



Gregory J. Nickels, Mayor

**Department of Planning and Development**

Diane M. Sugimura, Director

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

**Application Number:** 3006421  
**Applicant Name:** CB Anderson Architects for Lisa Dankers  
**Address of Proposal:** 2333 W Crockett Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to demolish an existing single family structure and construct one single family structure and one duplex in an environmentally critical area (ECA). Parking for three vehicles will be located within each of the structures. This analysis anticipates a future unit lot subdivision.

The following approval is required:

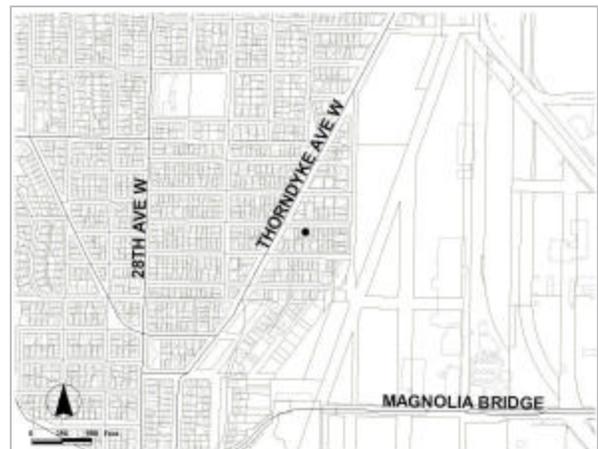
**SEPA - Environmental Determination** – Chapter 25.05, SMC

**SEPA DETERMINATION:**  Exempt  DNS  MDNS  EIS  
 DNS with conditions  
 DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

**BACKGROUND DATA**

Site and area description

The 4,000 square-foot site is located on West Crockett Street in the easternmost portion of Seattle’s Magnolia neighborhood. The subject site slopes gently from the northwest corner of the lot along West Crockett Street to the southeast and rear property line with approximately 12 feet difference in grade. The site is a mapped environmentally critical area (ECA) due to the presence of a potential slide hazard area covering the entire parcel,



**Figure 1.** Vicinity Map

along with the majority of parcels in the surrounding Magnolia Bluff area.

The site is zoned Lowrise 2 (L2). As with the subject site, properties to the south and east are zoned L2. The zoning changes to Lowrise 3 (L3) west of the site and closer to Thorndyke Avenue West. North of the L3 zone, zoning changes to Neighborhood Commercial 1 with a 40 foot height limit (NC 1-40). Uses surrounding the subject site consist of a mixture of single and multi-family housing. The site is currently developed with a one-story residential structure with basement.



Figure 2. Zoning Map

West Crockett Street is an improved residential access street, sixty feet in width, with curb, gutter, and sidewalk along the site frontage.

### Proposal Description

The applicant proposes to demolish the existing single family residence and construct one three-story detached single family structure and one three-story duplex structure, for a total of three dwelling units. Parking for one vehicle will be provided for each of the three units. Approximately 190 cubic yards of grading will be conducted on site in the form of cuts made in the site for footings, first floor, and driveway. Vehicular access for all three units will be from West Crockett Street.



Figure 3. Aerial Photo

The applicant intends to apply for a separate unit lot subdivision permit application to divide the existing lot into three unit lots for the purpose of sale per SMC 23.24.045. The impacts of that future land use action are anticipated in the SEPA analysis and determination below.

### Public Comments

Public notice of this application was issued on February 1, 2007 and ended February 14, 2007. DPD received one letter from the West Crockett Association, 2314 West Crockett Street. Members of the Association are concerned about the following:

- Increased density and on-street parking demand;
- Higher than existing building heights proposed;
- Cumulative impacts of surrounding development projects.

### ANALYSIS - SEPA

Due to the presence of potential slide environmentally critical areas, the application is subject to SEPA review. Seattle Municipal Code 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally

Critical Areas (ECA) regulations in SMC 25.09; and 2) evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review included identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle 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 January 24, 2007. The information in the checklist, supplemental information provided by the applicant (geotechnical report), project plans, public input, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy clarifies the relationship between codes, policies, and environmental review (SMC 25.05.665 D). 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/circumstances mitigation can be considered (SMC 25.05.665 D 1-7). Thus, a more detailed discussion of some of the impacts is appropriate.

#### Short-term Impacts

The following temporary or construction-related impacts on the identified critical area are expected: 1) temporary soil erosion; and 2) increased runoff due to 66 percent impervious surfaces after project construction. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. (The applicant has stated that all impervious surfaces shall be directed to a controlled-release detention system, and remaining landscaped areas shall be covered with bark/grass/plants/trees to stabilize.) The ECA Ordinance and Director’s Rule 2006-33, *General Duties and Responsibilities of Geotechnical Engineers*, regulate development and construction techniques in designated ECA areas with identified geologic hazards. The Building code provides for construction measures and life safety issues. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment. Due to the fact that 190 cubic yards of grading will be undertaken during construction, additional analysis of earth and soils impacts are warranted.

#### Earth/Soils

The ECA Ordinance and Director’s Rule 2006-33 require submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in areas with landslide potential and/or a history of unstable soil conditions. The applicant has submitted “Geotechnical Evaluation: Proposed Townhomes

Development” and “Supplemental Consultations: Proposed Townhomes Development”, prepared by James A. Doolittle, Principal Engineer, Geospectrum Consultants, Inc., and dated June 9, 2006 and January 17, 2007 respectively.

The construction plans, including shoring of excavations as needed and erosion control techniques, are receiving separate review by DPD. Any additional information showing conformance with applicable ordinances and codes (ECA ordinance, The Stormwater, Grading and Drainage Control Code, Director’s Rule 2006-33) will be required prior to issuance of building permits. Applicable codes and ordinances provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are utilized; therefore, no additional conditioning is warranted pursuant to SEPA policies.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces, and loss of plant and animal habitat.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the ECA Ordinance, the Stormwater, Grading and Drainage Control Code which requires provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA 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.

- 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: May 15, 2007  
Catherine McCoy, Land Use Planner  
Department of Planning and Development

Land Use Services

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