



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

Application Number: 3006269
Applicant Name: Jessica Knutson for Noland Homes
Address of Proposal: 5701 20th Avenue Northwest

SUMMARY OF PROPOSED ACTION

Land Use Application to demolish an existing 7,500 square foot commercial building, and construct two, three-story, three-unit townhouses (six units) and two, four-story, four unit townhouses (eight units) - totaling fourteen (14) units. New construction for four projects is grouped under Permit No. 6129306.

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 INFORMATION

Site and Vicinity Description

The subject site consists of the entire west side of the block along 20th Avenue Northwest, between Northwest 57th Street and Northwest 58th Street; total land area is 15,598 square feet. The site is a split-zoned lot, the northern half of which is zoned Lowrise 3 Residential-Commercial (L-3 RC), and the southern half of which is zoned Midrise Residential-Commercial (MR-RC). South of the subject site the zoning changes to Neighborhood Commercial with a height limit of 65 feet (NC3-65), and north of the site the zoning changes to Lowrise 3 (L-3). The site is currently developed with a 7,500 square foot, single story, wood frame commercial structure.



Figure 1. Zoning Map

The site is located in the Crown Hill/Ballard Hub Urban Village. Immediately west of the site is a 10,000 square foot vacant lot. The Ballard Community Center and Library, and the Ballard Commons Park are further west of the subject site, approximately two blocks. Across the street and to the south of the subject site is the Wiggen and Sons Mortuary. Surrounding blocks to the north and east are developed primarily with multifamily structures, including townhouses, apartments, and condominiums; there are a limited number of single family residential units.



Figure 2. Aerial Photo

The subject site fronts on 20th Avenue Northwest, which is a sixty-five foot wide collector arterial extending north and south. Fifteenth Avenue Northwest, a principal north-south arterial, is two blocks east of the site; Northwest Market St., also a principal arterial is south of the subject site.

Proposal

The applicant proposes to demolish an existing 7,500 square foot commercial building and construct two, three-unit townhouse structures and two, four-unit townhouse structures, for a total of fourteen (14) units. Parking for fourteen vehicles will be located within the structures at grade.

The proposal includes grading of approximately 150 cubic yards of material for the proposed buildings' foundations, vehicular and pedestrian access, and parking. Proposed street improvements include the following which will be required as part of this project: closing 3 curbcuts along 20th Avenue Northwest.

Public Comments

No comments were received during the official two-week comment period, which ended May 9, 2007.

ANALYSIS - SEPA

The initial disclosure of the potential impacts of the proposed project was made in the environmental checklist dated January 30, 2007. The information in the checklist, supplemental information from the Department of Neighborhoods (DON), and the experience of the lead agency with the review of similar projects forms the basis for this analysis and decision.

The SEPA 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 (SMC 25.05.665). Thus, the mitigation that may be required pursuant to SEPA authority is limited. A discussion of likely adverse impacts and how they may be appropriately mitigated follows below.

Short-Term Impacts

Codes and development regulations applicable to this proposal will provide sufficient mitigation for most impacts. The following temporary or construction-related impacts are expected: 1) decreased air quality due to increased dust and other suspended air particulates during demolition; 2) increased noise and vibration from demolition operations and equipment; 3) increased traffic and parking demand from demolition personnel; 4) blockage of streets by demolition vehicles/activities 5) temporary soil erosion; 6) removal and disposal of potentially harmful materials; 7) conflict with normal pedestrian movement adjacent to the demolition area; and 8) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (Section 25.05.794, SMC). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during demolition, demolition along the street right-of-way); 2) Building Code (demolition measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation, and further mitigation by imposing specific conditions is not necessary for these impacts.

Air Quality

Puget Sound Clean Air Agency (PSCAA), Department of Labor and Industry, and EPA regulations provide for the safe removal and disposal of asbestos. However, no permit process exists that ensures that PSCAA has been notified of the proposed building demolition and that asbestos has been removed from the site. A condition shall be added requiring the applicant to submit to DPD a copy of the PSCAA Notice of Intent to Demolish prior to issuance of the DPD demolition permit. This condition is imposed pursuant to SEPA authority to mitigate air quality, construction and environmental health impacts (SMC 25.05.675 A, B, and F).

Noise

There will be demolition of a 7,500 square foot structure. Due to the proximity of other residential and commercial uses, the limitations of the Noise Ordinance are found to be inadequate to mitigate the potential noise impacts. Pursuant to the SEPA Overview Policy (SMC.25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675 B), additional mitigation is warranted as described in the conditions section of this decision.

Traffic

Existing City code requires truck activities to use arterial streets to the greatest extent possible (SMC 11.62). For the removal and disposal of the spoil materials, SMC 11.74 provides that material hauled in trucks shall be secured in a manner as with safety chains, covered, tied down, confined or otherwise secured, "as to prevent the material from spilling, escaping, or being deposited outside the vehicle".

The Street Use Ordinance requires sweeping or watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian right-of-way. These ordinances provide adequate mitigation for transportation impacts; therefore, no additional conditioning is warranted pursuant to SEPA policies.

Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) possible soil erosion, depending on the state the newly exposed ground is left in after demolition; and 2) possible negative aesthetic impacts if the site is not rebuilt upon or adequately landscaped after the proposed demolition takes place. These long-term impacts are not considered significant because the impacts are expected to be minor in scope.

Long-term impacts such as this are typical of this type of project and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are the: Stormwater, Grading and Drainage Control Codes, and the Land Use Code (aesthetic impacts). Other impacts not noted here as mitigated by codes or conditions are not sufficiently adverse to warrant further mitigation by condition.

Historic Preservation

Preservation of historic buildings in the City of Seattle is important to the retention of a living sense and appreciation of the past. The subject property is currently developed with a 7,500 square foot, single story wood frame commercial structure. The structure was built in 1956, and has since been occupied by a variety of small professional and service businesses, including medical practitioners and insurance agencies.

An information packet, including a Historic Resource Assessment, was submitted to the Department of Neighborhoods to determine whether the structure would meet standards for designation as an individual landmark.¹ Based on an analysis of information submitted, and an internal review, DON has determined that it is unlikely that the structure would meet the standards for designation as a landmark. Therefore, no additional conditioning is warranted pursuant to SEPA policies.

DECISION - SEPA

The responsible official on behalf of the lead agency made this decision after review of a completed environmental checklist and other information on file with the 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.

[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(2)(C).

[] 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(2)(C).

¹ *Historic Resource Assessment; Ballard Professional Building*. The Sheridan consulting Group. February, 2007.

