



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: 3007921
Applicant Name: Anne Van Dyne
Address of Proposal: 1302 N 88th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow four 2-unit townhouse structures. Parking for eight vehicles to be provided within the structures. Existing structures to be removed.

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 (L-2)

Date of Site Visit: October 26, 2007

Uses on Site: Two duplex multifamily structures

Substantive Site Characteristics:

This 10,256 square foot subject site is comprised of two rectangular lots. The site fronts on Stone Avenue N to the west and N 88th Street to the south. The site is located within an area zoned Residential, Multifamily Lowrise 2 (L-2) which extends to the north, south, and west. The area adjacent to the east is zoned Residential, Multifamily Lowrise 1 (L-1). 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 several mature trees.

The existing structures on the site include two duplex multifamily structures. Current vehicular access is from two separate driveways, with one off of Stone Avenue N and one off of N 88th Street.

Proposal Description:

The applicant proposes to demolish the existing two duplex multifamily structures and construct four, 2-unit townhouse structures with attached parking. There will be two structures with street frontage on Stone Avenue N and two structures with street frontage on N 88th Street.

Vehicular access to all units will be provided via an ingress and egress easement which runs east off of Stone Avenue N to the north of the existing Douglas fir tree. There will be 8 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 October 24, 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 September 21, 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.

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). Earth-related impacts may result in the long-term and are mitigated by the Critical Areas Ordinance. 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 there will be several measures employed during construction to reduce or control erosion.

Plants and Animals

The site currently contains several evergreen trees, shrubs, grass, and other types of vegetation. The two trees on the western portion of the lot, which include a Pine 18" diameter at breast height (dbh) and a Douglas Fir 32" dbh, 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.

Traffic and Parking

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

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 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. (C)

Signature: _____ (signature on file) Date: December 10, 2007

Janet L. Wright, Land Use Planner
Department of Planning and Development

JLW:bg