



City of Seattle

Greg 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: 3009043
Applicant Name: Mary Gregersen
Address of Proposal: 4624 South Director Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow two, 2-unit and two, 3-unit townhouse structures (10 units total).
Parking for 10 vehicles provided within the structures.

Environmental review to also include future full 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 another agency with jurisdiction.

BACKGROUND DATA

Site and Area Description

This proposal site is located at 4624 S. Director St. in the Rainier Beach neighborhood of the City of Seattle. South Director St. is not a fully developed right-of-way. The adjacent streets are paved; however, they are without sidewalks, curbs and gutters on both sides of the streets. S. Director St. is 60-feet wide in the east half of the right-of-way and 40-feet wide for about fifty feet of the west half of the right-of-way, and then for the rest of the west portion of the right-of-way it is only 20-feet wide.

The proposal site is vacant; however, it appears that at one time, access to the site's vehicle parking was from 48th Ave. S. The site is not located within an Environmentally Critical Area.

This site is rectangular in shape and measures approximately 146-feet in width and approximately 132-feet deep. Except, there is a two foot wide by 20 foot long leg of the subject property that runs south beyond the west property line and along the east property line of the adjacent property. The east 20 feet of the leg is adjacent to the r-o-w. The project site is zoned Lowrise 2 (L-2) and is located in a predominately single-family and multi-family neighborhood. To the east of the site is Neighborhood Commercial zoning (NC3-40') and to the west of the site is Single Family 5000 (SF5000). To the south of the site the zoning is also Lowrise 2 (L-2). The zoning to the north of the site is Lowrise 3 (L-3). The density for Lowrise 2 zone is one dwelling unit per each 1,200 sq. ft. of lot area. The project site has a lot area of approximately 16,128 sq. ft., therefore, has a potential for 13 units (Measurements Section 23.86.02B3). The applicant is proposing 10 units. This SEPA review is also to include a future full unit lot subdivision which is to be submitted under a separate permit. The site has a non-arterial unimproved street without sidewalks, curbs and gutters on both sides of the street (S. Director St.) The parcel is on the corner of S. Director St. and 48th Avenue S.

Public Comments

No written comment letters were received during the public comment period which ended on August 26th, 2009.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated April 1st, 2009. 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 such limitations/circumstances (SMC 225.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Several adopted City codes and/or ordinances provide mitigation for some of the identified construction related impacts. Specifically these are: Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, removal of debris, and

obstruction of the pedestrian right-of-way). 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 (if any). Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts, but impacts related to air quality require further discussion.

Construction Impacts

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.

Construction Noise:

There will be excavation required for preparation of the site and foundation(s). Additionally, as development proceeds, noise associated with construction of the two, 2-unit and two 3-unit townhouse structures could adversely affect the surrounding residential area. Due to the proximity of other 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), further mitigation is warranted. The hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:00 a.m. and 6:00 p.m.

This condition may be modified by DPD to allow work of an emergency nature or allow low-noise interior work after the exterior of each structure is enclosed. This condition may also be modified to permit low noise exterior work (e.g., installation of landscaping) after approval from DPD.

Construction Vehicle Traffic:

The Street Use Ordinance requires sweeping or watering streets for dust suppression, washing of truck tires on-site, removing debris, and maintaining the pedestrian right-of-way. This ordinance provides adequate mitigation for transportation impacts; therefore, no additional conditioning is warranted pursuant to SEPA policies.

Long-term Impacts

Long-term or use-related impacts associated with the approval of this proposal include increased bulk and scale on the site; increased ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; increased energy consumption, increased on-street parking demand, and increased vehicle traffic. Identified long-term impacts are not considered significant because they are within the scope of those impacts anticipated by the zoning and/or are relatively minor in scope. Bulk and scale of the two, two-unit townhouse and two, three-unit townhouse structures is within the allowed maximum building height, width, depth and setbacks of the Seattle Land Use and Zoning Code. Compliance with all applicable codes and ordinances is adequate to achieve sufficient mitigation of long term impacts and no further conditioning is warranted by SEPA policies.

Long-term impacts anticipated by the proposal include; increased traffic and parking demand due to employees and visitors. The long-term impacts anticipated are minor in scope considering the proposal involves the reuse of an existing structure and very limited construction activity.

Traffic and Parking

Areas designated as Multi-Family Residential in the City's Comprehensive Plan and Land Use Code have been so designated because of their proximity to major streets and neighborhood services. Therefore, streets in these areas generally have higher traffic volumes. There is no indication that the expected increase in traffic from this ten-unit residential development (total of ten units on-site) will cause significant adverse impacts on the surrounding streets. Therefore, no conditioning is warranted.

The parking requirements of SMC 23.54 require a minimum of one parking space per unit of ground-related multi-family housing when the number of units is less than 10. One parking space is also required per single-family unit. Therefore, the code requires a total of 10 parking spaces for the proposed development. The applicant has proposed 10 parking spaces.

Based on a visit made to the site and surrounding streets, there is no indication that this development would cause nearby on-street parking concerns or that on-street parking is at capacity as defined by Seattle Department of Transportation. Therefore, no conditioning for this issue is warranted.

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project and the project's energy consumption, are expected to 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.

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.

SEPA CONDITIONS

Conditions of Approval During Construction

The following condition 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.

The owner(s) and/or responsible parties shall adhere to the following condition:

1. The hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:00 a.m. and 6:00 p.m. This condition may be modified by DPD to allow work of an emergency nature or allow low noise interior work after the exterior of the structure is enclosed. This condition may also be modified to permit low-noise exterior work (e.g., installation of landscaping) after approval from DPD.

Signature: _____ (signature on file) Date: November 12, 2009

Joan S. Carson, Land Use Planner II
Department of Planning and Development

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