



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3008989
Applicant Name: Tonkin Hoyne Lokan for Seattle Housing Authority
Address of Proposal: 4811 S. Henderson Street

SUMMARY OF PROPOSED ACTION

Land Use Application to re-pave and re-stripe existing parking lot to allow 44 parking spaces accessory to existing apartments. Project includes addition and alterations to three existing structures pending LBA #3009264 (Seattle Housing Authority).

The following approvals are required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code (SMC)

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

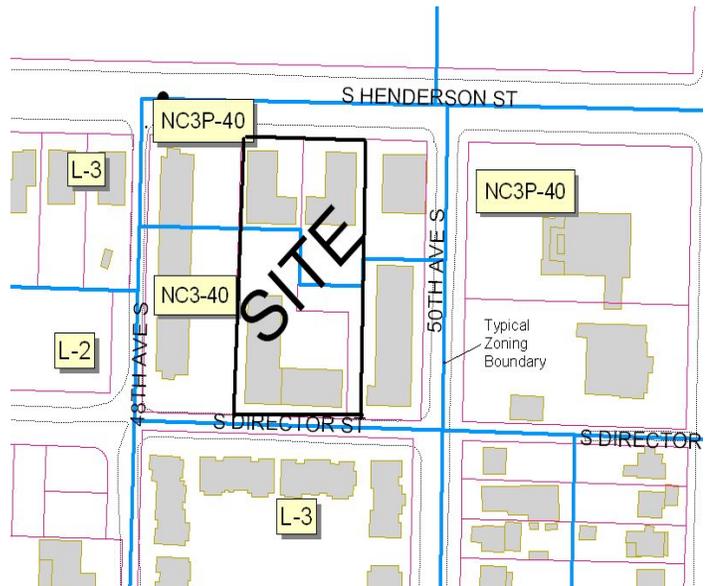
DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

BACKGROUND DATA

Site and Vicinity Description

The subject site, known as the Douglas Apartments, is located south of South Henderson Street between 48th Avenue S and 50th Avenue S. South Director Street borders the site on the south. The site has an area of 46,898 square feet and is zoned Neighborhood Commercial 3 with a height limit of 40 feet. The north portion of the site, approximately 100 feet in depth has a pedestrian overlay. See the map for further illustration of the zoning.

About 75% of the site is covered with impervious surface. The site is generally flat with no significant topographical features. There are several mature trees mostly on the perimeter of the site. DPD geographic information system maps show a historic stream traversing the site; however, no physical evidence of the stream is present on the site. A small portion of the site is designated as a peat settlement prone area which is defined as a geologic hazard area in the Seattle Environmentally Critical Areas (ECA) regulations (SMC 25.09). Additionally, the site is designated as a seismic hazard zone which is defined as a Geologic Hazard Area in the ECA regulations.



The Seattle Housing Authority owns two other sites on this block and recently completed a lot Boundary Adjustment to revise the lot lines between this development site and the lots located east of this site. The LBA is meant to enable the parking reconfiguration and remodel of the existing buildings. The buildings on the lots east of the subject site will be demolished.

There are 3 existing buildings on the subject site that contain a total of 44 dwelling units. Surface parking is provided for 39 vehicles on site.

Project Description

The proposed project consists of substantial renovation of the three existing buildings. No change in the quantity of dwelling units is proposed; the completed project will provide 44 dwelling units. The parking lot will be repaved, landscaped and vehicle access moved from S. Henderson Street to S. Director Street. The surface parking lot will provide parking for 44 vehicles and increase of 5 parking spaces. The overall site will be improved with landscaping and include playground equipment in the north courtyard.

Public Comment

No public comments were received during the public comment period which ended on July 30, 2008.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated June 24, 2008 and annotated by the Department. The information in the checklist, supplemental information provided by the applicant, 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 23.05.665) discusses the relationship between the City's code/policies and environmental review. 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 limitation*". The Overview Policy in SMC 23.05.665 D1-7, states that in limited circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts.

The policies for specific elements of the environment (SMC 25.05.675) describe the relationship with the Overview Policy and indicate when the Overview Policy is applicable. Not all elements of the environment are subject to the Overview Policy (e.g., Traffic and Transportation, Plants and Animals and Shadows on Open Spaces). A detailed discussion of some of the specific elements of the environment and potential impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected; decreased air quality due to suspended particulates from grading and clearing and hydrocarbon emissions from construction vehicles and equipment; temporary soil erosion; increased dust caused by drying mud tracked onto streets during construction activities; increased traffic and demand for parking from construction equipment and personnel; increased noise; increases in carbon dioxide and other greenhouse gas emissions and consumption of renewable and non-renewable resources.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Environmentally Critical Areas (ECA) ordinance and DR 33-2006 and 3-2007 regulate development and construction techniques in designated ECA's with identified geologic hazards. Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the City.

Most short-term impacts are expected to be minor. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, some impacts warrant further discussion.

Air

The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality and will require permits for removal of asbestos or other hazardous substances during demolition. The applicant has indicated that an inspection to identify all hazardous materials requiring abatement will be performed, and will obtain permits, if required, from PSCAA to ensure proper handling and disposal of materials containing asbestos. This will ensure proper handling and disposal of asbestos, as well as demolition of structures without asbestos.

Greenhouse gas emissions associated with development come from multiple sources; the extraction, processing, transportation, construction and disposal of materials and landscape

disturbance (Embodied Emissions); energy demands created by the development after it is completed (Energy Emissions); and transportation demands created by the development after it is completed (Transportation Emissions). Short term impacts generated from the embodied emissions results in increases in carbon dioxide and other green house gases thereby impacting air quality and contributing 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 specific project. The other types of emissions are considered under the use-related impacts discussed later in this document.

No SEPA conditioning is necessary to mitigate air quality impacts pursuant to SEPA policy SMC 25.05.675A.

Noise

The project is expected to generate loud noise during demolition, grading and construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends. The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends. The surrounding properties are developed with housing and will be impacted by construction noise. The limitations stipulated in the Noise Ordinance are not sufficient to mitigate noise impacts; therefore, pursuant to SEPA authority, the applicant shall be required to limit periods of construction activities (including but not limited to grading, deliveries, framing, roofing, and painting) to non-holiday weekdays from 7:00 AM to 6:00 PM. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition. Additionally DPD will evaluate other requests on a case by case basis to allow for emergencies, safety, or street-use related situations that warrant work outside of the construction hours.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including; increased traffic in the area and increased demand for parking; increases in carbon dioxide and other greenhouse gas emissions and increased light and glare;.

The quantity of dwelling units is not changing and the buildings already exist; however, there is a slight increase in the quantity of parking provided on this site. In light of that, most impacts are expected to be very minor.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code which requires on site detention of stormwater with provisions for controlled tight line release to an approved outlet and may require additional design elements to prevent isolated flooding; the City Energy Code which will require insulation for outside walls and energy efficient windows; and the Land Use Code which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term long term impacts, although some impacts warrant further discussion.

Traffic and Parking

The vehicle trips generated from the proposed project are not expected to have adverse impact on traffic conditions or reduce the level of service at nearby intersections. The project consists of 44 dwelling units for low income people. The proposed project will provide parking for 44 vehicles

Moving vehicle access from S. Henderson Street to S. Director Street will result in redistribution of impacts because the traffic generated from this project will be distributed to other intersections primarily to the intersection of S. Director Street/ 50th Avenue S.

The subject site is well served by bus transit in that there are many METRO bus routes adjacent to the site. South Henderson Street and Rainier Avenue South intersection is a major METRO transfer point. Additionally, a light rail station will be located at South Henderson Street and Martin Luther King Jr. Way South west of the site.

The vehicle trips generated from the project are not expected to have adverse impacts on the street network, and proposed parking is expected to satisfy the parking demand for the project. Thus, no SEPA mitigation is necessary.

Other Impacts

Emissions from the generation of greenhouse gases due to the increased energy and transportation demands may be adverse but are not expected to be significant due to the relatively minor contribution of emissions from this specific project.

The other impacts such as but not limited to, potential decrease in groundwater level (related to peat-settlement) are mitigated by codes and are not sufficiently adverse to warrant further mitigation by condition.

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

The following condition(s) to be enforced during construction shall be posted at the site in a location on the property line that is visible and accessible to the public and to construction personnel from the street right-of-way. If more than one street abuts the site, conditions shall be posted at each street. The conditions will be affixed to placards prepared by DPD. The placards will be issued along with the building permit set of plans. The placards shall be laminated with clear plastic or other waterproofing material and shall remain posted on-site for the duration of the construction.

1. All construction activities are subject to the limitations of the Noise Ordinance. Construction activities (including but not limited to grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays² from 7 am to 6 pm. Interior work using equipment within a completely enclosed structure, such as but not limited to compressors, portable-powered and pneumatic powered equipment may be allowed on Saturdays between 9 am and 6 pm, 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 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.

²New Year's Day, Martin Luther King Junior's Birthday, President's Day, Memorial Day, July 4, Labor Day, Veterans' Day, Thanksgiving Day and Christmas Day.

Signature: _____ (signature on file) Date: September 29, 2008
Jess E. Harris, AICP, Senior Land Use Planner
Department of Planning and Development

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