



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:** 3009201  
**Applicant Name:** Nora Ng  
**Address of Proposal:** 8360 and 8368 Wabash Avenue S

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow two duplex townhouse structures and two triplex structures (10 units total). Parking for 10 vehicles to be provided within the structures. 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

[X] 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: June 12, 2008

Uses on Site: Two single family residences and shed

Substantive Site Characteristics:

This 12,000 square foot subject site is a rectangular lot that fronts on Wabash Avenue S to the southwest. The site is located within an area zoned Residential Multifamily

Lowrise 2 (L-2) which extends to the northwest and southeast. The areas adjacent to the northeast and one-half block to the southeast are zoned Residential Single-Family 5000 (SF5000). The area adjacent to the southwest is zoned Residential Multifamily Lowrise 3 (L-3). The uses in the area include a combination of single-family and multiple-family residences.

The majority of the site is relatively flat, with no significant topography. The existing vegetation includes shrubs and lawn. There are sidewalks on each side of Wabash Avenue S; however, there are no curbs or planting strips. On-street parking is on gravel areas adjacent to the sidewalk. There is a gravel alley adjacent to the northeast of the proposal site. The site is located in a mapped environmentally critical area due to potential liquefaction of soil.

### Proposal Description

The applicant proposes to demolish the two existing single-family structures, and construct two duplex townhouse structures and two triplex structures for a total of 10 housing units. The two duplexes will be located in the northwestern portion of the site, one adjacent to the street and the other adjacent to the alley. The two triplexes will be located on the southwestern portion of the site, with one structure adjacent to the street and the other adjacent to the alley. There will 10 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 July 23, 2008. 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 May 15, 2008. 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 9 a.m. and 6 p.m. once the shell of the structure is completely enclosed, 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 upon approval of a Construction Noise Management Plan to address mitigation of noise impacts resulting from all construction activities. The Plan shall include a discussion on management of construction related noise, efforts to mitigate noise impacts and community outreach efforts to allow people within the immediate area of the project to have opportunities to contact the site to express concern about noise. Elements of noise mitigation may be incorporated into any Construction Management Plans required to mitigate any short -term transportation impacts that result from the project.

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.

### 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 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. An analysis of impacts associated with specific SEPA policies follows.

### Earth

This site is relatively flat, with no significant topography. The applicant stated in the environmental checklist that there will be minimal filling and grading. Regarding erosion control, the applicant stated in the environmental checklist that erosion control measures will be utilized to minimize possible erosion during construction.

### Plants and Animals

The site currently contains shrubs and grass. Some of this vegetation is to be removed with the proposed construction of the four buildings and access driveway. The applicant indicated that there are no known endangered plant species on the site. The applicant has indicated that no birds or animals have been observed on or near the site or are known to be on or near the site. During the staff site visit, no birds or animals were observed; however, it is assumed that songbirds occasionally visit the site or nearby sites.

The applicant will be planting new vegetation along the property line.

### Historic and Cultural Preservation

The two single family structures on the proposal site were constructed more than 50 years ago. 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 housing unit to have at least one off-street parking space. The proposed buildings will have parking within each townhouse unit, providing ten parking spaces for the ten units. The parking utilization along Wabash Avenue S is below capacity; therefore, any spillover parking from the proposed new units will be able to be accommodated.

The Institute of Transportation Engineers (ITE) Manual (7<sup>th</sup> edition) estimates that Townhouse units generate approximately 5.9 vehicle trips per day. 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.

### **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) 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 7 a.m. to 6 p.m. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9 a.m. and 6 p.m. once the shell of the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition.

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Signature: \_\_\_\_\_ (signature on file) Date: December 15, 2008  
Janet L. Wright, Land Use Planner  
Department of Planning and Development

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