



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: 3013712
Applicant: Megumi Tanaka, Shingon USA
Address of Proposal: 1518 South Washington Street

SUMMARY OF PROPOSAL

Land Use Application to allow a 1 story 1,775 sq. ft. addition to an existing institution (Seattle Koyasan Buddhist Temple). Project includes interior alterations. Surface parking reduction is proposed from 20 to 14 stalls.

The following approvals are required:

Administrative Conditional Use – to allow expansion of an institution (temple) not meeting development standard in a lowrise (LR3) multi-family zone (SMC 23.45.506)

SEPA Environmental Determination (SMC Chapter 25.05)

SEPA DETERMINATION: [] Exempt [X] DNS [] MDNS [] EIS

[] DNS with conditions

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

SITE AND VICINITY

Site Location: The property is located at the northwest corner of South Washington Street and 16th Avenue south. There is no alley adjacent.

Zoning: The site is zoned Lowrise multi-family (LR3) Seattle Municipal Code (SMC) 23.45.

Parcel Size: 16,362 square feet

Existing Use: Seattle Koyasan Buddhist Temple (Institution)

Public Comment: The public comment period ended on September 19, 2012. No comments were received.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.45.506)

The Land Use Code allows the expansion of existing institutions not meeting development standards in multi-family zones through the Administrative conditional use (ACU) process. This proposal is an addition to an existing institution that does not meet the lowrise development standards - which is allowed in a lowrise zone through administrative conditional use approval (SMC 23.45.504 Table A, Use: B.Institutions).

Per SMC 23.42.042 Conditional Uses (general), 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.

23.45.506.C. Multi-family Administrative conditional uses, Institutions:

Institutions other than public schools not meeting the development standards of [23.45.570](#), Institutions, and Major Institution uses as provided in Chapter 23.69, may be permitted subject to the following:

1. Bulk and Siting.

*In order to accommodate the special needs of the proposed institution, and to better site the facility with respect to its surroundings, **the Director may modify the applicable development standards** (emphasis added). In determining whether to allow such modifications, the Director shall balance the needs of the institution against the compatibility of the proposed institution with the residential scale and character of the surrounding area.*

The proposed addition is a 1 story structure, 17 ft at the ridge of a gable roof, which is comparable to the existing building ridge and well below the maximum height of 30 ft allowed in the LR3 zone. The 17 ft height is less than the 3 story height of the majority of existing residential buildings in the surrounding area. The materials and character of the design are very residential, and present a subdued character to the street.

The proposed addition does extend an existing street facing wall to a length of 96 feet, which is 13 feet more than LR3 development standards allow. This 10 ft tall wall has modulation and does not extend into the minimum rear setback, therefore is a supportable modification to the LR3 development standard: Façade length limits; SMC 23.45.527.B.1.

The proposed addition has a street wall located 10 feet from the side property line along 16th Avenue South, continuing the alignment of the adjacent existing building wall. Per SMC

23.45.570.F.3.b, the typical side setback is 10 ft, except for that portion of building in excess of 65 ft long, the setback requirement is 15 ft from the property line. The proposed addition is located in the 65 to 96 ft length portion. The meditation function within the addition requires a simple square space without jogs to accommodate an extra 5 ft setback, and the alignment with existing walls means the resulting roof forms remain simple and residential. The 10 ft tall subject wall is short compared to the 30-40 ft contemplated in this zone, thus the bulk of this wall is substantially less. The 5 ft modification of the required side setback is supportable.

The 1,775 sf addition combined with the existing 3,745 sf totals 5,520 sf; this is 1/3rd of the total lot area, thus not an excessive bulk, and the proposed building is short, residential in character, and compatible with the surrounding residential scale and character. This criteria is met.

2. Dispersion Criteria.

An institution that does not meet the dispersion criteria of Section [23.45.570](#) may be permitted by the Director upon determination that it would not substantially worsen parking shortages, traffic safety hazards, and noise in the surrounding residential area.

SMC 23.45.570.J - Dispersion states:

The lot line of any new or expanding institution other than child care centers located in legally established institutions shall be located 600 feet or more from any lot line of any other institution in a residential zone.

The existing institutional boundaries are not expanding with this proposal; therefore, this criterion is not applicable.

3. Noise.

The Director may condition the permit in order to mitigate potential noise problems. Measures the Director may require for this purpose include, but are not limited to the following: landscaping, sound barriers, fences, berms, adjustments to yards or the location of refuse storage areas, location of parking areas and access, structural design modifications, and regulating hours of use.

The space in the proposed addition will accommodate activities already taking place inside the existing building, with no appreciable increase in visitors. On-site activities will not substantially change as a result of this proposal. The continuing activities include indoor meditation, which is compatible with a multifamily, residential context. The recycling and trash area will not be located on a street face and will not generate noise and odor that will impact surrounding residential uses. All mechanical equipment will meet the Noise Ordinance. Therefore this criterion has been met.

4. Transportation Plan.

A transportation plan is required for proposed new institutions and for those institutions proposing to expand larger than 4,000 square feet of floor area and/or required to provide 20 or more new parking spaces. The Director may condition a permit to mitigate potential traffic and parking impacts pursuant to a Transportation Management Plan or

Program as described in directors rules governing such plans or programs. The Director will determine the level of detail to be disclosed in the transportation plan based on the probable impacts and/or scale of the proposed institution.

The proposed addition is not 4,000 sf and does not generate the threshold of new parking, therefore a transportation plan is not required. The addition does impact and reduce existing on-site surface parking from 20 to 14 spaces (plus 2 on-street spaces recovered after an existing curb cut is restored with this proposal). The combined addition and existing uses generate a land use code requirement for 26 total stalls, after including eligible reductions for proximity to frequent transit.

A reduction of required spaces by 12 spaces is not a major concern, given there is an abundance of on-street parking during the weekend peak activities of the institution, the proposal will recover 2 on street spaces when an existing curb cut is removed, and the following assertions by the applicants: high percentage of pedestrian visitors; staggered scheduling of activities; and ability to locate staff parking off-site nearby.

Pursuant to SMC 23.54.015.Table C –Parking for Public Uses and Institutions – row L, Religious Facilities, footnote 1:

When the use is permitted in a multifamily zone as a conditioned use, the Director may modify the parking requirements pursuant to section 23.45.570.

The modification of the number of required parking spaces is reduced from 26 to 14.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The Director has determined that the use will not be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located. The conditional use application is **Granted**.

ANALYSIS - SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle 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 July 25, 2012 and annotated by the Department. The information in the checklist, supplemental information provided by the applicant and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

Codes and development regulations applicable to this proposed project, including the Tree Ordinance, Noise Ordinance, Grading Code, Stormwater Code, Building Code, Street Use Ordinance (Title 15), Land Use Code, and Puget Sound Clean Air Agency (PSCAA) will provide sufficient mitigation of most identified impacts and no further conditioning or mitigation is

warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665). There are however, some short and long-term project impacts which warrant additional discussion.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from building activities and greenhouse gas from construction vehicles and equipment; increased dust caused by construction activities; increased traffic due to construction-related vehicles, increased soil erosion and stormwater runoff, loss of trees and vegetation, and increased noise during construction. Due to the temporary nature and limited scope of these impacts, they are not considered to be significant.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: Stormwater Code; Drainage Code; Street Use Ordinance; Building Code; Tree Ordinance, and the Noise Ordinance. Compliance with these applicable codes and ordinances will, with the exception of construction noise, reduce or eliminate short-term impacts to the environment to the extent that they will be sufficient without conditioning pursuant to SEPA policies. Further analysis and conditioning of some short term impacts are warranted.

Construction Impacts

Most of the initial construction activity including demolition, excavation, foundation work, and framing will require loud equipment and will have impacts on nearby residences. The protection levels of the Noise Ordinance, and its time limits, are considered adequate for the potential noise impacts on nearby residential uses.

Long-term Impacts

Long-term or use-related impacts are also anticipated from the proposal and include: increased ambient noise due to increased human activity; increase in bulk and scale, increased demand on public services and utilities; increased light and glare; increased traffic and parking; and increased energy consumption and increased greenhouse gas emissions. These long-term impacts are not considered significant because the impacts are minor in scope or mitigated by adopted codes and ordinances such as the Land Use Code, any conditions of the Administrative Conditional Use, and 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 requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public 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 2C.

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 2C.

CONDITIONS - SEPA

None

CONDITIONS – ADMINISTRATIVE CONDITIONAL USE

None

Signature: _____ (signature on file) Date: January 28, 2013
Garry Papers, Senior Land Use Planner
Department of Planning and Development

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