the Seattle Municipal Code provides that institutions, including private schools, may be permitted as conditional uses in single family zones. The Code also states that “expanding institutions shall meet the development standards for uses permitted outright in Sections 23.44.008 through 23.44.016 unless modified elsewhere in this subsection...” (SMC 23.44.022).

### Dispersion (SMC 23.44.008.E)

Although there are other institutions within 600 feet of the subject institution (the High Point Elementary School and community center), these are substantially downhill across 34<sup>th</sup> Avenue SW. The development is of such a small scale, only replacing and not intensifying an existing use, that the intent of the dispersion criterion is satisfied.

### Demolition of Residential Structures (SMC 23.44.022.F)

A permissible use will replace the existing structure, which may at one time have provided housing but has not for some time.

### Reuse of Existing Structures (SMC 23.44.022.G)

Inapplicable.

### Noise and Odors (SMC 23.44.022.H)

No additional impacts anticipated.

### Light and Glare (SMC 23.44.022.J)

There will be no proposed lighting facing nearby residential uses. The lights that are proposed would be low-intensity and largely confined to the site. Only the bollard lighting could possibly be very visible off site, but not likely to an extent warranting mitigation.

Bulk and Siting (SMC 23.44.022.K)

The building is of low bulk and scale, and considerably set back from adjacent property lines – none of which accommodate building development but are instead public rights of way. This adds additional mitigation for bulk. Meanwhile, generous landscaping is proposed. This criterion is satisfied.

Parking and Loading Berth Requirements (SMC 23.44.022.L)

Satisfied.

Transportation Plan (SMC 23.44.022.M)

Not applicable.

Overall Administrative Conditional Use considerations:

Finally, the general provisions for conditional uses in single family zones requires that there be a finding of whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity. Given compliance with the conditions stated at the end of the decision, DPD concludes that it is highly unlikely that the proposed project would be materially detrimental in these regards.

**DECISION - ADMINISTRATIVE CONDITIONAL USE**

The proposed expansion, as conditioned below, would meet the applicable development criteria. Accordingly, the proposal is **CONDITIONALLY APPROVED.**

**CONDITIONS - ADMINISTRATIVE CONDITIONAL USE**  
(following SEPA analysis)

**ANALYSIS - SEPA**

DPD has analyzed and annotated the environmental checklist; reviewed the projects plans and any additional information in the file; and any comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant. Codes and development regulations applicable to this proposed project, in particular the conditions imposed pursuant to ACU authority in this decision, will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

*Construction Impacts: Air Quality*

The proposal entails demolition of a substantial structure of unknown composition. The Puget Sound Clean Air Authority has control over such demolition, and to address short term air quality impacts, project approval is conditioned upon the applicant's documenting that PSCAA has been notified of the proposed action.

*Construction Impacts: Greenhouse Gases*

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

*Long-term Impacts: Greenhouse Gases*

Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

**DECISION**

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)

**CONDITIONS - SEPA**

*Prior to Issuance of Any Permit to Demolish:*

1. The owner(s) and/or responsible party(s) shall provide documentation to the DPD Planner that Puget Sound Clear Air Authority has received all information necessary to assess and mitigate likely air impacts.

**CONDITIONS - ADMINISTRATIVE CONDITIONAL USE**

None.

Signature: \_\_\_\_\_ (signature on file) Date: July 7, 2008  
Paul M. Janos, Land Use Planner  
Department of Planning and Development

PMJ:lc