



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Project Number: 3013821
Applicant: Quinn Borseno/Right Foot Development (Paul Pierce)
Address of Proposal: 2323 West Crockett Street

SUMMARY OF PROPOSAL

Land Use Application to allow two single family residences in an environmentally critical area. Parking will be located for each unit in an attached single car garage. Existing structure to be demolished.

The following approval is required:

SEPA Environmental Threshold Determination (SMC Chapter 25.05)

DPD SEPA DETERMINATION:

Determination of Non-significance

<input checked="" type="checkbox"/>	No mitigating conditions of approval are imposed.
<input type="checkbox"/>	Pursuant to SEPA substantive authority provided in SMC 25.06.660, the proposal has been conditioned to mitigate environmental impacts

SITE AND VICINITY

Site zone: 2323 West Crockett Street is located in the Interbay area of Magnolia. The parcel is located in a wedge of residential and neighborhood commercial development bound by Thorndyke Avenue W. to the west and an undeveloped steep slope buffer on Port of Seattle property, to the east. The lot is located within a small pocket of LR2 (Lowrise 2) zoned parcels.

Nearby zones: Half a block to the north the zoning changes to LR3 and a small NC1-40 zone. To the south the LR2 zone continues for a couple blocks before becoming a Single Family zone. To the east is an IG1 U/45 zone where the Terminal 91 and BN rail lines are located. To the west within the same block the zoning changes to LR3 along Thorndyke Avenue. Further west of Thorndyke is a Single Family zone.

Lot: The rectangular lot has approximately 4,000 square feet. The lot slopes down from the NW corner to the SE corner by about eight feet.

Current development on site: The existing structure is a single family house with an attached garage built in the 1950's.

Street frontages and alley access: The lot fronts on West Crockett Street; there is no alley adjacent to the parcel.

Development in the area: The area has been and continues to be changing from single family homes mostly built in the 1940's and 1950's to multifamily structures.

Topography or ECA: The western portion of the site is mapped potential slide.

Neighborhood Character: The neighborhood is a mixture of a few remaining single family houses, small 1960-1970's vintage duplexes, and larger apartment complexes built over the last few decades. There has been some recent development of higher end townhouses. A few neighboring properties are currently for sale or are being developed.

PROJECT DESCRIPTION:

The proposed project consists of two single family structures. The street facing house will be 2,004 square feet and the rear house will be 1,877 square feet. Each residence has three stories with a roof deck reached by a stair penthouse.

One parking space is provided for each residence within an attached garage. The garages are accessed by a driveway along the west property line that leads to a modified 'auto court'. Access to the driveway will be from an existing curb cut.

PUBLIC COMMENT:

The public comment period ended on September 5th, 2012. Two comments were received. One requested information about the permitting process and the other stated concern over the project design and potential dust and debris during demolition of the existing structure.

ANALYSIS – SEPA

The proposal site is located in an environmentally critical area, as noted above. Proposals located in landslide prone areas (i.e. known landslide areas, potential landslide areas, and steep slopes), wetlands, and fish and wildlife habitat conservation areas may require environmental review (SMC 25.05.908), thus this application is not exempt from SEPA review. However, the scope of environmental review of projects within these critical areas is limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) Evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

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. 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 and limited effects, the impacts are not expected to be significant.

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 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 Regulations for Environmentally Critical Areas (SMC 25.09).

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, 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 and 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 on the environmentally critical area are expected: 1) temporary soil erosion; and 2) increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

Earth / Soils

The ECA Ordinance and Director’s Rule ([DR 33-2006](#)) require submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in landslide prone areas. Pursuant to this requirement the applicant submitted a geotechnical engineering study. The study has been reviewed and approved by DPD’s geotechnical experts, who will require what is needed for the proposed work to proceed without undue risk to the property or to adjacent properties.

No additional conditioning is warranted pursuant to SEPA policies.

Long-term Impacts

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

No additional conditioning is warranted pursuant to SEPA policies.

