



**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

**Record Number:** 3029687-LU

**Applicant Name:** John Faley

**Address of Proposal:** 728 21st Ave

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a new 2-story gymnasium with below grade parking for 237 vehicles (Holy Names Academy). An additional 32 parking spaces to be provided in a new surface parking lot, 12 existing spaces to be removed for a total of 296 parking spaces. Review includes partial demolition of existing gymnasium.

The following approvals are required:

**Administrative Conditional Use (Seattle Municipal Code Chapter 23.42 and 23.44)**

**SEPA - Environmental Determination (Seattle Municipal Code Chapter 25.05)**

**SEPA DETERMINATION**

**Determination of Non-significance:**

- ☐ No mitigating conditions of approval are imposed.
- ☒ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts

**SITE AND VICINITY**

Site Zone: Single-Family 5000

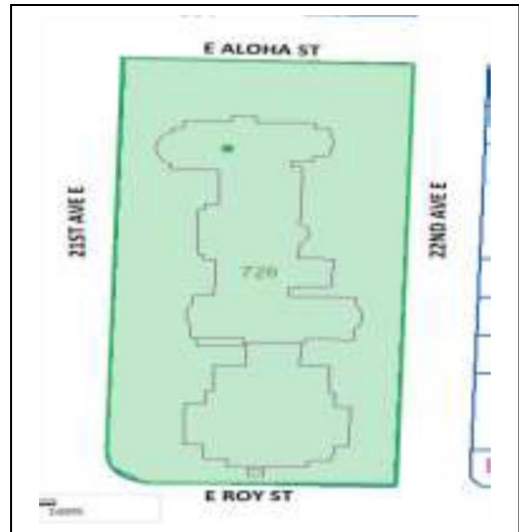
Vicinity Zoning: North: SF 5000  
East: SF 5000  
South: SF 5000  
West: SF 5000

Environmental Critical Areas: None.

Site Description: The site is a full block, bounded by E Aloha Street to the north, 22nd Avenue E to the east, E Roy Street to the south, and 21st Avenue E to the west. The subject property includes an existing institution (Holy Names Academy) which includes a main school building and gymnasium connected by a breezeway.

### Public Comment

The public comment period ended March 14, 2018. Several comments were received and carefully considered to the extent that they raised issues within the scope of this review. These areas of public comment related to construction, parking, and traffic. Comments were also received that are beyond the scope of this review and analysis.



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## **I. ANALYSIS – ADMINISTRATIVE CONDITIONAL USE**

The Land Use Code allows the expansion of existing institutions into residential zones through the administrative conditional use process. This proposal is for a new gymnasium and parking garage for a private school in a single-family zone. The SDCI 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 applicant's proposal are discussed below.

### 23.44.018 – General provisions

*A. Only those conditional uses identified in this subchapter may be authorized as conditional uses in single-family zones. The Master Use Permit Process set forth in [Chapter 23.76](#), Procedures for Master Use Permits and Council Land Use Decisions, shall be used to authorize conditional uses.*

Private schools are listed as a permitted conditional use in single-family zones. The Master Use Permit procedures of SMC 23.76 are being used to analyze the proposal.

*B. Unless otherwise specified in this subchapter, conditional uses shall meet the development standards for uses permitted outright in Sections [23.44.008](#) through [23.44.016](#).*

The proposal is not requesting modifications to development standards through the provisions in this subsection. Unless otherwise specified, the proposal meets the applicable development standards for uses permitted outright in SMC 23.44.008 through 23.44.016.

*C. A conditional use may be approved, conditioned or denied based on a determination of whether the proposed use meets the criteria for establishing a specific conditional use and*

*whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

The proposal is to construct a new below grade parking garage and gymnasium. The parking garage will allow students, faculty, and staff to park on-site and reduce the impact of on-street parking in the neighborhood.

*D. In authorizing a conditional use, the Director or Council may mitigate adverse negative impacts by imposing requirements or conditions deemed necessary for the protection of other properties in the zone or vicinity in which the property is located.*

Existing landscaping and proposed setbacks mitigate potential adverse negative impacts to adjacent properties in the zone and vicinity. Additional analysis is provided in the discussion of criteria pursuant to SMC 23.44.022.

*E. Any use which was previously authorized by a conditional use permit but which has been discontinued shall not be reestablished or recommenced except pursuant to a new conditional use permit, provided that such permit is required for the use at the time re-establishment or recommencement is proposed. The following shall constitute conclusive evidence that the conditional use has been discontinued:*

- 1. A permit to change the use of the property has been issued and the new use has been established; or*
- 2. The property has not been devoted to the authorized conditional use for more than twenty-four (24) consecutive months.*

*Property which is vacant, except for dead storage of materials or equipment of the conditional use, shall not be considered as being devoted to the authorized conditional use. The expiration of licenses necessary for the conditional use shall be evidence that the property is not being devoted to the conditional use. A conditional use in a multifamily structure or a multitenant commercial structure shall not be considered as discontinued unless all units are either vacant or devoted to another use.*

The existing use of the institution has not been discontinued, and no re-establishment is necessary. No vacant property is part of the subject site.

*F. Minor structural work that does not increase usable floor area or seating capacity and that does not exceed the development standards applicable to the use shall not be considered an expansion and does not require approval as a conditional use, unless the work would exceed the height limit of the zone for uses permitted outright. Such work includes but is not limited to roof repair or replacement and construction of uncovered decks and porches, facilities for barrier-free access, bay windows, dormers, and eaves.*

The proposal is not for minor structural work and is seeking approval as a conditional use.

#### 23.44.022 – Institutions

##### *E. Dispersion*

- 1. 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 the following exceptions:*

- a. An institution may expand even though it is within six hundred (600) feet of a public school if the public school is constructed on a new site subsequent to December 12, 1985.*
- b. A proposed institution may be located less than six hundred (600) feet from a lot line of another institution if the Director determines that the intent of the dispersion criteria is achieved due to the presence of physical elements such as bodies of water, large open spaces or topographical breaks or other elements such as arterials, freeways or nonresidential uses, which provide substantial separation from other institutions.*

The proposal is not considered an expansion of an institution for purposes of SMC 23.44.022.E because the boundaries of the institution are not changing.

- 2. A proposed child-care center serving not more than twenty-five (25) children which does not meet the criteria of subsection E1 of this section may be permitted to locate less than six hundred (600) feet from a lot line of another institution if the Director determines that, together with the nearby institution(s), the proposed child care center would not:*
  - a. Create physical scale and bulk incompatible with the surrounding neighborhood;*
  - b. Create traffic safety hazards;*
  - c. Create or significantly increase identified parking shortages; or*
  - d. Significantly increase noise levels to the detriment of surrounding residents.*

No childcare is proposed with this application.

*F. Demolition of Residential Structures. No residential structure shall be demolished nor shall its use be changed to provide for parking. This prohibition may be waived if the demolition or change of use proposed is necessary to meet the parking requirements of this Land Use Code and if alternative locations would have greater noise, odor, light and glare or traffic impacts on surrounding property in residential use. If the demolition or change of use is proposed for required parking, the Director may consider waiver of parking requirements in order to preserve the residential structure and/or use. The waiver may include, but is not limited to, a reduction in the number of required parking spaces and a waiver of parking development standards such as location or screening.*

No demolition of residential structures is proposed.

*G. Reuse of Existing Structures. Existing structures may be converted to institution use if the yard requirements for institutions are met. Existing structures which do not meet these yard requirements may be permitted to convert to institution use, provided that the Director may require additional mitigating measures to reduce impacts of the proposed use on surrounding properties.*

The proposal does not include the conversion of existing structures to institution use.

*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 new parking garage would be located below grade and includes ventilation fans that may generate additional noise. The mechanical and ventilation system for the gymnasium will be replaced, and it is not expected that the new units will have any noticeable difference in noise. All mechanical and ventilations systems will comply with the Noise Ordinance.

The new gymnasium would not change the types, sizes, or frequencies of events that are held at the existing gym. Therefore, noise generated from these events is expected to be similar as it exists today. It is not anticipated that there will be any new odors as a result of this proposal. The location of the trash and refuse area is proposed to be relocated within the same parking lot and anticipated to be similar to existing conditions.

There is no indication that the proposal would include adverse noise or odor impacts that would warrant mitigation with this administrative conditional use.

*I. Landscaping*

- 1. The Director shall promulgate rules to foster the long-term health, viability, and coverage of plantings. The rules shall address, at a minimum, the type and size of plants, spacing of plants, use of drought-tolerant plants, and access to light and air for plants. All landscaping provided to meet the requirements of this [Section 23.44.022](#) shall comply with these rules.*
- 2. Landscaping that achieves a Green Factor score of 0.3 or greater, pursuant to [Section 23.86.019](#), is required for any lot with:*
  - a. development containing more than four new dwelling units;*
  - b. development, either a new structure or an addition to an existing structure, containing more than 4,000 new square feet of non-residential uses; or*
  - c. any parking lot containing more than 20 new parking spaces for automobiles.*

This site contains existing vegetation along all of the property lines, including several large trees and established shrubs that screen the parking lots. The new gymnasium includes landscaping to replace existing parking areas. The existing and proposed landscaping work to screen and filter views from the adjacent sidewalks and residences in the immediate vicinity.

*J. Light and Glare. Exterior lighting shall be shielded or directed away from adjacent residentially zoned lots. The Director may also require that the area and intensity of illumination, the location or angle of illumination be limited.*

All building mounted illumination will be directed away from neighboring buildings and fully shielded to limit glare. Timers will control lighting to shut off in the late evening hours. Exterior glare will be mitigated through the use of existing and supplemental planting, and non-reflective surfaces. No additional mitigation is warranted given the location of the proposed lighting, limited use of the lighting, existing vegetative screening, shielding of lights, and use of non-reflective surfaces.

K. *Bulk and Siting*

1. *Lot Area. If the proposed site is more than one 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.*
  - 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 proposal is not changing the existing school structure and the new gymnasium would occupy a similar footprint to the existing gymnasium on the site. The site is larger than one acre in size and has a large street frontage in relationship to the lot size. The design of the new gymnasium utilizes articulation, perimeter modulations, and cornices to minimize the bulk and massing. No additional mitigation is warranted given the design and location of the proposal.

2. *Yards. Yards of institutions shall be as required for uses permitted outright in Section 23.44.014, 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. If the Director finds that a reduced setback will not significantly increase project impacts, including but not limited to noise, odor, and the scale of the structure in relation to nearby buildings, the sideyard setback may be reduced to 5 feet. Fences and freestanding walls of utility services uses, regulated under this [Section 23.44.022](#) pursuant to [Section 23.51A.002](#), shall be set back from the street lot line a minimum of 10 feet, and landscaping shall be provided between the fence or wall and the right-of-way. The Director may reduce this setback after finding that the reduced setback will not significantly increase project impacts, including but not limited to noise, odor, and the scale of the fence, wall, or structure in relation to nearby buildings. Acceptable methods to reduce fence or wall impacts include changes in the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features to provide visual interest facing the street lot line. Fences and walls may obstruct or allow views to the interior of a site. Where site dimensions and conditions allow, applicants are encouraged to provide both a landscaped setback between the fence or wall and the right-of-way, and a fence or wall that provides visual interest facing the street lot line, through the height, design or construction of the fence or wall, including the use of materials, architectural detailing, artwork, vegetated trellises, decorative fencing, or similar features.*

The proposal would meet yard requirements.

3. *Institutions Located on Lots in More Than One (1) Zone Classification. For lots which include more than one (1) zone classification, single-family zone provisions shall apply only to the single-family-zoned lot area involved.*

The institution does not include more than one zone classification.

4. *Height Limit*

- a. *Religious symbols for religious institutions may extend an additional twenty-five (25) feet above the height limit.*

No new religious symbols are proposed above the height limit.

- b. *For gymnasiums and auditoriums that are accessory to an institution the maximum height shall be thirty-five (35) feet if portions of the structure above thirty-five (35) feet are set back at least twenty (20) feet from all property lines. Pitched roofs on a gymnasium or auditorium which have a slope of not less than four to twelve (4:12) may extend ten (10) feet above the thirty-five (35) foot height limit. No portion of a shed roof on a gymnasium or an auditorium shall be permitted to extend beyond the thirty-five (35) foot height limit under this provision.*

The proposed gymnasium structure would not exceed a maximum height of 35 feet. Rooftop solar collectors are proposed to exceed this height limit as allowed by SMC 23.44.046. The solar collectors are set back at least 20 feet from all property lines.

5. *Façade Scale. If any façade 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 façades of the gymnasium feature a substantial amount of glazing and architectural features that break down the length of façades adjacent to the street. Cornices at the first and second stories demarcate the floors and break down the overall bulk of the building. The existing and proposed landscaping further minimizes the size and scale of the new gymnasium.

L. *Parking and Loading Berth Requirements.*

1. *Quantity and Location of Off-street Parking.*

- a. *Use of transportation modes such as public transit, vanpools, carpools and bicycles to reduce the use of single-occupancy vehicles is encouraged.*
- b. *Parking and loading is required as provided in [Section 23.54.015](#).*
- c. *The Director may modify the parking and loading requirements of [Section 23.54.015](#) and the requirements of [Section 23.44.016](#) on a case-by-case basis using the information contained in the transportation plan prepared pursuant to subsection 23.44.022.M. The modification shall be based on adopted City policies and shall:*
- 1) Provide a demonstrable public benefit such as, but not limited to, reduction of traffic on residential streets, preservation of residential structures, and reduction of noise, odor, light and glare; and*
  - 2) Not cause undue traffic through residential streets nor create a safety hazard.*



A total of 296 vehicle parking spaces are included in the proposal and would accommodate typical school day parking demand from students, faculty, staff, and visitors. Bicycle parking is also being provided. Some events could be expected to generate parking demand that exceeds the available capacity of the proposed parking garage and surface lots, but any spillover parking demand from these events would be less than experienced under existing conditions.

Pick-up and drop-off of students would occur in the northeast surface lot, similar to existing operations. No modifications to the parking or loading requirements are requested as part of this conditional use approval.

2. *Parking Design. Parking access and parking shall be designed as provided in Design Standards for Access and Off-street Parking, [Chapter 23.54](#).*
3. *Loading Berths. The quantity and design of loading berths shall be as provided in Design Standards for Access and Off-street Parking, [Chapter 23.54](#).*

Parking and loading spaces are designed to meet applicable standards.

*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 traffic studies submitted by the applicant (Transportation Technical Report for the Holy Names Academy Parking Garage & Gymnasium by Heffron Transportation dated January 22, 2018; Revised Transportation Technical Report for the Holy Names Academy Parking Garage & Gymnasium by Heffron Transportation dated June 20, 2018; and the memorandum titled Responses to SDCI and SDOT Comments by Heffron Transportation dated June 20, 2018) disclose the probable impacts of the proposal on traffic, parking, and safety. The studies include measures to be taken by the applicant to help the school manage its traffic and parking.

#### 23.42.042 – Conditional uses

*In authorizing a conditional use, the Director or City Council may impose conditions to mitigate adverse impacts on the public interest and other properties in the zone or vicinity.*

*The Director may deny or recommend denial of a conditional use if the Director determines that adverse impacts cannot be mitigated satisfactorily, or that the proposed use is materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*

#### Conclusion

The general provisions for conditional uses in single-family zones require a finding of whether the use will be materially detrimental to the public welfare or injurious to property in the zone or vicinity (*Section 23.44.018C*). The uses that are proposed, together with the design and landscaping elements to integrate the new building with the surroundings, will not be materially detrimental or injurious.

#### **DECISION – ADMINISTRATIVE CONDITIONAL USE**

The conditional use application is **Approved**.



## **II. ANALYSIS – SEPA**

Environmental review resulting in a Threshold Determination is required pursuant to the State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code (SMC) Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated [Click here to enter a date.](#). The Seattle Department of Construction and Inspections (SDCI) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or agents; and any pertinent comments which may have been received regarding this proposed action have been considered. 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, 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 an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations.

Under such limitations/circumstances, mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

### **Short Term Impacts**

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, a small increase in traffic and parking impacts due to construction related vehicles, and increases in greenhouse gas emissions. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project such as: 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 the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The following analyzes construction-related noise, air quality, greenhouse gas, construction traffic and parking impacts, as well as mitigation.

### **Greenhouse Gas Emissions**

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, no further mitigation is warranted pursuant to SMC 25.05.675.A.

### Construction Impacts - Parking and Traffic

Increased trip generation is expected during the proposed demolition, grading, and construction activity. The area is subject to significant traffic congestion during peak travel times on nearby arterials. Large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic.

The area includes limited and timed or metered on-street parking. Additional parking demand from construction vehicles would be expected to further exacerbate the supply of on-street parking. It is the City's policy to minimize temporary adverse impacts associated with construction activities.

Pursuant to SMC 25.05.675.B (Construction Impacts Policy), additional mitigation is warranted and a Construction Management Plan is required, which will be reviewed by Seattle Department of Transportation (SDOT). The requirements for a Construction Management Plan include a Haul Route and a Construction Parking Plan. The submittal information and review process for Construction Management Plans are described on the SDOT website at: <http://www.seattle.gov/transportation/cmp.htm>.

### Construction Impacts - Noise

The project is expected to generate loud noise during demolition, grading and construction. The Seattle Noise Ordinance (SMC 25.08.425) permits increases in permissible sound levels associated with private development construction and equipment between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends and legal holidays.

If extended construction hours are needed to an emergency, the applicant may seek approval from SDCI through a Noise Variance request. The applicant's environmental checklist does not indicate that extended hours are anticipated.

A Construction Management Plan will be required prior to issuance of the first building permit, including contact information in the event of complaints about construction noise, and measures to reduce or prevent noise impacts. The submittal information and review process for Construction Management Plans are described on the SDOT website at: <http://www.seattle.gov/transportation/cmp.htm>. The limitations stipulated in the Noise Ordinance and the CMP are sufficient to mitigate noise impacts; therefore no additional SEPA conditioning is necessary to mitigation noise impacts per SMC 25.05.675.B.

### Environmental Health

Should asbestos be identified on the site, it must be removed in accordance with the Puget Sound Clean Air Agency (PSCAA) and City requirements. PSCAA regulations require control of fugitive dust to protect air quality and require permits for removal of asbestos during demolition. The City acknowledges PSCAA's jurisdiction and requirements for remediation will mitigate impacts associated with any contamination. No further mitigation under SEPA Policies 25.05.675.F is warranted for asbestos impacts.

Should lead be identified on the site, there is a potential for impacts to environmental health. Lead is a pollutant regulated by laws administered by the U. S. Environmental Protection Agency (EPA), including the [Toxic Substances Control Act \(TSCA\)](#), [Residential Lead-Based Paint Hazard Reduction Act of 1992](#) (Title X), [Clean Air Act \(CAA\)](#), [Clean Water Act \(CWA\)](#), [Safe Drinking](#)

[Water Act \(SDWA\)](#), [Resource Conservation and Recovery Act \(RCRA\)](#), and [Comprehensive Environmental Response, Compensation, and Liability Act \(CERCLA\)](#) among others. The EPA further authorized the Washington State Department of Commerce to administer two regulatory programs in Washington State: the Renovation, Repair and Painting Program (RRP) and the Lead-Based Paint Activities Program (Abatement). These regulations protect the public from hazards of improperly conducted lead-based paint activities and renovations. No further mitigation under SEPA Policies 25.05.675.F is warranted for lead impacts.

### Long Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: greenhouse gas emissions; parking; potential blockage of designated sites from the Scenic Routes nearby; possible increased traffic in the area. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies. However, greenhouse gas, historic resources, height bulk and scale, parking, trees, and traffic warrant further analysis.

### Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, no further mitigation is warranted pursuant to SMC 25.05.675.A.

### Historic Preservation

The gymnasium proposed to be demolished is not more than 50 years old. No additional mitigation is warranted per SMC 25.05.675.H.

### Height, Bulk, and Scale

Section 25.05.675.G describes SEPA policies for height, bulk, and scale. The proposal was not subject to design review. The site is not on the edge of another zone. The design of the new gymnasium utilizes articulation, perimeter modulations, and cornices to minimize the bulk and massing.

Per the Overview policies in SMC 25.05.665.D, the existing City Codes and regulations to mitigate impacts to height bulk and scale are presumed to be sufficient, and additional mitigation is not warranted under SMC 25.05.675.G.

### Parking

The proposed development includes 296 off-street vehicular parking spaces, for a net addition of 257 spaces. The traffic and parking studies submitted by the applicant (Transportation Technical Report for the Holy Names Academy Parking Garage & Gymnasium dated January 22, 2018; Revised Transportation Technical Report for the Holy Names Academy Parking Garage & Gymnasium dated June 20, 2018; and the memorandum titled Responses to SDCI and SDOT Comments dated June 20, 2018; all by Heffron Transportation) indicate a peak demand for approximately 249 vehicles on a typical school day. The parking supplied would accommodate the average peak school demand.

The parking analysis also provides an estimate of evening parking demand during school events, such as concerts, sports practices and games, and open houses. The proposed project is not anticipated to change the type, size, or frequency of these events, but attendees would be able to park in the new garage and thus reduce on-street parking spillover during large events. No additional mitigation is warranted per SMC 25.05.675.M.

### Plants and Animals

Mature vegetation is located on the site, including five Exceptional Trees. The applicant submitted three arborist reports, which are on file with SDCI, and identified the Exceptional Trees on the MUP plan set. SDCI's Arborist has reviewed the information.

The proposal includes retention of the Exceptional Trees. In order to mitigate impacts to the Exceptional Trees under SMC 25.05.675.N, the applicant proposes tree protection measures in the arborist reports submitted (Bigleaf Maple Tree Risk Assessment dated November 1, 2017; Bigleaf Maple Tree – Proposed Construction and Root Impacts; Proposed Construction and Root Impacts dated December 14, 2017; Limits of Disturbance for Three Trees dated January 8, 2018; all by Greenforest Inc.) and MUP plan set. No additional mitigation is warranted per SMC 25.05.675.N.

### Transportation

The traffic studies submitted by the applicant indicate that the school generates approximately 575 morning peak hour trips, 257 afternoon peak hours trips and 131 evening peak hour trips. The transportation analysis reviewed operations at five intersections to measure the impact of vehicle trips that would shift to the on-site parking garage and its access driveways. While the shifts in trip routing would have an impact on levels of service (LOS) at nearby intersections, it is not anticipated to be significant. The traffic study found levels of service at the study intersections are projected to be LOS D or better during all peak hours. Concurrency analysis was conducted for nearby identified areas. That analysis showed that the project is expected to be well within the adopted standards for the identified areas. No further mitigation is warranted per 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 43.21.030(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**

None.

### **CONDITIONS – SEPA**

#### **Prior to Issuance of Demolition, Excavation/Shoring, or Construction Permit**

1. Provide a Construction Management Plan that has been approved by SDOT. The submittal information and review process for Construction Management Plans are described on the SDOT website at: <http://www.seattle.gov/transportation/cmp.htm>.

Michael Houston, AICP, Land Use Planner  
Seattle Department of Construction and Inspections

Date: November 29, 2018

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### **IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT**

#### **Master Use Permit Expiration and Issuance**

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by SDCI within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at [prc@seattle.gov](mailto:prc@seattle.gov) or to our message line at 206-684-8467.