



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:** 3007394  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 3613 South Spokane Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow one 4-unit townhouse structure, one 2-unit townhouse structure and one single family residence. Parking for seven vehicles to be provided within the structures. The existing single family home is 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 (L2)

Date of Site Visit: August 7, 2007

Uses on Site: One single family residence

**Substantive Site Characteristics:**

This 8,160 square foot subject site is a rectangular corner lot that fronts on South Spokane Street to the north, Courtland Place South to the east and an alley to the west. The site is located within

an area zoned Residential, Multifamily, Lowrise 2 (L2). The area to the north and east is zoned Residential, Single Family 5,000 (SF 5000).

The majority of the site is relatively flat, with a short, steep slope up to Courtland Place on the eastern ten feet of the property. There is an approximately twelve foot change in elevation over the width of the lot. The site is located in a mapped environmentally critical area due to liquefaction potential. The existing vegetation includes lawn a holly tree and 11 maple trees on the eastern portion of the lot.

Proposal Description:

The applicant proposes to demolish the existing single-family structure, and construct one 4-unit townhouse structure, one 2-unit townhouse structure and one single family residence for a total of seven units.

Pedestrian access to the units in Building 1 on the eastern half of the site will be from Courtland Place South. Pedestrian access to the units in Building 2 in the southwestern quarter of the site will be from the alley. Pedestrian access to Building 3 in the northwestern corner of the site will be from the vehicular easement. Vehicular access to all proposed units will be from via a shared driveway that accesses from the alley. There will seven parking spaces provided within the proposed structures. This project may include a future unit lot subdivision.

Public Comment:

The comment period for this proposal ended on August 22, 2007. 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 June 25, 2007. 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 development 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.

### Construction Activity

Construction activities, including demolition of the existing structure will create noise impacts. Excavation will be required to prepare site. As development proceeds, noise associated with construction of the buildings could adversely affect the surrounding residential uses. Due to the proximity of neighboring residential 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, as conditioned below.

All construction activities are subject to the limitations of the Noise Ordinance. Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays from 7am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm once the shell of the structure is completely enclosed, provided windows and doors remain closed. Activities that generate minimal noise, such as site security, monitoring, weather protection shall not be limited by this condition.

Construction activities outside the above-stated restrictions may be authorized by the Land Use Planner when necessitated by unforeseen construction, safety, or street-use related situations. Requests for extended construction hours or weekend days must be submitted to the Land Use Planner at least three (3) days in advance of the requested dates in order to allow DPD to evaluate the request.

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 Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code. In addition to these applicable codes, further mitigation has been imposed for construction activity in order to lessen the impact of construction noise upon the neighboring residential area through a condition of this land use decision.

### 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 multifamily structures and will be mitigated by the City's adopted codes and/or ordinances. Specifically these include: the Stormwater, Grading, and

Drainage Control Code (stormwater 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. An analysis of impacts associated with specific SEPA policies follows.

### Earth

This site is relatively flat, with the exception of a short steep slope up to Courtland Place on the eastern ten feet of the property. This slope is approximately four feet high and is not considered an environmentally critical area and therefore should not present a hazard. No geotechnical report was required. The applicant stated in the environmental checklist that there will be approximately 150 cubic yards of excavation required and 50 cubic yards of fill brought onto the site. Regarding erosion control, the applicant stated in the environmental checklist that erosion control measures will be utilized to minimize possible erosion during construction.

### Plants and Animals

The site currently contains several deciduous trees, grass, and other types of vegetation. The trees are predominately located on the eastern portion of the site. Several Maple trees are proposed to be retained, with the remainder of the vegetation to be removed with the proposed construction of the three buildings and access driveway. The applicant indicated that there are no known endangered plant species on the site. The applicant has indicated that no birds or animals have been observed on or near the site or are known to be on or near 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.

The applicant will be planting new vegetation per an approved landscaping plan.

### Traffic and Parking

The Land Use Code requires each housing unit to have at least one off-street parking space. The existing single-family residence has two off-street parking spaces. The proposed buildings will have parking within each unit, providing seven parking spaces for the seven units.

The Institute of Transportation Engineers (ITE) Manual (7<sup>th</sup> edition) estimates that townhouse units generate approximately 5.9 vehicle trips per day. The amount of traffic to be generated by this proposed project is within the capacity of the streets in the immediate area, so no SEPA mitigation of traffic impacts is warranted.

### 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.

## **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**

#### **During Construction**

1) The owner(s) and/or responsible party(s) shall ensure that:  
Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) are limited to non-holiday weekdays from 7 am to 6 pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9 am and 6 pm once the shell of the structure is completely enclosed, provided windows and doors remain closed. Activities that generate minimal noise, such as site security, monitoring, weather protection shall not be limited by this condition.

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Signature: \_\_\_\_\_ (signature on file) Date: February 25, 2008  
Geoff Appel, Land Use Planner  
Department of Planning and Development

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