



City of Seattle

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**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**

**Project Number:** 3013897  
**Applicant:** Dave Biddle  
**Address of Proposal:** 2051 NW 61<sup>st</sup> Street

**SUMMARY OF PROPOSAL**

Land Use Application to demolish an existing 5,580 sq. ft. church. The review of a four unit townhouse is being conducted under Project #6332956 and the review of a single family residence is being conducted under Project #6332984.

The following approval is required:

**SEPA Environmental Threshold Determination (SMC Chapter 25.05)**

**DPD SEPA DETERMINATION: Determination of Non-significance**

- No mitigating conditions of approval are imposed.
- Pursuant to SEPA substantive authority provided in SMC 25.06.660, the proposal has been conditioned to mitigate environmental impacts.

**SITE AND VICINITY**

**Site Location:** The site is located at the corner of NW 61<sup>st</sup> street and 22<sup>nd</sup> Avenue NW. The surrounding blocks are zoned LR1, LR2 and LR3.

**Zoning:** LR1.

**Parcel Size:** Approximately 3,574 square feet.

**Existing Use:** Religious Institution.

## **PUBLIC COMMENT**

The first public comment period ended on September 12, 2012 . One comment was received asking what was going to be constructed on the site after the demolition. As building plans had been submitted for review for future development it was determined that the application description should include the proposed development. The project was renoticed with the second comment period ending October 31, 2012. No comments were received during this time period.

## **ANALYSIS - 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 on August 20, 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 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 demolition-related activities on this site could result in the following adverse impacts: demolition dust and storm water runoff, soil erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, disruption of adjacent vehicular and pedestrian traffic, and increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope. Compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment.

### Air Quality

Demolition on this site will result in localized short-term increases in air particulates and carbon monoxide which could temporarily affect the quality in the vicinity. Demolition/construction activities that would contribute to these impacts include excavation, grading, soil compaction, and operation of heavy trucks and smaller equipment (i.e., generators and compressors). Compliance with the Street Use Ordinance (SMC 15.22.060) will require the contractors to water the site or use other dust palliative, as necessary, to reduce airborne dust. In addition, compliance with the Puget Sound Clean Air Agency regulations requires activities which produce airborne materials or other pollutant elements to be contained with temporary enclosure.

Regarding asbestos, Federal Law requires the filing of a Notice of Construction with the Puget Sound Clean Air Agency (“PSCAA”) prior to demolition. Other potential sources of dust would be soil blowing from uncovered dump trucks and soil carried out of the construction area by vehicle frames and tires; this soil could be deposited on adjacent streets and become airborne.

There is no indication of unusual short term adverse impacts. Current codes are adequate to provide mitigation and pursuant to the Overview Policy (SMC Section 25.05.665) and Air Quality Policy (SMC Section 25.05.675A). Therefore, no further mitigation is warranted.

### Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, and the operation of construction equipment 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).

### Long-term Impacts

#### Historic Preservation

The church to be demolished on the site is more than 50 years old and was referred to the Department of Neighborhoods for examination of potential landmark eligibility. The structures were deemed unlikely to qualify for landmark status (LPB 524/12).

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

