



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: 3007747
Applicant Name: Anne Van Dyne
Address of Proposal: 701 NW Market Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow two single family residences and one 3-unit townhouse structure. Existing structures 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 1 (L-1)
Date of Site Visit: September 25, 2007
Uses on Site: One triplex multifamily structure and a detached garage

Substantive Site Characteristics:

This 7,500 square foot subject site is a rectangular lot that fronts on NW Market Street to the north. Its general location is just east of 8th Avenue NW. The site is located within an area zoned Residential, Multifamily Lowrise 1 (L-1) which extends to the east. The area adjacent to the south and one-half block to the north is zoned Residential, Single-Family 5000 (SF5000). The area adjacent to the west is zoned Neighborhood Commercial 1 with a height limit of 30 feet. The uses in the area include a combination of single-family and multiple-family residences.

The majority of the site is relatively flat. The site is not located in any mapped environmentally critical area. The existing vegetation includes shrubs, lawn, and a few deciduous and evergreen trees.

The existing structures on the site include a triplex multifamily structure and detached garage on the site. Current vehicular access is from two separate driveways off of NW Market Street along the western and eastern boundaries of the lot.

Proposal Description:

The applicant proposes to demolish the existing multifamily structure and detached garage, and construct one 3-unit townhouse structure and two single-family structures for a total of 5 housing units. The 3-unit townhouse is proposed to be located on the southern portion of the lot, and the two single-family residences will be located on the northern portion of the lot, adjacent to NW Market Street.

Vehicular access to all units will be provided via an easement which runs south off of NW Market Street to the west of the existing street tree. There will 5 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, one written comment letter related to this project was 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 July 24, 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 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.

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 construction noise impact 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. No geotechnical report was required. The applicant stated in the environmental checklist that "temporary erosion/sedimentation control will be employed during construction to intercept all potential silt laden runoff prior to discharge into natural flow area."

Plants and Animals

The site currently contains deciduous and evergreen trees, shrubs, grass, and other types of vegetation. The five trees which range in size from 10" to 16" diameter at breast height (dbh) in the southern portion of the lot will be retained. The 18" street tree located just north of the northern boundary line will be retained. The applicant indicated that there are no known endangered species on the site.

The applicant will be planting new vegetation per an approved landscaping plan, which will also include street trees.

Traffic and Parking

The Land Use Code requires each housing unit to have at least one off-street parking space. The existing apartment building with a total of three units at the subject site has had limited off-street parking. The proposed buildings will have parking within each townhouse unit, providing five parking spaces for the five units.

The Institute of Transportation Engineers (ITE) Manual (7th edition) estimates that Townhouse units generate approximately 5.9 vehicle trips per day. The availability and proximity of transit to downtown and other employment areas, such as, the University District, will make it more likely that this development will generate fewer than this number of vehicle trips. The ITE figure is based more upon developments in outlying areas. Therefore, 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. In addition, a few SEPA conditions have been added to the decision to provide additional mitigation.

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

The owner(s) and/or responsible party(s) shall:

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. 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.

Signature: (signature on file) Date: November 21, 2007
Janet L. Wright, Land Use Planner
Department of Planning and Development