



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: 3004878
Applicant Name : Kelly Foster
Address of Proposal: 2715 West Jameson Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow two townhouse structures in an environmentally critical area which will include one two-unit and one three-unit (for a total of five units) with parking for five vehicles located in attached garages. The existing single-family residence with an attached garage is to be demolished.

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

Zoning: Multifamily, Residential, Lowrise 2 (L2)

Date of Site Visit: July 14, 2006

Uses on Site: One single-family residence with attached garage

Substantive Site Characteristics:

This approximately 5,775-square-foot subject site is a rectangular lot that fronts on West Jameson Street to the north and a gravel alley to the east. Its general location is east of Williams Avenue W and west of 27th Avenue W. The subject site is located in a Multifamily, Residential, Lowrise 2 (L2) zone, which continues to the east and north. The area adjacent to the south and west is zoned Single-family 5000 (SF 5000). The uses in the area include a combination of single-family and multiple-family residences.

The site is characterized by a sloped topography, sloping downward slightly from southwest to northeast. The environmental checklist states that the steepest slope is approximately 20%. The site is located in a mapped potential slide environmentally critical area.

There is an existing single-family residence with attached garage on the subject site. The existing structure is proposed to be removed. Vegetation on the site is that of typical residential landscaping, including grass, trees, and shrubs.

Proposal Description:

The applicant proposes to demolish the existing single-family residence with attached garage and construct two townhouses (one two-unit and one three-unit). Five parking spaces will be provided within the proposed buildings. The two-unit townhouse is proposed to be located at the northern portion of the subject site and the three-unit townhouse is proposed to be located at the southern portion of the site. Vehicular access to all units will be provided via the gravel alley to the east. Also proposed under a future application (#3004761) is the creation of a nine unit lot short plat which includes five lots on the subject site together with four lots on 2721 W. Jameson Street.

Public Comment:

The comment period for this proposal ended on June 21, 2006. During this period, no written comment letters related to this project were received.

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 Chapter 25.05). The initial disclosure of the potential impacts from this project was made in an environmental checklist submitted by the applicant dated May 17, 2006. A revised environmental checklist was submitted August 3, 2006. In addition, a geotechnical report dated April 7, 2006 was also provided. The information in the checklist, geotechnical

report, project plans, and the experience of the lead agency with 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 certain limitations or circumstances (SMC 25.05.665 D 1-7), mitigation can be considered. A more detailed discussion of some of the potential impacts from this short plat follows.

Short-Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project, such as: the Noise Ordinance, the Critical Areas Ordinance, the Storm water Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code.

Long-Term Impacts

Long-term or use-related impacts include increased surface water runoff from greater site coverage by impervious surfaces; increased bulk and scale on the site; increased demand on public services and utilities; increased light and glare; loss of vegetation; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

The long-term impacts are typical of townhouses and will be mitigated by the City’s adopted codes and/or ordinances. Specifically these include: the Storm water, Grading, and Drainage Control Code (storm water runoff from additional site coverage by impervious surface); the Land Use Code (minimum lot area, vehicle access to parking); and the Seattle Energy Code (long-term energy consumption). Earth-related impacts may result in the long-term and are mitigated by the Critical Areas Ordinance. An analysis of impacts associated with specific SEPA policies follows.

Earth

A geotechnical report for the subject property dated April 7, 2006 was submitted with the subdivision application. This report stated that no signs of slope instability were observed on the site. The report recommends that there should be "a review of the final project plans and specifications, and to monitor the construction of geotechnical elements."

Traffic and Parking

The Land Use Code requires each house to have at least one off-street parking space. The proposed buildings will have parking within each. The Institute of Transportation Engineers (ITE) Manual estimates that low-rise townhouses generate 5.86 daily trips per unit per day. The approximately 5.86 additional trips per day per each proposed dwelling unit will not be a significant increase to the total number of vehicle trips along West Jameson Street. For these reasons, no mitigation of parking or traffic impacts is warranted

Summary

In conclusion, several adverse effects on the environment are anticipated as a direct impact of the proposed construction. However, specific impacts identified in the foregoing analysis have been mitigated by existing codes and ordinances, per adopted City policies. In addition, one SEPA condition has been added to the decision to provide additional mitigation.

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 required.

Signature: _____ (signature on file) Date: August 31, 2006

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