



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: 3003339
Applicant Name: Bob O'Malley for Blanchet High School
Address of Proposal: 8200 Wallingford Ave North

SUMMARY OF PROPOSED ACTION

Land Use Permit to approve in installation of a 600-seat bleacher accessory to Bishop Blanchet High School. Project includes construction of a 760-square foot restroom facility in an environmentally critical area.

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

Blanchet High School is located on the southeast corner of the intersection of N 85th Street and Wallingford Avenue North, in the heart of a SF-zoned (and developed) residential neighborhood. Both streets are arterials. The existing school occupies approximately 85% of the large block between these streets and North 82nd Street and Meridian Avenue North. Existing access is taken from both Wallingford and 82nd. The existing school occupies the west approximately 45% of the block between Wallingford and Meridian, and the south approximately 75% of the block face between 82nd and 85th. There are large areas for parking and playfields to the east of the structure and to the north are paved play courts and what appear to be parking areas. There are 205 parking spaces in total.

There are currently limitations on use of the Blanchet field stemming from a previous administrative conditional use permit: The pertinent conditions are:

“For the life of the project:

1. No spectator events at the gym or athletic field shall be scheduled within 1.5 hours of each other.
2. No additional field lighting may be installed without review by the DPD through the Administrative Conditional Use Process.”

Proposal

The proposal is to construct a restroom facility together with long, narrow bleacher running north-south, both on the east (Meridian Avenue North) side of the Blanchet property. The bleachers would be similar to those already existing on the west side of the field. There are other minor aspects of the proposal, including demolition of existing storage building in the vicinity of the development, and new landscaping and hardscaping in the courtyard area near the center of the campus. It is proposed to maintain all existing (205) parking spaces.

The proponent has stated that additions will not result in increased use of Blanchet facilities. The purpose of the bleachers is for more people to sit as opposed to being forced to stand throughout the games. Also, guests will have a restroom to use as opposed to having to go into the school or using portable facilities.

Blanchet’s 2005/2006 academic year spectator sports use of the field has been (or is scheduled to be) as follows:

AUTUMN (September – December)

	<u>Start time</u>						
	<u>10</u>	<u>1</u>	<u>3:30</u>	<u>4</u>	<u>4:30</u>	<u>5</u>	<u>6</u>
Monday			4				
Tuesday			6				1
Wednesday							
Thursday			4	1	3		1
Friday						2	
Saturday	3	2					
Sunday							

SPRING (March – June)

	<u>Start time</u>								
	10	12	1	2	3:30	4	4:30	5	6
Monday									1
Tuesday									
Wednesday					6				
Thursday									
Friday					7				
Saturday									
Sunday		1		1					

Blanchet provides its outdoor field to other users, including the Catholic Youth Organization and the Washington State Youth Soccer Association. Their use, in terms of number of days, has been as follows:

FALL (mid-September-early November)

	<u>Hours</u>					
	9-4	11:30-3	11:30-5	12-3	12-6:15	1:30-4:30
Saturdays (CYO)	2				1	3
Sunday			1	1	1	

SPRING (April-May)

	<u>Hours</u>
	9-5
Sun (WSYSA)	8

SUMMER (August)

	<u>Hours</u>
	9-12
Tuesday (CYO)	1
Wednesday (CYO)	1
Thursday (CYO)	1
Friday (CYO)	1

As to attendance at non-Blanchet activities: CYO soccer games are 11 v. 11 players and they are school-aged children, about 15 players per team. These games each run for about 1 ½ hours. Traffic is associated with people arriving prior to their game (potentially 30 cars spread out over a 15-20 minute period), then very little traffic during game time and then more volume within a 15-20 minute period as the two teams (and parents) depart and the next two teams come in.

WSYSA traffic patterns would be slightly greater. The pattern would be 8 vs. 8 player games on two sections of the field. So, instead of 30 families within that 15-20 minute arrival/departure period there would more likely be approximately 40 families.

Blanchet believes that at least some of the youth users carpool, and that, erring on the high side of traffic as opposed to a projection on the lower end, the 30 and 40 car estimates are reasonable. Traffic would be entering and leaving in two areas: on 82nd street (separate entrance and exit here) and Wallingford (one drive for both entrance and exit).

Public Comment

Approximately ten comment letters were received during the public comment period. Concerns were largely oriented to adverse traffic (including pedestrian traffic) and parking impacts (already perceived to be associated with the existing school uses), including potential for increased automobile/pedestrian accidents. Other concerns included adverse noise impacts associated with events (especially amplified sound), increased frequency and duration of use, incrementally intensifying use, increased chance of pollution from restroom facilities, increased garbage, loss of trees, adverse visual impacts of the bleachers, and adverse impacts of field lighting [field lighting is not proposed]. One letter expressed concern about need for crowd control and adverse vandalism impacts observed in association with use of the field.

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)

Satisfied. There are no institutions within 600 feet of the subject institution.

Demolition of Residential Structures (SMC 23.44.022.F)

Satisfied. No residential structures will be demolished.

Reuse of Existing Structures (SMC 23.44.022.G)

Inapplicable.

Noise and Odors (SMC 23.44.022.H)

In a letter dated 6 October 2006, the Blanchet principal clarifies that the field would be in use during daylight hours (till dusk) throughout the year, with use most intense during spring and fall. Late afternoon use (beginning at 5:00 p.m. or 6:00 p.m.), that might be considered likely to run into desirable evening quiet time, has been specified as occurring only on 2 Thursdays and 2 Fridays in the autumn. Weekend use covers an extensive period for many weeks in the summer and autumn. It is likely that substantial proportions of field use would entail associated PA broadcasting. Hence, proper design and use of the broadcast system is a necessity. In the first place, broadcast system use shall be limited, per condition, to no later than the end of games starting no later than 6 p.m. – the latest start time in the present Blanchet schedule. Secondly,

DPD's noise experts have further indicated that a reasonable objective standard would be 15-second Leq of 55 decibels at the property lines. This could be easily and relatively cheaply achieved by increasing the number of broadcast speakers, distributing them appropriately throughout the field/bleachers areas, and maintaining their volumes at adequate but decreased (compared with existing) levels. This general form of mitigation has been communicated to Blanchet, which has expressed willingness to follow-through as directed. Accordingly, project approval has been conditioned with respect to noise mitigation.

Light and Glare (SMC 23.44.022.J)

Satisfied. No field lighting is proposed at all; the field will not be used at night. The lighting necessary to support safe use of the field and restroom under dim conditions will be shielded. To ensure that lighting is not later installed without ACU review, project approval is conditioned such that no additional lighting to the field may be installed without review by the DPD through the Administrative Conditional Use Process.

Bulk and Siting (SMC 23.44.022.K)

The proposed restroom structure is small given the site of the Blanchet site, and the bleachers will be entirely open. No impacts warranting mitigation.

Parking and Loading Berth Requirements (SMC 23.44.022.L)

The proposal does not entail any expansion of existing uses beyond the relatively minor increased use by non-Blanchet users on weekends. This weekend use, which is almost entirely by non-Blanchet users, extends over a considerable span of the weekend for many weeks in autumn and spring, but such use is not intense, accommodating at most 40 families at a time – perhaps, in a worst case, up to 80 at turnover times given 100% overlap of users (highly unlikely). With a 205-space parking lot little used by Blanchet itself during weekends, such weekend use is not regarded as likely to have substantial adverse parking impacts.

Transportation Plan (SMC 23.44.022.M)

The traffic analysis is similar to the parking analysis immediately above. All existing weekday field use would be by Blanchet, which has been ongoing and would not substantially change. As noted by Principal Hickey, the number of spectators expected at games is not likely to increase substantially, just be better accommodated by seating and facilities. Weekend traffic by the WSYSA and CYO families would be minor compared with normal weekday Blanchet use. Hence, no changes to the existing transportation plan are warranted.

Overall Administrative Conditional Use considerations:

The extension of use to non-Blanchet users at or near the present levels is incidental to the established use. At the present time, there are no plans to increase such use, and the precise level of use at which the threshold of non-accessory is tripped need not be considered. However, to ensure that this trigger is not tripped absent proper review, project approval is conditioned upon maintaining no greater number and no later times of use than identified in the proposal section

above. Blanchet shall copy this schedule into the issued Master Use Permit and all future building and use permits, and continue to limit non-Blanchet uses to these levels.

To ensure that existing permanent ACU conditions are maintained through this and future permits also related to field use, these conditions are to be stated on the face of this MUP as well, and carried over to future field-related building and use permits.

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).

Adverse parking, traffic, noise, lighting, and public safety impacts have been asserted by commenters. There is little doubt that such traffic and parking impacts actually exist. However, there is nothing in the proposal which is likely to increase these impacts. With respect to noise, the conditions of the ACU below are deemed adequate and no additional limitation is warranted pursuant to SEPA authority. Minor, code-compliant lighting on the restroom and to allow safe use of bleachers during dim conditions also does not require SEPA mitigation. Finally, the public safety impacts here seem beyond the jurisdiction of SEPA, which cannot reasonably ascribe substantial risk of vandalism to a daytime high school athletic event and weekend supervised youth activities.

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

None.

CONDITIONS - ADMINISTRATIVE CONDITIONAL USE

Prior to Issuance of the MUP:

1. The owner(s) and/or responsible party(s) shall submit for review and approval by DPD noise experts a Field Broadcast System Mitigation Plan documenting how the field broadcast system shall be both designed **and** used to effectively and consistently achieve limitation of broadcasts to 15-second L_{eq} of 55 decibels at the property line. The plan shall include that field broadcast system use shall be limited to no later than the normal end time of games starting not substantially later than 6 p.m.
2. The owner(s) and/or responsible party(s) shall revise plans to include, on a full-sized plan page (separately or in combination with a land-use-related page) the following:
 - A. The Field Broadcast System Mitigation Plan
 - B. The non-Blanchet field use schedule.
3. The owner(s) and/or responsible party(s) shall revise plans to include, on the cover sheet under Permanent Conditions, the following statements:
 - A. The Field Broadcast System Mitigation Plan shall be observed at all times.
 - B. Non-Blanchet use of the field shall be maintained at no substantially greater number and no substantially later times of use than identified in these plans.

Prior to issuance of any field-related use or construction permit:

4. All plans shall show the following cumulative ACU conditions:
 - A. The Field Broadcast System Mitigation Plan shall be observed at all times.
 - B. Non-Blanchet use of the field shall be maintained at no substantially greater number and no substantially later times of use than identified in these plans.
5. To ensure that existing permanent ACU conditions are maintained through this and future permits also related to field use, the following conditions are to be stated on the face of his MUP as well, and carried over to future field-related building and use permits:
 - A. No spectator events at the gym or athletic field shall be scheduled within 1.5 hours of each other.

- B. No additional field lighting may be installed without review by the DPD through the Administrative Conditional Use Process.

Non-Appealable Conditions:

Prior to issuance of the permit, plan shall be revised as needed to secure approval by the zoning and geotechnical reviewers, as appropriate.

Signature: (signature on file)
Paul M. Janos, Land Use Planner
Department of Planning and Development

Date: December 22, 2005