



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:** 3006430  
**Applicant Name:** David Marcoe  
**Address of Proposal:** 2323 W Crockett St

**SUMMARY OF PROPOSED ACTION**

Land Use Application to establish use and construct a total of three units: one, 2-unit townhouse and one single-family residence. One existing single family residence to be demolished. A future unit lot subdivision is anticipated for the site for the purpose of sale of the individual units.

The following approval is required:

**SEPA - Environmental Determination** - Chapter 25.05, Seattle Municipal Code.

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

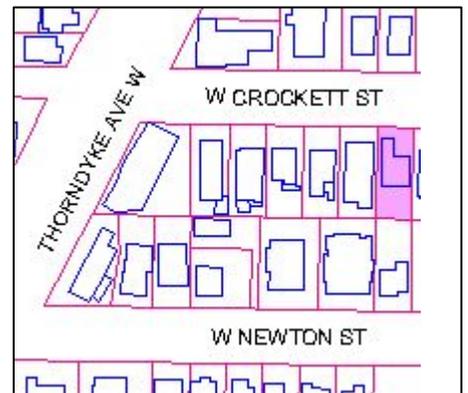
**BACKGROUND DATA**

Zoning: Lowrise Two (L2).

Proposed Use: Townhomes (2) and Single Family Home (1).

Site and area description:

The 4,000 square foot site is located along W. Crockett Street in Seattle’s Magnolia neighborhood. The subject site slopes gently from northwest to the southeast. The site is a mapped environmentally critical area (ECA) due to the presence of a potential slide area covering most of the site, along with adjacent areas of the Magnolia Bluff.



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

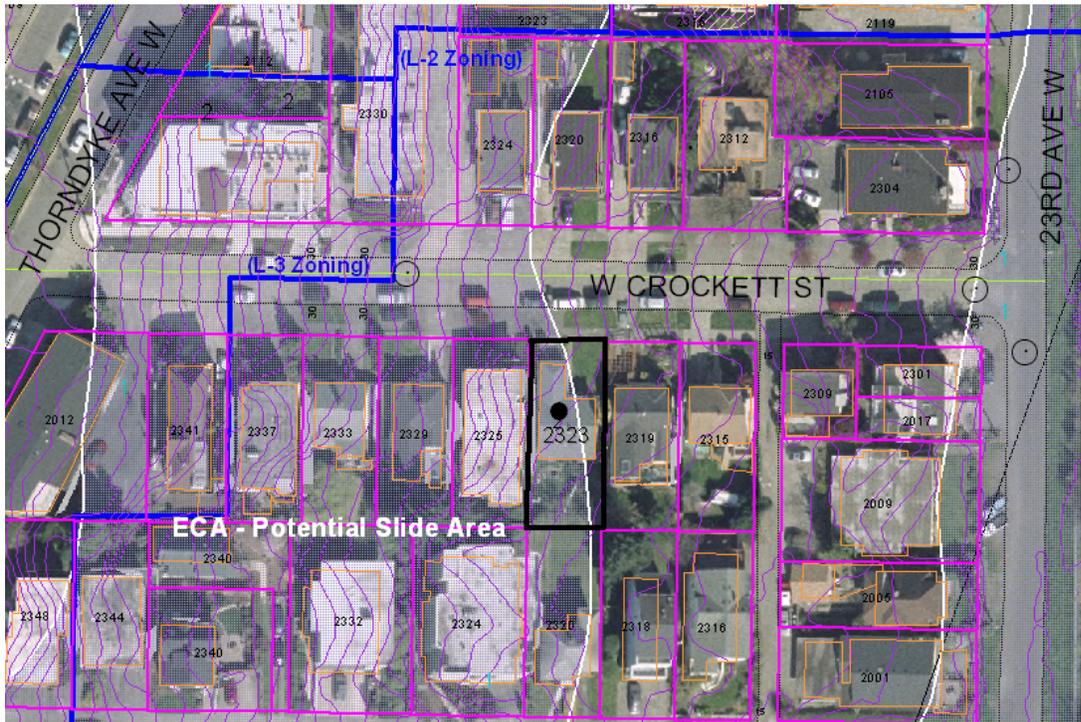
Proposal Description:

The applicant proposes to demolish the existing single family residence and construct a three-story detached single family structure and a three-story duplex townhouse structure, for a total of three dwelling units. Parking for each unit will be provided within each of the structures. Approximately 240 cubic yards of grading will be done on the site in the form of cuts for footings, auto-court and driveway. Backfill will be suitable soils from the site or, if necessary, imported to the site. Access will be from West Crockett Street.

The applicant intends to apply for a unit lot subdivision permit 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 Comment:

The comment period for this proposal ended on February 28, 2007. During the public comment period, DPD received one written comment related to the project. Concerns were expressed about street parking and the cumulative impact of adjacent development projects.



## **ANALYSIS - SEPA**

Due to the presence of the potential slide environmentally critical area, the application is subject to SEPA review. However, SMC 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 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/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered.

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated January 31<sup>st</sup>, 2007. The information in the checklist, supplemental information provided by the applicant (Geotechnical Evaluation dated November 4, 2006), project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The checklist analyzes potential adverse impacts to the environment. Impacts are not expected to be significant due to their temporary nature, limited effects, and because of construction standards and regulations already in place that are intended to mitigate potential impacts. Some impacts are deemed to require additional conditions to be placed on the project to ensure impacts are minimized. A further discussion of certain impacts follows.

### Short - Term Impacts

The following temporary or construction-related impacts on the identified critical area are expected: 1) temporary minor soil erosion; and 2) increased vibration from construction operations and equipment. 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 ECA ordinance, DR 3-2002 and DR 33-2006 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 and no further conditioning pursuant to SEPA policies is warranted.

Due to the fact that grading will be undertaken during construction, additional analysis of earth and grading impacts is warranted.

Earth/Soils

The ECA Ordinance and Directors Rule (DR) 33-2006 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. A "Geotechnical Evaluation – Foundation/Shoring Recommendations.," prepared by Dennis M. Bruce, PE, dated November 4, 2006, was submitted with this application and is undergoing separate geotechnical review by DPD. 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, DR 33-2006 and 3-2002) 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.

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)  
Holly E. Anderson, Land Use Planner  
Department of Planning & Development

Date: July 23, 2007