



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:** 3009260  
**Applicant Name:** Paul Pierce  
**Address of Proposal:** 2415 South Norman Street

**SUMMARY OF PROPOSED ACTIONS**

Land Use Application to allow seven (7) residential units (cottage housing development) ranging in height from 18 feet to 23 feet. Surface parking for 7 vehicles to be provided. Review includes future unit lot subdivision.

The following approvals are required:

**SEPA - Environmental Determination** - Chapter 25.05, Seattle Municipal Code.

**SEPA DETERMINATION:**  Exempt  DNS  EIS  
 DNS with conditions  
 DNS involving non-exempt grading or demolition or  
involving another agency with jurisdiction

**BACKGROUND DATA**

Site and Vicinity

The site is located within the neighborhood bounded by South Norman Street, 26<sup>th</sup> Avenue South, South Judkins Street and 24<sup>th</sup> Avenue South, which is due west of Martin Luther King Way South. The 12,190 sq. ft. property has frontage on South Norman St. and slopes gently from north to south. The property is zoned Lowrise Duplex Triplex (LDT), as are properties to the west and south. Properties east and north of the site are zoned Single Family. Surrounding development includes single family and small-scale multifamily structures, consistent with the zoning. An apartment complex which previously occupied the site was demolished under DPD Permit No. #6134235 (issued March 30, 2007). The site boundaries were previously modified under Lot Boundary Adjustment #3006093 (issued April 29, 2008). There are no mapped or observed environmentally critical areas on the site.

Proposal

The applicant proposes to establish use for and construct seven cottage housing units in the LDT zone. Seven surface parking spaces will be provided with access from South Norman Street. Four parking spaces are located along the western property line of the site, and a five-foot solid fence is shown along the property line where the parking is located to provide screening. Pedestrian access to the units will be from a shared interior court accessed through the parking lot.

The applicant proposes a variety of native and non-native plant species to meet the landscaping and screening requirements for the parking area and for the open space requirements.

State Environmental Policy Act (SEPA) review is required for this project because the proposal will establish more than four dwelling units in a Lowrise Duplex Triplex (LDT) zone.

### Public Comment

No written 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 dated June 25, 2008. 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 or circumstances (SMC 25.05.665 D) mitigation can be considered. Thus a more detailed discussion of some of the impacts is appropriate. Short-term and long-term adverse impacts are anticipated from the proposal.

### Short-term Impacts

The following temporary or construction-related impacts are expected: 1) temporary soil erosion; 2) decreased air quality due to increased dust and other suspended air particulates during excavation and construction; 3) increased noise and vibration from construction operations and equipment; 4) increased traffic and parking demand from construction personnel; 5) blockage of streets by construction vehicles/activities; 6) conflict with normal pedestrian movement adjacent to the site; and 7) consumption of renewable and non-renewable resources. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794). Although not significant, the impacts are adverse and certain mitigation measures are appropriate as specified below.

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 Ordinance (watering streets to suppress dust, obstruction of the pedestrian right-of-way during construction, construction along the street right-of-way); 2) Building Code (construction measures in general); and 3) Stormwater, Drainage and Grading Code (temporary soil erosion). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation. Further mitigation by imposing specific conditions is not necessary for these impacts. However, the proposal site is located adjacent to residential receptors that would be sensitive to fugitive emissions and construction noise. Therefore, additional discussion of air and noise impacts is warranted.

### Air

Grading will contribute to concentrations of suspended particulate matter. The construction contractor must comply with the Puget Sound Clean Air Authority regulations, which require that reasonable precautions be taken to avoid dust emissions. These precautions may include applying water or dust-binding chemicals during dry weather. Fugitive dust impacts, however, would be limited in area and duration. Soils and dust carried out of the construction area by exiting trucks would be minimized by wheel washing and by covering dusty truckloads.

Construction would require the use of heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that would contribute slightly to the degradation of local air quality, but the amount of emissions caused by the construction equipment would be insignificant compared to the amount of emissions generated by the existing traffic sources in the project area. No further mitigation pursuant to SEPA Air Quality Policies is warranted.

### Noise

Most of the earth moving activity will involve loud equipment and activities. This construction activity will have an adverse impact on nearby residences. Because of the proximity of nearby residences, the Department finds that the limitation of the Noise Ordinance is inadequate to appropriately mitigate the adverse noise impacts associated with the proposal. The SEPA Construction Impact policies, (SMC 25.05) allow the Director to limit the hours of construction to mitigate adverse noise and other construction-related impacts. Therefore, the proposal is conditioned to limit grading and construction activities to non-holiday weekday hours between 7:30 a.m. and 6:00 p.m.

The Department recognizes there may be occasions when critical construction activities of an emergency nature, related to safety or traffic issues, or which could substantially shorten the total construction timeframe, may need to be completed after regular construction hours. Therefore, the Department reserves the right to allow weekday construction from 6:00 a.m. to 8:00 p.m., and Saturday construction from 9:00 a.m. to 5:00 p.m. Extended weekday hours or Saturday work must be approved by the Department on an emergency, case-by-case basis prior to such work.

It is also recognized that there are quiet non-construction activities that can be done at any time such as, but not limited to, site security, surveillance, monitoring for weather protection, checking tarps, surveying, and walking on and around the site and structure. These types of activities are not considered construction and will not be limited by the conditions imposed on this Master Use Permit. In addition, after the buildings are fully enclosed, on a floor-by-floor basis, interior work may be done at any time in compliance with the Noise Ordinance with no pre-approval from the Department required.

### Long-term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) increased surface water runoff from greater site coverage by impervious surfaces; 2) increased bulk and scale on the site; 3) increased traffic and parking demand due to residents and visitors; 4) minor increase in airborne emissions resulting from additional traffic; 5) minor increase in ambient noise due to increased human activity; 6) increased demand on public services and utilities; 7) increased light and glare; and 8) increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope. However, increased bulk and scale and light and glare warrant further discussion.

The proposed pedestrian access from the parking area to the entrance to the cottage housing is comparable to adjacent development. The massing of ground level single family structures and the gabled roofs determine the architectural design of the cottage housing and will complement the existing structures of South Norman Street.

The parking lot includes four spaces adjacent to development to the west. SMC 23.45.017(C) requires screening of such an area to minimize the glare of headlights. A five-foot solid fence shown on the plans will mitigate headlight glare. The remaining three parking spaces face Unit 1 which will absorb spillover of headlight glare to the single family zone to the east.

The long-term impacts are typical of single-family development and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are: Stormwater, Grading and Drainage Control Code (storm water runoff from additional site coverage by impervious surface); Land Use Code (aesthetic impacts, height, setbacks, parking); and the Seattle Energy Code (long-term energy consumption).

The other impacts not noted here as mitigated by codes or conditions (increased ambient noise; increased demand on public services and utilities; increased airborne emissions; increased light and glare) 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 requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of 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 43.21.030(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**

During Construction:

The following condition(s) to be enforced during construction shall be posted at the site in a location visible and accessible to the public and to construction personnel from the street right-of-way. The conditions shall be printed legibly on placards available from DPD, shall be laminated with clear plastic or other weatherproofing material, and shall remain in place for the duration of the construction.

1. The applicant shall limit excavation, foundation and external construction work for this project to non-holiday weekdays between 7:30 a.m. and 6:00 p.m.
  - a. The Department reserves the right to allow weekday construction from 6:00 p.m. to 8:00 p.m., and Saturday construction from 9:00 a.m. to 5:00 p.m.
  - b. Extended weekday hours and/or Saturday work must be approved by DPD (contact: Molly Hurley 206-684-8278) on a case-by-case basis prior to such work if required for critical construction activities of an emergency nature.

Prior to Issuance of the Occupancy Permit:

2. Applicant will install a fence, on the property line west of the parking area, with sight-obscuring material per SMC 23.45.017(C)

Signature: \_\_\_\_\_ (signature on file) Date: January 8, 2009  
Carreen N. Rubenkönig, Land Use Planner  
Department of Planning and Development

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