



City of Seattle

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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:** 3008693  
**Applicant Name:** Brittani Ard  
**Address of Proposal:** 1526 & 1530 19<sup>th</sup> Avenue S

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow four grounds related dwelling units (single family residences) in an environmentally critical area. Parking for four vehicles will be provided. The existing structures are to be demolished. This environmental review includes a future unit lot subdivision.

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**

Site visit: March 27, 2008

Zoning: Residential Multifamily Lowrise 2 (L-2)

Uses on Site: Two single family residences

Substantive Site Characteristics:

This 6,000 square foot subject site includes two rectangular lots that front on 19<sup>th</sup> Avenue S to the west. The site is located within an area zoned Residential Multifamily Lowrise 2 (L-2) which continues to the north, south, and west. The area one-half block to the east is zoned Commercial 1 with a 40 foot height limit (C1-40).

The site is relatively flat, with a small area of steep slope on the eastern boundary which slopes down to the east. The vegetation on site is primarily lawn in front of the existing single family residences. There are two smaller deciduous trees and two mature evergreen trees located in the eastern portion of the site. The site is located within a mapped environmental critical area due to potential liquefaction of soil.

Area Development:

Development in the vicinity consists primarily of single-family residences on lots of varying shapes and sizes.

Proposal Description:

The applicant proposes to remove the two existing single family residences and to construct four single family residences. This environmental review includes a future unit lot subdivision.

Public Comment:

The comment period for this proposal ended on March 26, 2008. During this period, no comment letters were received.

**ANALYSIS – SEPA**

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant on February 12, 2008 and annotated by the Land Use Planner. The information in the checklist, the supplemental information submitted by the applicant and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

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, 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 such limitations/circumstances (SMC 25.05.665) mitigation can be considered. A more detailed discussion of the potential impacts from this development proposal follows.

Short-Term Impacts

The following temporary or construction-related impacts are expected: 1) temporary soil erosion; 2) increased vibration from construction operations and equipment; and 3) emissions from construction vehicles. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use; 2) Building Code (construction measures in general); 3) Regulations for Environmentally Critical Areas, and 4) Stormwater, Drainage and Grading Code (temporary soil erosion). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

### Air

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 due to the relatively minor contribution of greenhouse gas emissions from this project. No unusual circumstances exist which warrant additional mitigating, per the SEPA Overview Policy.

### Long-Term Impacts

Long-term or use-related impacts are also anticipated from the proposal: 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 single family residences and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are: Stormwater, Grading and Drainage Control Code (stormwater runoff from additional site coverage by impervious surface); 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

The applicant submitted a geotechnical report dated January 4, 2008 conducted by Geotech Consultants, Inc. There is a small area of steep slope on the eastern portion of the proposal site. The report outlined recommendations for the construction of the buildings and advised further consultation if the conditions of the soil and groundwater during construction vary from the test borings. The environmental checklist completed

by the applicant states that there will be approximately 190 cubic yards of excavation, with a maximum height of 5 feet and 75 cubic yards of fill.

Upon review of the submitted documents, the steep slope was determined by the geotechnical engineer at the Department of Planning and Development to be less than 20 feet in height and to have been created by previous grading and construction activities, thus, ECA Steep Slope Development Standards are waived for the development associated with the construction application, DPD #6121184.

### Plants

There is primarily grass and lawn on this site and four trees located in the eastern portion, which include two smaller deciduous trees and two evergreen trees. On the environmental checklist, the applicant stated that all vegetation will be removed and replaced with an approved landscape plan.

### Historic and Cultural Preservation

The two single family structures on the proposal site were constructed in 1918, and therefore, the structures were reviewed for possible historic building status by the Historic Preservation Officer of the Department of Neighborhoods per SMC 25.05.675H. The review concluded that the two buildings would be unlikely to meet the standards for designation as individual landmarks due to the loss of integrity of the buildings.

### Parking and Traffic

The Land Use Code requires each house to have one offstreet parking space so the minimum number of parking spaces will be provided. The builders and homeowners have the option to provide more parking spaces. This project proposes four off-street parking spaces to be provided. The Institute of Transportation Engineers (ITE) Manual estimates that a single-family residence generates approximately 10 vehicle trips per day. These approximately 40 trips per day that will be generated by the proposed development will not be a significant increase to the total number of vehicle trips along 19<sup>th</sup> Avenue S. For these reasons, no mitigation of parking or traffic impacts is warranted.

### Summary

In conclusion, several adverse effects on the environment are anticipated from the proposal. 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 requirement of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public of 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(2)(C).

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(2)(C).

**CONDITIONS – SEPA**

None.

Signature: \_\_\_\_\_ (signature on file) Date: September 18, 2008  
Janet L. Wright, Land Use Planner  
Department of Planning and Development

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