



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:** 3003872  
**Applicant Name:** Jeff Saeger for the Seattle Housing Authority  
**Address of Proposal:** 6546 35<sup>th</sup> Avenue SW

**SUMMARY OF PROPOSED ACTION**

Land Use Permit to change the use of an existing religious facility to a 2,555 sq. ft. community center and a 5,026 sq. ft. administrative office. Project includes the addition of 15 surface parking spaces in an environmentally critical area.

The following approval is required:

**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 DATA**

Site and Vicinity Description

The site is zoned Neighborhood Commercial 2, with a height limit of 40 ft. (NC2-40). The subject property is located on the northeast corner of the intersection of SW Holly St and 35<sup>th</sup> Avenue SW. The surrounding zoning is Lowrise 1 to the east, Single Family 5000 to the west and south, and NC2-40 to the north. The existing use is a religious facility with no on-site

parking. Nearby development consists of multi-family and single family structures. The site is in a mapped Environmentally Critical Area (ECA) due to the presence of a steep slope to the northwest and east of the existing building. The steep slope areas are currently planted with grass, or in the case of the alley to the east, covered in gravel.

### Proposal Description

The applicant proposes to change the use of an existing 7,581 square foot two-story building with a daylight basement from religious facility use to an administrative office use with a community center. The proposed use would include interior alterations, mechanical work, installation of a gravel surface parking lot north of the building, and alley improvements. The gravel parking lot would be placed in the flat area north of the building, immediately adjacent to the steep slope areas. The parking lot would be accessed from the alley.

The total building height and the footprint would remain the same. No structural expansion is proposed.

### Public Comments

Public notice of the application was issued on February 2, 2006. No public comments were offered.

### ANALYSIS - SEPA

Environmentally critical areas are located on the subject site. SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be 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. This review included identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

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 annotated environmental checklist (dated January 18, 2006), and supplemental information in the project file submitted by the applicant's agent. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

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

25.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

#### Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during construction; increased noise and vibration from construction operations and equipment; and increased traffic and parking demand from construction personnel. These impacts are not considered significant because they are temporary and/or minor in scope.

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 ECA ordinance and DR 3-93 and 3-94 regulate development and construction techniques in designated ECA areas with identified geologic hazards. The Building code provides for construction measures and life safety issues. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

#### Air Quality

Interior demolition and construction and surface grading for the parking and alley improvements will create dust, leading to an increase in the level of suspended particulates in the air, which could be carried by winds out of the construction area. The Street Use Ordinance (SMC 15.22) requires watering the site, as necessary, to reduce dust. In addition, the Puget Sound Clean Air Agency (PSCAA regulation 9.15) requires that reasonable precautions be taken to avoid dust emissions. In addition to spraying water or chemical suppressants, this may require activities, which produce air-borne materials or other pollutant elements to be contained within a temporary enclosure. Demolition could require the use of heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that would contribute slightly to the degradation of local air quality. Since the demolition activity would be of short duration, the associated impact is anticipated to be minor, and does not warrant mitigation under SEPA.

#### Long-term Impacts

Long-term or use-related impacts anticipated by the proposal include: change of use from religious facility to administrative office and community center, potential increased daily parking demand, and vehicular traffic. These long-term impacts are not considered significant because the impacts are minor in scope. However, some of the impacts warrant further discussion and review.

#### Earth/Soils

The applicant has submitted "Steep Slope Evaluation, 6558 35<sup>th</sup> Ave SW, Seattle, Washington," prepared by Shannon & Wilson, dated December 20, 2005. The construction plans, including shoring of excavations as needed and erosion control techniques will undergo separate review by DPD. Any additional information showing conformance with applicable ordinances and codes

(ECA ordinance, The Stormwater, Grading and Drainage Control Code, DR 3-93, and 3-94) will be required prior to issuance of building permits. Applicable codes and ordinances provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are utilized; therefore, no additional conditioning is warranted pursuant to SEPA policies.

Traffic

The applicant has stated that the proposed change of use would generate a total of approximately 25 vehicle trips per day. Eight to ten employees would be located on site, with an estimated 20 children visiting the site for tutoring. Approximately 65% of the building would be used as a community center. The applicant has stated that most of the people served by the administrative offices and community center are children and will walk to the site. The peak time of trips will likely be at the beginning and the end of the business day, resulting from employee commutes.

Twenty five vehicle trips per day would likely have little effect on the existing traffic patterns in this area. Thus, the noted traffic-related impacts are not considered significant under SEPA (SMC 25.05.675.R).

**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 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**

None.

Signature: \_\_\_\_\_ (signature on file) Date: March 30, 2006  
Shelley Bolser, Land Use Planner  
Department of Planning and Development

SB:bg