



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: 3005240
Applicant Name: Brittani Ard
Address of Proposal: 309 27th Ave E

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a two-unit townhouse and two single-family residences in an environmentally critical area. Parking for four vehicles will be located within the structures. Existing residential structure to be demolished under separate permit.

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: Residential, Multifamily, Lowrise 2 (L2).

Date of Site Visit: August 11, 2006.

Uses on Site: One single-family residence.

Substantive Site Characteristics:

This 5,000 square foot subject site is a rectangular lot that fronts on 27th Ave E. Its general location is north of E Thomas St and south of E Madison St. The site is located in an area zoned Residential, Multifamily, Lowrise 2 (L2). The areas one block to the east and west are zoned Residential, Single-family 5000 (SF 5000). The uses in the area include a combination of single-

family and multiple-family residences. The site slopes downward from west to east (an approximate 10% slope), and there is an area of steep slopes on the eastern portion of the site, with an approximate 50% slope. The site is located in a mapped environmentally critical area due to potential landslide.

There is an existing single-family residence on the subject site. This 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 and construct two new single-family residences and one 2-unit townhouse building. Four parking stalls will be provided within the buildings. The single family residences are proposed to be located on the eastern portion of the subject property and the two-unit townhouse is proposed to be located on the western portion of the subject property. Vehicular access to all units will be provided via an easement off of 27th Ave E for the parking within each building.

Public Comment:

The comment period for this proposal had an initial deadline of August 9, 2006, and then was extended by written request until August 23, 2006. During this period, two 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 the environmental checklist submitted by the applicant dated July 10, 2006. In addition, a geotechnical report dated July 10, 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 Stormwater 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 single-family residences and townhouses and will be mitigated by the City's adopted codes and/or ordinances. Specifically these include: the Stormwater, Grading, and Drainage Control Code (stormwater 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 July 10, 2006 was submitted with the subdivision application. The report concluded that "the subject site is suitable for the proposed development."

Plants and Animals

The site currently contains deciduous trees, shrubs, grass, and other types of vegetation. However, this vegetation is to be removed with the proposed construction of the three buildings and access driveway. The geotechnical report states "site preparation of the planned building area should include removal of all existing housing components, fill materials, plants and roots, sod, topsoil, and any other deleterious materials. These unsuitable materials should be properly disposed of off-site unless they will be used in landscaped areas." The applicant has indicated that no birds or animals have been observed on or near the site or are known to be on or near the site. During the staff site visit, no birds or animals were observed; however, it is assumed that songbirds occasionally visit the site or nearby sites. The applicant also indicated that there are no known endangered species on the site.

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.

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.

[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 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

The owner(s) and/or responsible party(s) shall:

1. Follow the recommendations of the geotechnical report submitted with the project application.

Signature: (signature on file)
Janet Hyde-Wright, Land Use Planner
Department of Planning and Development

Date: September 28, 2006