



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE

DETERMINATION OF NON-SIGNIFICANCE BY

THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Project Number: 3012661
Applicant Name: David Foster, Architect
Address of Proposal: 2023 13th Avenue West

SUMMARY OF PROPOSAL

Land Use Application to allow construction of a three-story structure containing 11 residential units. Parking for 12 vehicles to be located below grade.

The following approval is required:

SEPA Environmental Threshold Determination (SMC Chapter 25.05)

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

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

BACKGROUND

Site Location: The proposed development is located on the west side of 13th Avenue West, north of West Newton Street.

Zoning: The subject site is located within a LR2 zone. Surrounding properties are zoned LR2. Property south of West Newton Street is zoned LR1 and property located west of 11th Avenue West is zoned Industrial and Commercial.

Environmentally Critical Areas: The subject site is mapped as Potential Slide Area. A steep slope exemption was granted for a portion of steep slope area located in the west portion of the site. Development must meet standards of the environmentally critical areas ordinance. Concept plans for the stormwater collection system, and temporary excavation and shoring have been reviewed by a DPD Geotechnical Engineer.

Parcel Sizes: The parcel size is 4,198 square feet.

Existing Use: Vacant. (Single family residence demolished under demo permit 6318041)

Proposal Description: The project proposal is to construct an 11-unit apartment building. A 10-wide driveway will access 12 below grade parking stalls. Vehicle access is located off 13th Avenue East at the southeast corner of the property. A stairway from 13th Avenue West will provide pedestrian access to a common courtyard interior to the apartment structure. Landscaping is provided at grade along the east and west properties lines. Amenity areas are provided in courtyard, patio and roof top deck space.

Public Comment: The public comment period ended April 11, 2012. Comment letters were received.

SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle 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 January 23, 2012 and supplemental information including; Geotechnical Engineering Study and Greenhouse Gas Emissions worksheet; and, submitted site plans and elevations which include concept plans for the stormwater collection system, and temporary excavation and shoring. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and additional information in the file; and considered pertinent comments received during the public comment period.

As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations and other Agency reviews applicable to this proposed project, including the Environmentally Critical Areas Ordinance, Noise Ordinance, Grading Code, Stormwater Code, Seattle Department of Transportation Traffic Control Manual, Land Use Code, and PSCAA will provide sufficient mitigation of most identified impacts and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665). There are, however, short-term construction-related noise impacts to surrounding residential uses that warrant additional discussion and mitigation.

Short Term Impacts

The following temporary or construction-related impacts are expected: temporary soil erosion; decreased air quality due to increased dust and other suspended air particulates during excavation, filling and transport of materials to and from the site; increased noise and vibration from construction operations and equipment; increased traffic and parking demand from construction personnel traveling to and from the work site; consumption of renewable and non-renewable resources; disruption of utilities serving the area; and conflict with normal pedestrian movement adjacent to the site. Compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment.

Greenhouse Gas Emissions

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 due to the relatively minor contribution of greenhouse gas emissions from this project.

Noise

Excavation will be required to prepare the building site and foundation for the new building. Additionally, as development proceeds, noise associated with construction of the building 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, subject to the conditions listed below.

Long Term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, which include increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

DETERMINATION OF NONSIGNIFICANCE

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).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW [43.21C.030](#) (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC [197-11-355](#) and early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.
- This DNS is issued under WAC [197-11-340](#)(2); the lead agency will not act on this proposal for 14 days after the date of issuance of a DNS.

CONDITIONS

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 7am to 6pm and non-holiday weekends from 9am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed within the time limits of the noise ordinance 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.

2. 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.

Signature: _____ (signature on file)
Stephanie Haines, Senior Land Use Planner
Department of Planning and Development

Date: June 14, 2012

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