



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: 3007374
Applicant Name: Brad Conway, Stannard Conway Architects for Jenny Anderson
Address of Proposal: 221 West Republican Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a five story structure with 33 aptmnt units, four live-work units and 1,000 sq. ft. of retail at grade. Parking for 12 vehicles will be located within the structure. Review includes demolition of six residential units. (3 structures).

The following Master Use Permit components are required:

Design Review - Seattle Municipal Code (SMC) Section 23.41 with Development Standard Departures:

1. Blank facades – To allow greater than allowed blank facade (SMC 23.47A.008A2)
2. Street level – To allow lees than required transparency (SMC 23.47A008B2)
3. Street level – To decrease floor to ceiling height (SMC 23.47A.008B3)
4. Street Use – To allow structural building overhang (23.53.035)

SEPA Environmental Review - Seattle Municipal Code (SMC) Section 25.05

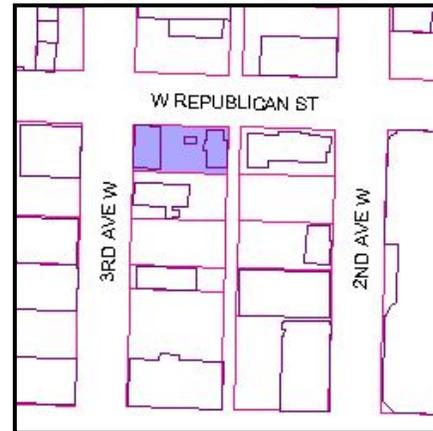
SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

SITE AND VICINITY

The proposed project is located at the southeast corner of 3rd Avenue West and West Republican in the Uptown Urban Center of lower Queen Anne. There are currently two structures located on the 7,200 square foot project site, a duplex and a fourplex. A 16 foot alley bisects the block north to south between 2nd Avenue West and 3rd Avenue West. The site slopes approximately six feet to the south from West Republican. There are six mature street trees in the planting strips, two of which will be replaced in accordance with recommendations from the City's arborist. The zoning is Neighborhood Commercial 3 with a 65 foot height limit (NC3-65) as is most of the area to the south. West Republican represents the dividing line between the NC3-65 zone and the NC3-40 zone to the north.



The neighborhood is mix of styles and scales ranging from one to six stories. There are a variety of structures ranging from office to multifamily and building types ranging from older, traditional brick apartment buildings to smaller commercial buildings constructed in the 1950's to larger concrete and glass office buildings dating to the 1980's to more recent larger scaled residential multifamily projects.

PROPOSAL

The applicant proposes a 65-foot high, mixed-use building with approximately 3,100 square feet of retail and live/work at street level and residential units above. There will be 32-35 units and parking for 27 vehicles at and below grade. Access will be from the alley which bounds the property on the east.

DESIGN PRESENTATION

Three alternative design schemes were presented. All of the options include ground level commercial retail or live/work use, alley access, parking located both at (behind the commercial use) and below grade and trash collection off of the alley. The applicant acknowledged that the three options are not very different from each other. The property owner asked that the site be maximized and that all open space be with the units as decks.

Alternative 1 is a single-loaded L-shape with a one-story podium level and the bldg set back from the alley at Level 2 and up. This would provide an L-shaped courtyard at the south and east. This option has five levels of residential above the street-level commercial uses.

Alternative 2 ground floors is the same with Levels 2-5 also single-loaded and set back from the south property line providing a Level 2 courtyard along the south. This option has five levels residential.

Alternative 3 maximizes the site from ground to roof with double-loaded residential. This option differs from the others in that it has four residential levels with 12' floor to floor height and a chamfered corner at 3rd and Republican.

Materials would be brick base with terracotta or masonry for the upper levels drawing from newer neighborhood buildings. The overall building form has the façade up to street level with modulation at street level consisting of a brick base with columns and the main residential entry at the corner. Any blank walls with softened with landscaping.

PUBLIC COMMENTS

Two members of the public attended this Early Design Review meeting. The following comments, issues and concerns were raised:

- This building is the antithesis of the Uptown Park (draft) guidelines which calls for open space at street level with a courtyard. Artwork would be good mitigation for lack of ground floor public open space.
- Live/Work is encouraged and brick finishes are preferred but terracotta has had failures in some new buildings.
- Needs to be proper illumination of the sidewalk which is possible with downlights on rain canopies. Likes the design but personally suspicious of green walls.
- Concerned about the cost of off-street parking and it's effect on the cost of housing at \$50K per space. Wants to see housing for working people. Looking for good pedestrian experience.

No comment letters were received during the SEPA comment period for this proposal which ended on January 9, 2008.

ANALYSIS - DESIGN REVIEW

Design Guidance

At the Early Design Guidance meeting the architect presented three design schemes. All of the options include ground level commercial retail or live/work use, alley access, parking located both at (behind the commercial use) and below grade and trash collection off of the alley. The applicant observed that the three options are not very different from each other. The property owner asked that the site be maximized and that all open space be with the units as decks.

Alternative 1 is a single-loaded L-shape with a one-story podium level and the bldg set back from the alley at Level 2 and up. This would provide an L-shaped courtyard at the south and east. This option has five levels of residential above the street-level commercial uses.

Alternative 2 ground floors is the same with Levels 2-5 also single –loaded and set back from the south property line providing a Level 2 courtyard along the south. This option has five levels residential.

Alternative 3 maximizes the site from ground to roof with double-loaded residential. This option differs from the others in that it has four residential levels with 12' floor to floor height and a chamfered corner at 3rd and W Republican.

Materials would be brick base with terracotta or masonry for the upper levels drawing from newer neighborhood buildings. The overall building form has the façade up to street level with modulation at street level consisting of a brick base with columns and the main residential entry at the corner. Any blank walls with softened with landscaping.

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the siting and design guidance and identified by letter and number those siting and design guidelines found in City of Seattle's "Design Review: Guidelines for Multifamily and Commercial Buildings" of highest priority to this project. Identification and discussion of the Guidelines have been incorporated into the priorities addressed below.

The Design Review Board reviewed the final project design on March 5, 2008 at which time site, landscaping and floor plans, as well as elevation sketches and renderings, were presented for the members' consideration. The design presented at the Recommendation meeting showed a strong two-story base in brick with bays in metal siding on the upper three levels. The guidance by the Board appears after the bold guidelines text and the recommendations from the final meeting follow in bold, italicized text.

A. Site Planning

A-2 Streetscape Compatibility

The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

A-3 Entrances Visible from the Street

Entries should be clearly identifiable and visible from the street.

A-6 Transition Between Residence and Street

For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.

A-7 Residential Open Space

Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.

A-8 Parking and Vehicle Access

Siting should minimize the impact of automobile parking and driveways on the pedestrian environment, adjacent properties and pedestrian safety.

A-10 Corner Lots

Buildings on corner lots should be oriented towards the public street fronts. Parking and automobile access should be located away from corners.

- The Board agreed that there are few admirable contextual clues in the surrounding neighborhood and stressed that this is an opportunity to set the tone for the future in terms of the pedestrian experience.
- As this is a corner site the Board feels that at least one retail space should be dominant, more significant than the others.
- The Board questioned whether the main residential entry should be located at the corner. The corner presents a civic opportunity, a place for people to congregate (as in an outdoor café, etc.).

- The Board agreed that since this is such a small site that it makes sense to locate the residential open space with the units in the form of individual decks.
- The parking at grade level as proposed within the building hampers the street-level retail depth. Though the Board agreed with the narrower garage entrances, they strongly recommend that some of the at-grade parking be eliminated to provide more meaningful retail spaces. Therefore, the Board is not willing at this point to discuss departures from required retail depth.

At the Recommendation meeting the applicant presented a design that has responded to the Board's earlier guidance with respect to the parking at grade. All parking at grade has been eliminated resulting in retail and live/work spaces that are more workable and not subject to departures.

The Board liked the more substantial 2-story brick base and enhanced upper story bays. However, the Board feels that the arches along West Republican and 3rd Avenue West seem to whimsical and do not tie in to the rest of the design. Because of the grade change on West Republican, the floor-to-ceiling height would vary to a high of 14' 6" for the corner retail space to 11' 6" for the live/work unit closest to the alley requiring a departure from the 13' requirement. The Board feels that the arches exacerbate this problem and are inclined to deny this departure if the arches are left in place.

The relocated residential entry at the end of the loggia on 3rd Avenue West appears to be in conflict with potential outdoor seating activities from the retail space at the corner. The Board directed the applicant to explore alternate ideas for either relocating the residential entry or creative ways to reduce the apparent conflict between the two uses.

While the Board was supportive of the private open space located with the units as decks, there was concern about the decks located on the south façade where the outer edge of the deck would be at the property line. Future redevelopment of the adjacent property could potentially render the decks unusable. After considerable discussion the Board agreed that, in the event that the adjacent redevelops rendering the decks unusable, there would be a departure in place to allow the building to replace the current decks with Juliette decks. As the decks are currently designed with open grate floors, the Board wished to assure that by making it a conditional of approval.

The Four Board members present made the following recommendations:

Board Recommendation #1: Deck on the south faced shall be constructed with open-grate floors.

Board Recommendation #2: Redesign the residential and retail entries in such a way as to minimize, and preferably eliminate, the conflict between the two entries.

B. Height, Bulk and Scale

B-1 Height, Bulk and Scale

Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less-intensive zones.

- Though the applicant did not express a preference amongst the alternative designs, the Board feels that Alternative 3 with four rather than five residential levels (above the non-residential) and 12 foot floor to ceiling height could be much more interesting while recognizing that this could add to the costs of the units. However, this alternative has maximized the site and they would like to see the building stepped back at the south elevation.

At the recommendation meeting the Board was pleased with the updated design of the building and liked the 5-story rather than 6-story design. Because the 5-story option decreases the potential number of units the applicant felt that maximizing the site was necessary. Therefore, the building is set at the property line at the lower levels on the south and stepped back approximately 6 feet at the upper residential floors.

C. Architectural Elements and Materials

C-2 Architectural Concept and Consistency

- *Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept.*
- *Buildings should exhibit form and features identifying the functions within the building.*

C-3 Human Scale

The design of new buildings should incorporate architectural features, elements and details to achieve a good human scale.

C-4 Exterior Finish Materials

Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

- In general, the Board prefers concepts with strong architectural corners, however, the chamfered corner shown in Alternative 3 could work if done well.
- The design should create a transition from the base to the rest of the building. As proposed, the transition is too severe. If the base is to be brick it should be used in an innovative way to knit together the rest of the building.
- As proposed the building appears to have more deck than building mass. The Board would like the proponent to explore alternative designs that would minimize the appearance of the decks.
- The Board agrees that a brick base can be attractive if used in an innovative way. They would like to see how it is used to integrate the rest of the building and how the building as whole is enriched with the use of color and pattern. They agreed unanimously that concrete, if used at the base, must be clad with some other material.

At the Recommendation meeting, the Board was pleased to see the extended use of brick in the form of a strong 2-story base and brick extending to the roof. They liked the stronger bay treatment and the roof overhangs on the bays that give it a finished skyline.

The Board feels strongly that the arches at street level are not integral to the rest of the design and would like to see the applicant revisit this element. The Board feels that non-arched openings would give the design a much cleaner, more modern look. The Board also noted that the arch design exacerbates the lower than required ceiling height at the east end live/work unit where only the apex of the arch would be 11' 6" and the rest of the opening would be even lower. Therefore, the Board agreed that the arch design and the requested departure go hand-in-hand. The Board was unanimous is willing to grant the requested departure if the openings are squared off. There was some agreement that the arch opening to the retail space and loggia (arcade) may work.

The Board also feels that the additions of the dentils at the roof line are not in keeping with the overall design. Though not unanimous (2/4), some members feel that they could be made smaller or eliminated altogether.

The Board questioned the abrupt end of the brick façade at the south property line and generally agreed that the brick should be extended around the corner on the south façade by at least a brick-width.

The Board was also concerned about the apparent non-structural appearance of the separation walls between the joined decks. The Board recommends that these walls be pulled back and made less prominent so they don't compete with the façade element.

The four Board members present made the following recommendations:

Board Recommendation #3: Eliminate the three arches over the live/work entrances on the north façade.

Board Recommendation #4: Reduce the size of, or eliminate the dentils under the bay rooftop overhangs.

Board Recommendation #5: Extend brick around corner at south façade by one brick width (at least).

Board Recommendation #6: Redesign wall between adjoining decks to be less prominent and reduce its appearance as an element of the façade.

D. Pedestrian Environment

D-2 Blank Walls

Buildings should avoid large blank walls. Where blank walls are unavoidable, they should receive design treatment to increase pedestrian comfort and interest.

D-6 Screening of Dumpsters, Utilities and Service Areas

Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.

D-12 Residential Entries and Transitions

For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and be visually interesting for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops, and other elements that work to create a transition between the public sidewalk and private entry.

- The blank walls at the alley entrance should be minimized and softened with landscaping.
- The Board liked the proposed recessed entries for the Live/Work units but is still unsure of the appropriateness of the main residential entrance at the corner.
- Because of the grade change on 3rd Avenue West the applicants are proposing less than required transparency at the street-level street facing façade. The Board is willing to consider 70% transparency along this façade (Note: the requirement in this zone is 60% transparency). This is the busiest of the two streets at this corner and should have the greatest transparency possible.
- The applicant should pay close attention to the design of the trash area, making sure that dumpsters do not have to be moved to the alley on pick-up day.

At the Recommendation meeting the Board liked the concept of the loggia (arcade) along the 3rd Avenue West façade in response to the significant change in grade. Locating the residential entry at end of the loggia, however, is problematic and the Board directed the applicant to explore alternatives to these two entries. They are willing to grant the transparency departure along this façade if an appropriate solution is found. In addition, the Board recommended that the cover over the garage area on 3rd Avenue West is made of decorative grill work and softened with landscaping.

Board Recommendation #2 (from Site Planning above): Redesign the residential and retail entries in such a way as to minimize, and preferably eliminate, the conflict between the two entries.

Board Recommendation #7: A conceptual signage design should be developed and approved by DPD.

E. Landscaping

E-2 Landscaping to Enhance the Building and/or site

Landscaping, including living plants, special pavement, trellises, screen walls, planters, site furniture and similar features should be appropriately incorporated into the design to enhance the project.

- The Board is looking forward to a design that will incorporate the Green factor in a sensitive and sustainable way.

The existing mature street trees (large tulip trees) will form the basis of the required Green factor. Two of the trees will be replaced as recommended by the City's Arborist. There are proposed additional low plantings along West Republican together with two 6 foot pedestal benches per the draft Uptown Park Design Guidelines. Planters with cascading foliage and benches are also proposed on the loggia. Landscaping should also be used to soften the blank wall at street level on 3rd Ave West as well as the garage grill work.

DEVELOPMENT STANDARD DEPARTURES

The following departures were requested:

REQUIREMENT	REQUEST	APPLICANT'S JUSTIFICATION	BOARD RECOMMENDATION
Blank facades SMC23.47A.008A2 Blank facades of the street-facing between two and eight feet above the sidewalk may not exceed 20 feet in width.	Some blank facades along 3rd Ave. West may exceed 20 feet.	Because of the grade change along 3rd Avenue W. (8 feet) it is necessary for at least one blank wall segment to exceed 20 feet.	The Board agreed that the grade change along 3 rd Ave. W presents a challenge and are willing to grant this departure on the <i>condition</i> that the covering for the garage opening be of decorative grillwork. A-1; D-2.
Transparency of street facing façade SMC23.47A.008B2 60% of street facing façade between 2 and 8 feet shall be transparent.	Request less than required transparency along 3 rd Avenue West façade.	Because of the steep grade change along 3 rd Ave. W, little transparency is possible. A loggia along the west side of the commercial space is provided with covered area for outdoor seating.	The Board agreed that the grade change presented a challenge and likes the loggia as a social gathering space. This departure is granted. A-1; A-4
Floor to ceiling height of non-residential space SMC23.47A.008B3. Non-residential uses at street level must have a floor to ceiling height of 13 feet.	Request 11'6 floor to ceiling height for 2 east end live/work units.	The 6' grade change along West Republican causes ceiling height to vary from 14'6' at the corner retail space to 11'6" at the 2 east units.	The Board believes that the arch design for the openings along Republican exacerbate the lower floor to ceiling heights at the east end of the building. They are willing to grant this departure on the <i>condition</i> that the openings are re-designed to eliminate the arch design. A-3; A-6; C-2
Structural building overhangs SMC.53.035A4 May not exceed 3 feet in depth and 15 feet in width with a 45 degree angle at each end.	Request one foot overhang over 23 feet for each of three bays on West Republican.	45 sq. ft. of building overhang is allowed by code for each bay element. Proposed building overhang is 23 sq. ft. each.	The Board unanimously approved this departure. C-2

Summary of Board's Recommendations

The recommendations summarized below are based on the plans submitted at the Final Design Review meeting. Design, siting or architectural details specifically identified or altered in these recommendations are expected to remain as presented in the presentation made at the August 17, 2005 public meeting and the subsequent updated plans submitted to DPD. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities, and reviewing the plans and renderings, the Design Review Board members recommended **CONDITIONAL APPROVAL** of the proposed design including the requested departures subject to the following design elements in the final design. The Board recommended that the applicant work with staff to resolve the following issues:

1. Deck on the south faced shall be constructed with open-grate floors.
2. Redesign the residential and retail entries in such a way as to minimize, and preferably eliminate, the conflict between the two entries.
3. Eliminate the three arches over the live/work entrances on the north façade.
4. Reduce the size of, or eliminate the dentils under the bay rooftop overhangs.
5. Extend brick around corner at south façade by one brick width (at least).
6. Redesign wall between adjoining decks to be less prominent and reduce its appearance as an element of the façade.
7. A conceptual signage design should be developed and approved by DPD.

The design review process prescribed in Section 23.41.014.F of the Seattle Municipal Code describing the content of the DPD Director's decision reads in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

- a. *Reflects inconsistent application of the design review guidelines; or*
- b. *Exceeds the authority of the Design Review Board; or*
- c. *Conflicts with SEPA conditions or other regulatory requirements applicable to the site;*
or
- d. *Conflicts with the requirements of state or federal law.*

Subject to the above-proposed conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines.

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis

Four members of the Queen Anne/Magnolia Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F3). The Director agrees with and accepts the conditions recommended by the Board that further augment the selected Guidelines.

Following the Recommendation meeting, DPD staff worked with the applicant to update the submitted plans to include all of the recommendations of the Design Review Board. The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board. The Director is satisfied that all of the conditions imposed by the Design Review Board have been met.

Director's Decision

The design review process is prescribed in Section 23.41.014 of the Seattle Municipal Code. Subject to the above-proposed conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines. The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting, provided additional review and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Design Review Board agreed that the proposed design, along with the conditions listed, meets each of the Design Guideline Priorities as previously identified. Therefore, the Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departures with the conditions summarized at the end of this Decision.

ANALYSIS - SEPA

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 proposed structure contains 33 residential units, greater than the SEPA exemption threshold of 30 when located in an Urban Center.

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated December 4, 2007 and annotated by the Land Use Planner. The information in the checklist, pertinent public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The Department of Planning and Development has analyzed the environmental checklist and geotechnical report submitted by the project applicant; and reviewed the project plans and any additional information in the file. As indicated in this analysis, this action will result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and 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 and environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Short-term adverse impacts are anticipated from the proposal. No adverse long-term impacts on the environmentally critical area are anticipated.

Short-term Impacts

The following temporary or construction-related impacts on the identified critical area are expected: 1) temporary 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 and DR 33-2006 and 3-2007 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.

Drainage

Soil disturbing activities during site excavation for foundation purposes could result in erosion and transport of sediment. The Stormwater, Grading and Drainage Control Code provides for extensive review and conditioning of the project prior to issuance of building permits. Therefore, no further conditioning is warranted pursuant to SEPA policies.

Noise

There will be excavation required to prepare the building site and foundation for the new building. Additionally, as development proceeds, noise associated with construction of the building could adversely affect the surrounding residential uses. Due to the proximity of these 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), mitigation is warranted.

The hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:00 a.m. and 6:00 p.m. and between the hours of 9:00 a.m. and 6:00 p.m. on Saturdays (except that grading, delivery and pouring of cement and similar noisy activities shall be prohibited on Saturdays). This condition may be modified by DPD to allow work of an emergency nature. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DPD.

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

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.

Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant.

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

During Construction

The owner applicant/responsible party shall:

The following condition(s) 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, 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.

