



# City of Seattle

Gregory J. Nickels, Mayor

## Department of Planning & Development

D. M. Sugimura, Director

### CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

**Application Number:** 3005243

**Applicant Name:** Britanni Ard

**Address of Proposal:** 319 NW 100<sup>th</sup> Street

#### **SUMMARY OF PROPOSED ACTION**

Land Use Application to allow two four-unit townhouse structures (eight units total). Parking for eight vehicles to be provided within the structures. Existing triplex to be demolished. Related Building Permit #6074885.

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 (L-2)

Date of Site Visit:        September 10, 2006

Uses on Site:              One triplex apartment building

#### **Substantive Site Characteristics:**

This 9,348 square foot subject site is a rectangular corner lot that fronts on NW 100<sup>th</sup> Street to the north and 4<sup>th</sup> Avenue NW to the west. Its general location is just south of Holman Road NW. The site is located within an area zoned Residential, Multifamily Lowrise 2 (L-2). The area adjacent to the east is zoned Single-Family 5000 (SF5000). The areas adjacent to the west and north are zoned Commercial 1 with a height limit of 40 feet (C1-40). The uses in the area include a combination of commercial use and single-family and multifamily residences.

The majority of the site is relatively flat, with a slight slope down to the south, with an approximate 10 foot elevation change from the northeast down to the southwest corner. There are mature evergreen trees located on the northwest corner of the lot, including a 15" Shore Pine. The site is not located in any mapped environmentally critical area. The majority of the vegetation consists of shrubs, grass, and brambles.

There is one single story triplex located on the site, with no garages within or adjacent to this structure.

Proposal Description:

The applicant proposes to demolish the existing triplex, and construct two 4-unit townhouse buildings for a total of eight housing units. One 4-unit townhouse is proposed to be located on the western portion of the lot, with street frontage on 4<sup>th</sup> Avenue NW. The other 4-unit townhouse is proposed to be on the eastern portion of the lot. Vehicular access to all units will be provided via an easement which runs south off of NW 100<sup>th</sup> Street to an area between the proposed buildings. There will be eight parking spaces provided within the proposed structures.

Public Comment:

The comment period for this proposal ended on August 2, 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 the environmental checklist submitted by the applicant dated June 15, 2006. The information in the checklist, 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 Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code.

### Construction Impacts

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for most impacts. Most of the initial construction activity, including excavation and framing, will involve loud equipment and activities. Due to the close proximity of the nearby residences, the Department finds that the limitation of the Noise Ordinance is inadequate to appropriately mitigate the adverse noise impact of these activities upon the nearby residences. The SEPA Construction Impact policies (SMC 25.05.675.B) allow the Director to limit the hours of construction to mitigate adverse noise and other construction-related impacts. Therefore, the proposal is conditioned to limit construction as detailed at the end of this report.

No further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

### 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 multifamily structures 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). An analysis of impacts associated with specific SEPA policies follows.

### Earth

This site is relatively flat, with no significant topography. No geotechnical report was required. The applicant stated in the environmental checklist that there will be approximately 100 yards of grading with a maximum cut of three feet. Regarding erosion control, the applicant stated in the environmental checklist that the project will comply with City of Seattle requirements for erosion control.

### Plants and Animals

The site currently contains deciduous and evergreen trees, shrubs, grass, and other types of vegetation. On the northwest corner of the lot there is a 15" dbh (diameter at breast height) Shore Pine tree which has been identified as an exceptional tree, and thus, will be retained. The remainder of the vegetation is to be removed with the proposed construction of the two buildings and access driveway. 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 will be planting new vegetation per an approved landscaping plan, which will also include street trees on 4<sup>th</sup> Avenue NW.

### Traffic and Parking

The Land Use Code requires each housing unit to have at least one off-street parking space. The existing triplex at the subject site had no off-street parking, so all of the parking was previously accommodated by on-street parking. The proposed buildings will have parking within each townhouse unit, providing eight parking spaces for the eight units. This proposed project will thus have eight off-street spaces where previously none was provided, thus, reducing the impact upon on-street parking. The parking utilization along 4<sup>th</sup> Avenue NW is below capacity, therefore, any spillover parking from the proposed new units will be able to be accommodated.

The Institute of Transportation Engineers (ITE) Manual (7<sup>th</sup> edition) estimates that Townhouse units generate approximately 5.9 vehicle trips per day. The availability and proximity of transit to downtown and other employment areas will make it more likely that this development will generate fewer than this number of vehicle trips. The ITE figure is based more upon developments in outlying areas. Therefore, the amount of traffic to be generated by this proposed project is within the capacity of the streets in the immediate area, so no SEPA mitigation of traffic impacts is warranted.

This project will include a 5-foot dedication for NW 100<sup>th</sup> Street adjacent to the north of the project site. The project also includes street improvements to 4<sup>th</sup> Avenue NW.

### 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, a few SEPA conditions have 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.

- [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**

*Prior to Issuance of Building Permit*

1. Revise the plans to identify: a) the critical root zone for this tree, and b) the protective fencing, including type and proposed location that is needed to avoid any adverse impact on the tree during construction activity. The tree protection plan shall be prepared by a qualified arborist.

*During Construction*

The following condition to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, then conditions shall be posted at each street. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

2. All construction activities are subject to the limitations of the Noise Ordinance. Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays from 7am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm once the shell of the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition.

Construction activities outside the above-stated restrictions may be authorized by the Land Use Planner when necessitated by unforeseen construction, safety, or street-use related situations. Requests for extended construction hours or weekend days must be submitted to the Land Use Planner at least three (3) days in advance of the requested dates in order to allow DPD to evaluate the request.

Signature: (signature on file) Date: May 17, 2007

Janet L. Wright, Land Use Planner  
Department of Planning and Development