



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: 3003660
Applicant Name: Brad Miller for the Broadview Branch Library
Address of Proposal: 12755 Greenwood Avenue North

SUMMARY OF PROPOSED ACTION

Land Use Permit for a 6,600 sq. ft. addition to an existing library (Broadview Library). Existing single family residences and garages to be removed under separate permit.

The following approval is required:

Administrative Conditional Use - To expand an institution in an SF 5000 zone.
(Seattle Municipal Code Chapter 23.44.022)

Administrative Conditional Use - To expand an existing non-conforming institution in a multifamily zone. (Seattle Municipal Code Chapter 23.45.122)

SEPA - Environmental Determination – (Chapter 25.05, Seattle Municipal Code.)

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

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

BACKGROUND INFORMATION

Site and Vicinity Description

The subject site is located at the corner of Greenwood Avenue North and North 130th Street, to the south across 130th from the Foss Home. It is zoned L2 in the half adjacent to Greenwood, with the balance to the west zoned Single Family 7200. There is a duplex building adjacent to the south, and

apartment building across the street to the east, and for the most part single family residences in the single family zone to the west and south. Both Greenwood and 130th are arterials, and both only partially improved, largely lacking landscape strips and street trees.

Proposal

The proposed Broadview Library project would expand the existing 8400 square foot building to approximately 15,000 square feet – a net increase of approximately 6600 square feet. A new meeting room with a capacity of about 100 people is planned as part of the expansion. Currently, the library's parking lot has two driveways on North 130th Street (one for ingress and one for egress) that are separated by a small median. The new library would have a single driveway on 130th. Expansion of the building would be to the south; the parking lot would also be expanded to the south. Nine parking stalls would be added to provide a total of 34 stalls. The on-street parking on 130th adjacent to the library would be striped for 7 vehicles. In addition, there are currently 10 angle stalls adjacent to the existing library parking lot along Palatine. The library expansion includes adding 5 more stalls to the south for a total of 15 on-street stalls. These stalls are not on library property, and would be available for others.

Public Comments

No comment letters were received during the comment period which ended December 21, 2005.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.44.022)

Dispersion

The dispersion criteria states that the lot line of any new or expanding institution shall be six hundred feet or more from any lot line of another institution on a residentially zoned property. The library site is within 600 feet of the Lutheran Church at the corner of North 132nd Street and Greenwood Avenue North, the Broadview Thompson Elementary School across Greenwood Avenue just north of North 130th Street, and the Foss Home on the northwest corner of North 130th Street and Greenwood Avenue North. The library site is separated from the church, school, and nursing home by heavily traveled arterials, Greenwood and 130th. It is unlikely that the library expansion would generate either traffic or parking demand which would conflict with the church, school, or nursing home parking demand. Therefore, the intent of the dispersion criteria is achieved due to the presence of the arterials as physical elements which provide substantial separation from other institutions.

Demolition of Residential Structures

Demolition of one residence in the Single Family 5000 zone is necessary to provide additional library parking per the Land Use Code table 23.54.015 which calls for 38 spaces for the expanded library, the existing parking is 25 spaces. The transportation report submitted with the application indicated an increased demand for parking which needs to be accommodated onsite.

Noise and Odors

Parking access is from the north, away from the adjacent residential lot to the south. The parking lot will be screened from the residential neighbor to the south by a six foot fence and five foot wide planter strip. At the parking expansion area, a five foot wide landscape screen planted similar to the existing planter will extend to the south. The library generates primarily paper recycling waste. Recycling and waste bins will be screened by a five foot fence and a five foot wide planter strip. Rooftop ventilating equipment will be located on the Lowrise 2 portion of the site at the roof level of the existing structure. The equipment will be visually and acoustically buffered from the adjoining residential lot to the south by a higher roof area and approximately 60 feet of distance. The rooftop equipment will be surrounded by a screening wall from all other directions.

Landscaping

Landscaping is an important part of the library expansion scheme. An existing sequoia tree in the parking lot will be preserved, as will several smaller vine maples. New landscaping and trees will be used to enhance views out of the library, to provide a foreground for the addition, and to provide seasonal solar shading. Impervious site area will be minimized. After accounting for the demolition of existing structures and drives the total impervious area will be close to a zero net gain. Rainwater gardens will demonstrate state of the art practices for stormwater management. In the new parking area pervious paving is proposed to further reduce storm event impacts. The new parking area is set back five feet from all property lines and this area will be used for landscaping screening. The street frontage at Greenwood Avenue North and North 130th Street will be substantially improved by adding curbs, sidewalks, planter strips and street trees. The landscaping approach emphasizes native plant materials. Existing vine maples will be supplemented with new trees and the existing sequoia will be retained and supplemented with western hemlock. The existing cypress trees on the east edge of the site are diseased and interfere with overhead lines and removal is proposed. At the adjacent Greenwood right-of-way existing cypress trees are also in a poor condition and pending review by the City of Seattle Forests, removal and replacement with more appropriate street trees is proposed. Shrubs and groundcovers will be native species as well. The Seattle Public Library has full time landscape maintenance staff. In addition, Broadview Library has a long history of volunteer landscape maintenance, resulting in a well maintained appearance and spectacular perennial displays.

Light and Glare

The building addition will not have a significant impact on the eastern (Single Family 5000) portion of the site. One new parking lot light standard will be added in the middle of the lot, similar in height to the existing one, both will have new cut-off reflectors to prevent glare escaping the site. Adjacent to the single family zone the library meeting rooms will have low windows screened by trees and a six foot solid fence. Building mounted landscape lighting will be oriented downward with cut-of reflectors, with no glare escaping the site. The library closes at 8:00 PM, so light impacts should be minimal

Bulk and Siting

The library site area is less than one acre. No structures are closer than ten feet to the side lot line. No facade longer than 30 feet faces the Single Family 5000 lot to the south. The new east façade facing lots across the street has a meeting room wall 36 feet long, but this is set back 100 feet from the property line and is further mitigated by a 15 foot wide landscape area adjacent to the façade, and site perimeter landscape screening including the existing sequoia tree.

Parking and Loading Berth Requirements

The library proposes adding nine parking spaces to the existing on-site lot for a total of 34 spaces onsite. Curbside parking for four to six cars will be provided as part of the North 130th Street right-of-way improvements. Eleven existing off-site parking spaces on Palatine Avenue North will be retained and five additional spaces will be added there and signed for two hour parking. Transit is available along Greenwood Avenue North in front of the library and along 3rd Avenue NW two blocks to the west of the library. New sidewalks will be provided at 130th Street and Greenwood Avenue North. Bicycle racks will be provided adjacent to both building entries. Book delivery and pick-up typically occurs twice a day. Library loading requirements for the branch will be handled by signing a parking space near the service door for 15 minute use only. This allows for pick-up and drop-off use by patrons for the majority of the day when the delivery vehicle is not present.

The Traffic and Parking Impact Analysis prepared by Heffron Transportation, Inc. indicated that parking demand would also increase peak parking demand on a typical weekday from 17 to 31 spaces with the expansion. The proposed 34 parking spaces onsite would accommodate the demand. During peak events in the library's meeting room, parking demand could increase by 30 vehicles, but this would occur infrequently. The library would have an additional 15 spaces on Palatine Avenue North adjacent to the site and seven spaces on North 130th Street to accommodate peak demand. Parking overflow to other parking areas on North 130th Street or Greenwood Avenue North would be about five vehicles. This overflow is not expected to adversely affect parking conditions in the area. Library staff will continue to coordinate evening meeting schedules with Broadview-Thompson Elementary School to reduce potential attendance and parking conflicts. Therefore, the proposed 34 parking spaces is expected to accommodate the parking demand generated by the library and no additional mitigation of parking impacts will be required.

Transportation Plan

A transportation plan was submitted with this application and is described in the analysis below addressing SMC 23.45.116 for the Lowrise 2 zoned portion of the site.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE (SMC 23.45.116)

The Land Use Code allows the expansion of existing institutions into residential zones through the administrative conditional use process. This proposal is subject to the development standards outlined in section 23.45.122 of the Seattle Municipal Code (SMC). The director's decision has the authority to

approve, condition or deny a conditional use application. This decision shall be based on the whether the proposed expansion will be materially detrimental to the public welfare or injurious to property. The applicable criteria used for evaluating and or conditioning the applicant's proposal are discussed below.

A. 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 for modulation, landscaping, provision of open space, and structure width, depth and setbacks.

According to the plans submitted with the application, the proposal meets the applicable development standards for structure width, depth, modulation, landscaping and setbacks in the L2 zone.

B. Dispersion

An institution which does not meet the dispersion criteria of Section 23.45.102 may be permitted by the Director upon determination that it would not substantially aggravate parking shortages, traffic safety hazards, and noise in the surrounding residential area.

The dispersion criteria of section 23.45.102 states that the lot line of any new or expanding institution shall be six hundred feet or more from any lot line of another institution on a residentially zoned property. The subject site is within 600 feet of the Lutheran Church at the corner of 132nd and Greenwood and the public elementary school on the east side of Greenwood across from the Foss Home. It is highly unlikely that either of these facilities generates either traffic or parking demand in any way conflicting with that of the existing or proposed expanded library. For this reason, it is determined by the DPD that this proposal does satisfy the dispersion criteria due to its non-aggravating nature.

C. Noise

The Director may condition the permit in order to mitigate potential noise problems.

The library abuts two busy arterials, against which on- and off-site activities related to parking would be minor. Otherwise, library programming and activities are conducted primarily indoors. Consequently any noise which would result from the expansion would not be greater than that which is already present.

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

The proposed expansion required a transportation plan and a trip generation calculation because the addition was greater than 4,000 square feet and required more than 20 spaces. As a result of the information presented by the applicants Parking Impact Analysis the parking lot was expanded to

encompass three additional parking spaces and the driveway and curb cut were revised to enhance pedestrian and vehicular safety.

According to the applicant's traffic and parking analysis, the proposed project would generate an additional 360 trips per day and 46 trips during the PM peak hour. These additional trips are not expected to adversely affect traffic conditions in the site vicinity.

Peak parking demand on a typical weekday is expected to increase from 17 spaces today to 31 spaces with the expansion. The 34 proposed on-site parking spaces would accommodate this increased demand. During peak use of the proposed community room, parking demand would increase to approximately 61. This demand, which is substantial, would have to spill over onto area streets. Greenwood and 130th are not ideal accommodations for such parking, and most of the demand is likely to spill onto Palatine Avenue North, which lies entirely in the SF zone. It does appear that Palatine could accommodate the parking, especially since the library expansion includes striping for an additional 5 parking spaces on Palatine. On that basis, it does not appear that conditioning to limit overflow parking demand would be appropriate in this case.

Parking may be reduced pursuant to a transportation plan and an agreement with the Director (SMC 23.45.122). Such parking reductions shall be valid only under the conditions specified, and if those conditions change, the standard requirement shall be satisfied. The Heffron transportation plan and analysis concluded that overflow parking would not have an adverse effect on the surrounding neighborhood. Full compliance with Section 23.54.015 (38 parking spaces) would require removal of a specimen Sequoia tree that is considered a significant amenity. Since the applicant designed features of the building to preserve the tree, and the transportation plan indicates no adverse parking impacts, a reduction of 4 parking spaces is allowed provided the conditions of this development do not change. If the library is sold and not used as an institution, or the Sequoia tree dies and needs to be removed, the 4 parking spaces will need to be restored. Mitigating conditions are located at the end of this decision.

DECISION - ADMINISTRATIVE CONDITIONAL USE

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

ANALYSIS – SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist provided by the applicant and dated November 1, 2005, together with a supplemental traffic and parking analysis prepared by Heffron Transportation Inc. The information in the checklist, supplemental information and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665) 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. Thus, the mitigation that may

be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts.

The following temporary or construction-related impacts are expected: 1) decreased air quality due to suspended particulates from construction activities and hydrocarbon emissions from construction vehicles and equipment; 2) increased dust caused by drying mud tracked onto streets during construction activities; 3) increased traffic and parking demand from construction personnel; 4) blockage of streets by construction vehicles/activities; 5) temporary soil erosion; 6) conflict with normal pedestrian movement adjacent to the construction area; 7) increased noise; and 8) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian rights-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. There is a licensed nursing home facility across 130th to the north, which should probably be considered a sensitive receptor with respect to noise. There are also immediately adjacent domiciles in both the single family and multifamily zones adjacent which would be likely to be substantially impacted by noise from an extended construction project. The SEPA Policies at SMC 25.05.675.B and 25.05.665 allow the Director to require additional mitigating measures to further address adverse noise impacts during construction. Pursuant to these policies, it is Department's conclusion that limiting hours of construction beyond the requirements of the Noise Ordinance is necessary. A Construction Phase Noise Mitigation Plan shall be provided substantially as shown in the attachment to this decision. Project approval is conditioned upon observance of the plan during the construction phase.

Long-term Impacts

Long-term or use-related impacts are very limited. Because the human capacity of the facility will not increase, traffic and parking impacts of the proposal are not expected to increase by any meaningful amount. Other impacts such as increased energy consumption; increased light and glare, increased demand on public services and utilities are not sufficiently adverse to warrant further mitigation by conditions.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes; Seattle Energy Code; and the Land Use Code.

Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the 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.

- 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

During Construction

The owner(s) and/or responsible parties shall ensure that:

1. The Construction Phase Noise Mitigation Plan shall be provided to all contractors on the site, and shall provide written documentation that the on-site supervisor of construction has assumed additional responsibility that it be closely observed.

For the Life of the Project

2. If the Broadview Library property is sold in the future and is not used as an institution, then four additional parking spaces shall be provided for a total of 38 spaces onsite.
3. If for any reason the Sequoia tree dies in the future and needs to be removed, then the area occupied by the Sequoia tree shall be used for four additional parking spaces for a total of 38 spaces onsite.

Signature: (signature on file) Date: May 15, 2006
Malli Anderson, Land Use Planner

MJA:

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**Construction Phase Noise Mitigation Plan for the Broadview Branch Library
(DPD MUP Project No. 3003660 and all related permits and permit activities)**

DPD and Neighborhood Communication

The following construction phase noise mitigation plan shall be posted at the site in a location on the property line that is visible and accessible at all times to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The construction phase lead contact name and phone number shall be clearly identifiable on the document. 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 waterproofing material and shall remain posted on-site for the duration of the construction.

When seeking permission from DPD to work outside the hours in the CPNMP, email or call the DPD planner at least five working days in advance of the scheduled work. If permission is given by DPD to work outside of the hours in the CPNMP, 72 hour notification must be given to adjacent neighbors.

Construction Hours and Holidays

Construction activities are limited to between 7:00 AM and 6 PM on non-holiday weekdays. Construction workers may arrive at the site prior to standard start times; however, noisy set-up activity will be expressly prohibited prior to 7 a.m. on weekdays. Any equipment warm-up prior to standard start times must be configured to be inaudible to neighbors.

Impact types of equipment like pavement breakers, pile drivers, jackhammers, and other impulse noise sources may only be used between 8 AM and 5 PM on non-holiday weekdays.

Use of pneumatic equipment related to demolition is restricted to the hours of 8 AM to 5 PM on non-holiday weekdays.

Work is not to occur on weekends or on construction holidays, which are defined as: New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving Day, day after Thanksgiving Day, and Christmas Day. Any listed holiday that falls on a Sunday shall be observed as a holiday on the following Monday. If any of the listed holidays falls on a Saturday, the preceding Friday shall be a regular workday.

Limited exceptions to this restriction may be permitted for work judged by the DPD to present minimal risk of noise impacts, such as landscaping with hand tools and moving materials not requiring use of combustion engine vehicles, power or percussion tools. Communication regarding exceptions shall be as provided above.

Staging Areas

Staging areas for concrete trucks, dump trucks, and material/equipment delivery should be identified on a Staging Area Plan, to be approved by DPD. The staging area(s) should be in the least intrusive section of the construction site in relation to the residential neighbors.

Noise Reduction Practices

Barriers will be required for all noise-producing stationary equipment. All noise-producing stationary equipment are to be identified prior to issuance of the building permit. Any equipment not so identified may not be utilized. Stationary equipment include, but are not limited to: fossil fuel powered pumps, generators, welding machines and others.

Barriers can be created by stacking hay bales on three sides and extending at least two feet above the stationary equipment.

Amplified sound or music systems may not be used during the construction of this project.