



Area Development:

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

Proposal Description:

The applicant proposes to remove the existing single family residence and to construct one 3-unit townhouse structure.

Public Comment:

The comment period for this proposal ended on June 25, 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 March 25, 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. The applicant submitted a greenhouse worksheet for this project which outlines the potential greenhouse gas emissions over the life of the project. 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 environmental checklist completed by the applicant states that there will not be any fill required for this project proposal. A geotechnical report dated June 28, 2004 by Soil & Environmental Engineers was submitted for this project proposal and was reviewed. The site was granted an environmentally critical area (ECA) exemption; the ECA steep slope development standards are waived for the portion of the site that includes and is to the east of the concrete block wall. The geotechnical report notes that there was no evidence of slope instability.

### Plants

There is primarily grass, a few shrubs and blackberry bushes, and one 8" (diameter at breast height) evergreen tree on this site. 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 single family structure on the proposal site was constructed in 1915 and therefore is more than 50 years old. The structure was 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 building would be unlikely to meet the standards for designation as an individual landmark due to the loss of integrity of the building.

