



City of Seattle

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: 3013345
Applicant Name: Jeff Wegener for Peregrine Capitol LLC.
Address of Proposal: 2045 Franklin Avenue East

SUMMARY OF PROPOSED ACTION

Land Use Application to allow the addition of six residential units, (four units in the west building and two units in the east building) for a total of 12 residential units. No change in parking.

The following approval is required:

SEPA - Environmental Determination (Seattle Municipal Code (SMC) Chapter 25.05).

SEPA DETERMINATION: [] Exempt [X] DNS [] MDNS [] EIS
[] DNS with conditions
[] DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction.

BACKGROUND INFORMATION

Site and Vicinity Description

This approximately 6,600 square foot (sq. ft.) proposal site is a rectangular corner lot bounded by East Boston Street to the north, Franklin Avenue East to the west, an improved 20' wide paved alley to the east and residentially-zoned properties to the south. This site is zoned Lowrise 2 (LR2) and located within the Eastlake Residential Urban Village. Existing development on this site is as follows:

- A two-story-with-basement four-unit apartment building addressed as 2046 Franklin Avenue East. This structure is situated on the westernmost area of the property;
- A two-story-with-basement two-unit apartment building addressed as 261 East Boston Street. This duplex structure is situated on the easternmost area of the property; and
- A one-story accessory detached garage.

Vehicular access to the garage is via the existing 20' wide paved alley. East Boston Street and Franklin Avenue East are improved streets with curbs, sidewalks and gutters abutting the subject site. Both streets are classified as non-arterial streets, pursuant to SMC Chapter 23.53.

The topography of the property slopes downward from east to west approximately 12%. Existing vegetation consists of shrubs, lawn and mature trees. The subject site is not located within any identified or designated Environmentally Critical Areas (ECAs).

Surround property west and south of the proposal site are also zoned LR2. Lowrise 3 (LR3) zoning is east and north of the subject property. Existing development in the vicinity of the proposal consists of a variety of single family residences, townhomes and apartments varying in age and architectural style.

Proposal Description

The proposed project involves interior alterations in the basement levels of an existing four-unit apartment building ("west") and a two-unit apartment building ("east") to add a total of six new dwelling units at the subject site-four units in the west building and two units in the east building respectively. Additional interior alterations to the existing upper units are planned. The proposal also includes minor exterior ground cover removal to create a new walkway. No changes to the existing buildings' height, footprint or accessory detached garage are proposed.

Public Comments

The required public comment period for this project ended July 4, 2012. DPD received one written comment regarding this proposal during the public comment period. The neighbor voiced concerns regarding increased negative impacts to on-street parking availability.

SEPA ANALYSIS

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 25, 2012. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature or limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between the City's codes, policies and environmental review. Specific policies for each element of the environment, and 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.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08). Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality.

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 manufacturing 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 the project.

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Long - term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, including: increased surface water runoff due to greater site coverage by impervious surfaces; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; loss of plant and animal habitat; and increased light and glare. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

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

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

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 43.21C.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).

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 available to the public on request.

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.

SEPA CONDITIONS

None required.

Signature: _____ (signature on file) Date: January 31, 2013

Tami Garrett, Senior Land Use Planner
Department of Planning and Development

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