



Substantive Site Characteristics:

This approximately 7,378 square foot subject site is a rectangular corner lot that fronts on SW Cloverdale Street to the south and an alley to the east. The site is located within an area zoned Residential Commercial, Multifamily Lowrise 1 (L-1) which extends to the north, south, and west. The area adjacent to the east of the site is zoned Residential Single-Family 7200 (SF 7200). The uses in the area include a combination of single-family and multiple-family residences.

The site is relatively flat, with no significant topography. The site is located in a mapped environmentally critical area due to possible liquefaction of the soil. The existing vegetation includes shrubs, lawn, and a few deciduous and evergreen trees in the front and rear yards. There is a tall hedge located on the eastern lot line adjacent to the alley. There is a mature Red Maple on the adjacent lot to the west which overhangs this subject site.

Proposal Description:

The applicant proposes to demolish the existing single-family structure, carport, and detached garage, and construct five single family residences. There will be four structures which will be located in the southern portion of the lot, with two having street frontage and two units located to the north behind these units. The fifth housing unit will be located in the northwest portion of the lot. Pedestrian access to the rear units will be provided by a pedestrian walkway and easement which runs north from SW Cloverdale Street at the center of the parent lot.

Vehicular access and required parking for all units will be provided via an easement which runs west off of the alley to five surface parking stalls adjacent to the alley. This project may include a future unit lot subdivision.

Public Comment:

The comment period for this proposal ended on November 21, 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 October 3, 2007. The information in the checklist, geotechnical report, 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 short plat 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. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition.

Construction activities outside the above-stated restrictions may be authorized upon approval of a Construction Noise Management Plan to address mitigation of noise impacts resulting from all construction activities. The Plan shall include a discussion on management of construction related noise, efforts to mitigate noise impacts and community outreach efforts to allow people within the immediate area of the project to have opportunities to contact the site to express concern about noise. Elements of noise mitigation may be incorporated into any Construction Management Plans required to mitigate any short -term transportation impacts that result from the project.

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 no significant topography. A geotechnical report prepared by PanGeo Inc. dated September 28, 2007 was submitted as part of this application. The report states that the potential for earthquake-induced liquefaction at the site is relatively low due to the relatively deep groundwater table and dense nature of the site soil. The report concludes that: "special design considerations associated with soil liquefaction are not necessary for this project."

The applicant stated in the environmental checklist that there will be approximately 120 cubic yards of excavation with approximately 50 cubic yards of fill. 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 shrubs, grass, tall hedge, and several deciduous and evergreen trees. A mature Red Maple tree is located on the adjacent lot to the west and its canopy overhangs the subject site. This tree does not meet the requirements for designation as an exceptional tree. Most of this vegetation is to be removed with the proposed construction of the five buildings and parking area, and will be replaced with an approved landscaping plan. The applicant indicated that there are no known endangered plant species on the site and 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.

### Parking and Traffic

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 five surface parking stalls for the five single-family structures. This parking will be located adjacent to the alley on the northeastern portion of the parent lot. The parking utilization along SW Cloverdale Street is below capacity, therefore, any spillover parking from the proposed new units will be able to be accommodated.

The Institute of Transportation Engineers (ITE) Manual (7<sup>th</sup> edition) estimates that single family residences generate approximately 10 vehicle trips per day so there will likely be a total of approximately 50 trips per day for this development. 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.

- [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

- 1) 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. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition.

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Signature: (signature on file)  
Janet L. Wright, Land Use Planner  
Department of Planning and Development

Date: February 11, 2008