



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: 3005402
Applicant Name: Moira Haughian
Address of Proposal: 124 24th Avenue E

SUMMARY OF PROPOSED ACTION

Land Use Application to allow one four-unit townhouse structure and one three-unit townhouse structure (seven units total). Parking for seven vehicles to be provided within the structures. Existing single-family residences 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: Residential Multifamily Lowrise 2 (L-2)

Date of Site Visit: October 6, 2006

Uses on Site: Two single family residences and a carport

Substantive Site Characteristics:

This 8,408.7 square foot subject site is two rectangular lots that front on 24th Avenue E to the west and on an alley to the east. Its general location is just south of the intersection of E Madison Street and E John Street. The site is within an area zoned Residential Multifamily Lowrise 2 (L-2) which continues to the east and south. The area one-half block to the north is zoned Residential Multifamily Lowrise 3 (L-3). The area adjacent to the west is zoned Neighborhood Commercial 2 with a height limit of 40 feet (NC2-40). The uses in the area include a combination of single-family and multiple-family residences.

The site is characterized by a sloped topography, and it slopes gradually downward generally from west to east, with an elevation change of approximately 22 feet. The site is not located in any mapped environmentally critical area.

There are two existing single family residences on the western portion of the lots. A carport is located off the alley in the southeastern corner. Vegetation on the site is that of typical residential landscaping, including trees and shrubs.

Proposal Description:

The applicant proposes to demolish the existing single family residences and associated structure and construct one four-unit townhouse structure and one three-unit townhouse structure. The 4-unit building will be located on the western portion of the site with street frontage on 24th Avenue E, and the 3-unit building will be on the eastern portion adjacent to the alley. Vehicular access to the parking for all units will be provided via an ingress and egress easement off of the alley. Parking for seven vehicles to be provided within the structures and can be accessed by this easement.

Public Comment:

The comment period for this proposal ended on September 27, 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 July 18, 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 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 single family residences 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

The proposed construction of the townhouse structures will be reviewed for compliance with City of Seattle DPD approved plans and requirements.

Plants and Animals

The site currently contains deciduous and evergreen trees, shrubs, and other types of vegetation. However, most of this vegetation is to be removed with the proposed construction of the two buildings and access driveway. The applicant indicated that there are no known endangered

plant species, birds or animals on 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.

Traffic and Parking

The Institute of Transportation Engineers (ITE) Manual (7th edition) estimates that townhouse units generate approximately 5.9 vehicle trips per day. The availability and proximity of transit to downtown will make it likely that there will be fewer vehicle trips than that for comparable development in outlying areas on which the ITE figures are based. The amount of traffic expected to be generated by the proposed project is within the capacity of the streets in the immediate area, so no SEPA mitigation of traffic impacts is warranted for this project.

There will be seven off-street parking spaces provided within the proposed structures, with access off of the alley. This meets the requirement for one off-street parking space per housing unit. While there were many cars utilizing the on-street parking on 24th Avenue E at the time of the staff visit, the on-street parking did not appear at full capacity; therefore, no mitigation of parking impacts is necessary pursuant to SEPA.

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.

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

Signature: _____ (signature on file) Date: February 1, 2007

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Department of Development and Planning

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