



City of Seattle

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**

Project Number: 3011612
Applicant: Eric Nothdurft for Lakeside School
Address of Proposal: 14050 1st Avenue NE

SUMMARY OF PROPOSAL

Land Use Application to allow a 7,527 sq. ft. expansion of an existing institution (Lakeside School). Project includes a 3,927 sq. ft. addition to existing building (Allen Gates Math and Science Building) and retention of two portable classroom/ office buildings (previously allowed under Project #3010980) to temporarily relocate students and staff during the renovation. No change to parking is proposed.

The following approvals are required:

Administrative Conditional Use – to allow expansion of a private school
(SMC23.44.022)

SEPA Environmental Threshold 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.

SITE AND VICINITY

Site Location: Lakeside School is located in north Seattle, generally between NE 140th and NE 145th Sts. and 1st and 4th Aves. NE. The proposed addition is to an existing classroom building, Allen Gates Hall, and the two portables are located immediately west of this building adjacent to 1st Ave. NE.

Portions of the campus are mapped as environmentally critical areas (ECA) due to steep slopes exceeding 40 percent, and wetlands. The proposed development is distantly located from these ECAs.

Zoning: Single Family 7200

Parcel Size: Approximately 20 acres

Existing Use: Private School

Public Comment: The public comment period ended on January 19, 2011. No public comments were received.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)

The Land Use Code allows the expansion of existing institutions into residential zones through the administrative conditional use process. This proposal is a private school allowed in a single family zone through administrative conditional use approval. The DPD Director has the authority to approve, condition or deny a conditional use application. This decision shall be based on whether the proposed use will be materially detrimental to the public welfare or injurious to property. The applicable criteria used for evaluating and or conditioning the applicants' proposal 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.

The plans submitted with the application meet 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 feet (600') or more from any lot line of any other institution in a residential zone, with certain exceptions.

There are no other institutions in single family zoned properties within 600 feet of the project site.

F. Demolition of Residential Structures

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

No demolition of residential structures is proposed; therefore, this criterion is not applicable.

G. Reuse of Existing Structures

Existing structures may be converted to institution use if the yard requirements for institutions are met.

The proposal does not include the conversion of existing structures to institution use. The proposal includes continuing use of two (total 3,600 sq. ft) of the five temporary portables that were approved by MUP 3010980. The ‘existing’, albeit temporary, structures will provide classroom and/or office space for uses displaced during construction of the proposed Allen Gates Hall project. These portable buildings meet yard requirements for institutions.

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.

The proposed institutional expansion and the use of the existing temporary portable buildings are not expected to generate any noticeable increased noise and odors. None of the activities proposed as part of the typical use of the site will exceed the maximum permissible sound levels as established and modified in the SMC Chapter 25.08.

I. Landscaping

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

The school campus is heavily landscaped with mature trees, plants, and lawn. Landscaping removed as a result of the proposed building addition will be replaced. The existing portable buildings are located on the school’s softball field; the field will be restored when these buildings are removed. No additional landscaping is necessary for mitigation purposes.

J. Light and Glare

Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots.

No new exterior lighting is proposed for the building addition; however, in the event that lighting is added the applicant has indicated that fixtures will provide full cut-off shielding. No light and glare impacts on adjacent residentially zoned lots are anticipated to occur.

K. Bulk and Siting

1. *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.*

There will be no changes in potential or existing development patterns on the block as a result of this proposal. The 20+ acre Lakeside School Campus is composed of a contiguous, fairly regularly shaped boundary; no conditioning of the proposed addition to Allen Gates Hall is necessary due to the campus site configuration or size.

- 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 structures and uses in the immediate area.*

The proposed addition and the temporary use of the portable buildings are located in the central portion of the campus frontage on 1st Ave. NE, distant from neighboring residential uses. Given the size of the campus and its multiple street frontages, the 1st Ave. NE frontage is not unusually large. The two portable buildings are proposed to remain in place during the proposed construction. The proposed addition is small (3,927 sq. ft.) and will have little or no effect on residential uses in the immediate area.

2. *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') 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 additions comply with yard requirements for institutions; no reduction in yards is proposed.

3. *Height Limit. A religious symbol and that portion of the roof supporting it, including but not limited to a belfry or spire, may be extended an additional twenty-five feet (25') above the height limit.*

This provision is not applicable as no religious symbols are proposed.

4. *Facade 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.*

The west and south facades of the proposed addition exceed 30 feet in length. Features including windows, doorways, and landscaping, together with the setback from the 1st Ave. NE street frontage will adequately minimize the appearance of bulk. No additional conditioning is necessary.

L. Parking and Loading Berth Requirements

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.

No parking or loading berth modifications are requested.

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.

The proposal does not trigger a requirement for a transportation plan.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **Approved with Conditions** as indicated at the end of this document.

ANALYSIS – SEPA

The proposal site is located in an environmentally critical area, as noted above. Proposals located in landslide prone areas (i.e. known landslide areas, potential landslide areas, and steep slopes), wetlands, and fish and wildlife habitat conservation areas may require environmental review (SMC 25.05.908), thus this application is not exempt from SEPA review. However, the scope of environmental review of projects within these critical areas is limited to: 1) documenting whether the proposal is consistent with the City’s Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) Evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations.

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and Regulations for Environmentally Critical Areas (SMC 25.09).

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and 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 and environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*” subject to some limitations. Under such limitations or circumstances (SMC 25.05.665 D) mitigation can be considered.

Because the proposal is distant from the environmentally critical areas on the campus, no impacts are expected on the steep slopes or wetlands. DPD reviewers have determined that the proposal is consistent with the City’s ECA Ordinance.

No conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

DECISION – SEPA

[X] Determination of Non-Significance. This proposal has been determined not to have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2)(C).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the optional DNS process in WAC [197-11-355](#) and early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.

CONDITIONS – ADMINISTRATIVE CONDITIONAL USE

Prior to Building Permit Final/Certificate of Occupancy

1. The portables shall be removed from the Lakeside School campus upon completion of additions to Allen Gates Hall.

CONDITIONS - SEPA

None required.

Signature: _____ (signature on file) Date: February 24, 2011
Cheryl Waldman, Supervising Land Use Planner
Department of Planning and Development

CW:bg

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