



City of Seattle

Department of Planning and Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 3013940
Applicant Name: Sarah Devlin, Craft Architects, for Washington Federal Bank
Address of Proposal: 2031 NW 56th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to demolish a 4,620 sq. ft. retail building and allow surface parking for 27 vehicles.

The following approval is required:

SEPA – Environmental Determination- Chapter 23.05 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 in the central business area of the Ballard Neighborhood, one block north of NW Market Street. The location, identified as 2031 NW 56th Street, was formerly the site of a building housing retail carpet sales for Nielsen Brothers Carpets. Approximately one half of the 9,500 sq. ft. site was occupied by and parking accessory to the carpet store. The site is zoned Neighborhood Commercial 3, with a 65-foot height limit (NC3-65’).

Proposal

The applicant proposes to demolish the existing one-story, 4,620 sq. ft. retail store building on site and develop the entire 9,500 sq. ft. lot as a parking lot for 27 vehicles to serve Washington Federal Bank.

Public Comment

No comment letters were during the comment period that ended on April 24, 2013.

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 and dated March 20, 2013. The information in the checklist and the experience of DPD with review of similar projects forms the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) 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/circumstances (SMC 225.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-Term Construction Impacts

The short-term, construction related impacts anticipated from the proposal are as summarized in the following list:

- Air Quality --- Increased dust and particulate matter due to demolition and construction activities.
- Construction Stormwater Control --- An increase in vehicular traffic adjacent to the site due to construction vehicles.
- Noise --- Increased noise during construction.

The Department of Planning and Development has analyzed and annotated the environmental Checklist submitted by the applicant, reviewed the project plans and any additional information

on file. As indicated in this analysis, the applicant's proposal to demolish the existing one-story building and expand the existing parking lot for a total of 27 parking spaces will result in impacts to the environment. Due to the temporary nature and limited effects, however, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665)

Long-Term Impacts

Long-term or use-related impacts are anticipated as a result of approving this proposal; those impacts are as summarized in the following list:

- Stormwater Runoff --- collection and disposal of runoff from impervious surface
- Impacts on existing traffic in area --- anticipated increased trip generation
- Visual Impacts, Light and Glare --- screening of parking, anticipated exterior lighting and headlight of vehicles using parking lot

Approximately 95 percent of the site will be covered with impervious surfaces. Stormwater runoff is proposed to be collected in catch basins and pumped to the curb in NW 56th Street, as shown on the MUP plans dated March 20, 2013. Stormwater will then flow westerly until it enters a catch basin near the intersection of 22nd avenue NW.

In neighborhood commercial zones access to parking is to be taken from the alley when a site abuts an alley. The existing width of the alley has been determined by the Director to be insufficient to allow for adequate vehicle access to the proposed parking and to be so constrained by existing buildings that it cannot be expanded in width to improve accessibility. Access to and from the parking space will be taken from a 24-foot curb cut as shown on the approved MUP plans. Improvements in the NW 56th right-of-way will include curb restoration, plantings in the planting strip and SDOT approved street trees.

The parking will be screened according to the provisions of SMC 23.47A.016, and will be planted as shown on the landscape plans that are a part of the MUP drawings. All landscape areas will be planted as called for the approved landscape plan sets and irrigated with a fully automatic irrigation system, one that will be fully tested prior to completion of installation, as shown and indicated on the approved plan sets.

The landscape screening being provided, referred to above, should adequately shield nearby properties from the glare of vehicle lights. According to the approved MUP plans, two 20-foot high pole lights with full cut off luminaires will be provided at the northwest and southeast corners of the site. The Land Use Code (SMC 23.47A.022) requires that exterior lighting must be shielded and directed away from adjacent uses. With these requirements in place the proposed development will not create long-term impacts that warrant further conditioning pursuant to SEPA polices. The Land Use Code provides mitigation for the other long-term impacts summarized above. Compliance with these applicable codes is adequate to achieve sufficient mitigation for the long-term impacts resulting from the project.

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 requirements of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

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).

CONDITIONS - SEPA

None.

Signature: _____ (signature on file) Date: August 8, 2013
Michael Dorcy, Senior Land Use Planner
Department of Planning and Development

MD:drm

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