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 & DEVELOPMENT

Application Number:	3015253
Applicant Name:	Megan McKay of Johnston Architects PLLC for Ballard Lofts LLC
Address of Proposal:	2248 NW 64th Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 5-story addition (to an already approved building) consisting of three live-work units (2,377 sq. ft.) and 21 residential units. Parking for 38 vehicles will be located below grade. The addition is to a 5-story residential and retail building (75 unit dwelling, 6,780 sq. ft. retail, 79 parking spaces); approved under Project #3013516 and post permit MUP revision #3016105.

The following Master Use Permit components are required:

Design Review (SMC Chapter 23.41) with Development Standard Departures:

1. Setback requirements (SMC 23.47A.014.B.1).
2. Side setback requirements (SMC 23.47A.014.B.3.a).
3. Side setback requirements (SMC 23.47A.014.B.3.a&b).
4. Setback requirements (23.47A.014.B.5).
5. Setback requirements (23.47A.014.B.5).
6. Street Level Development Standards (23.47A.008.B.3.b):

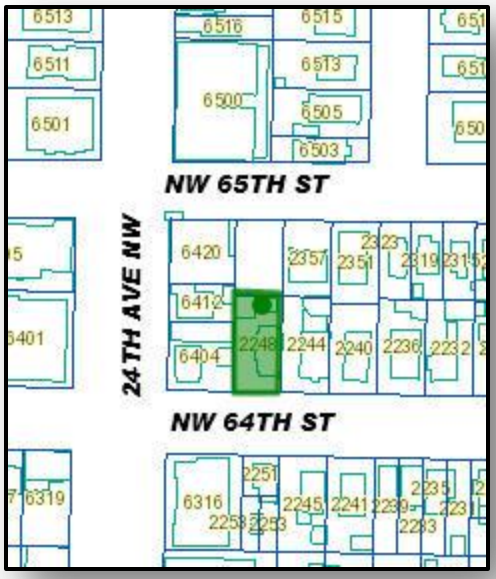
SEPA-Environmental Determination (Chapter 25.05 SMC)

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 Zone: Neighborhood Commercial 1-65 (NC1-65)

Nearby Zones: Along 24th Ave NW; NC21-40 and LR3 to the north and LR3 to the south. To the west and east of the parcels fronting 24th Ave NW, the zoning is LR1 and SF 5000 Directly to the east of the site the zoning is LR1 and across NW 64th St, LR3.

Lot Area: 4,999 square feet.

Project Description: The proposed project is for the design and construction of a 5-story mixed use building with 21 residential units and 3 live/work units. Parking for 38 vehicles is to be provided in a below grade garage. The project will be an addition to the proposed mixed use project to the west and north approved under permits #3013516 and #3016105.

The proposed addition will have 2 stories of loft units and 2 stories of apartments above the ground level, which will have 3 live/work units and 3 residential units. It will be adjoined to and have floors that align with the larger proposed mixed use project to the west and north under permits #3013516 and #3016105. A courtyard at the rear of the property will adjoin the courtyard of the proposed development to the west.

The three live/work units will be accessed off of NW 64th St. The entry to the residential units will be either from the courtyard or the lobby of the development to the west, accessed from 24th Ave NW. Access to below grade parking for 38 vehicles will be from the proposed garage entry along NW 64th St., located just west of the addition. The courtyard will have a 13' high sound wall along the property line between the project and the residential lot to the east.

Current Development: The site is vacant.

Access: The site is bordered by NW 64th Street to the south.

Surrounding Development: There is a five-story mixed use development proposed to the west and north of the site on the NC1 zoned property. To the east is a single family residence. A three-story apartment building is located to the south, across NW 64th St.

ECA's: None

Neighborhood Character: The neighborhood is predominately a mixture of single story commercial buildings and single family residences built in the early part of the 1900's, interspersed with apartment buildings dating from the 1960 to the present.

DESIGN REVIEW

EARLY DESIGN GUIDANCE MEETING: June 24, 2013

The packet presented at the EDG meeting is available online by entering the project number (3015253) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp. The EDG packet is also available to view in the 3015253 file, by contacting the Public Resource Center at DPD:

Address: **Public Resource Center**
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

Three alternative design schemes were presented.

The first scheme (A) was a code compliant option and showed a 6-story structure with 20 apartment units and 4,650 sq. ft. of retail space. The residential entry and access to below grade parking for 24-40 vehicles were to be located on site. The ground level was mostly developed with the upper stories setting back 15' from the residential zone to the east.

The second scheme (B) showed a 6-story structure with 26 apartment units and 2 live/work units. Access to below grade parking for 24-40 vehicles was from the garage entry on the site to the west. The ground level was shown set back 10' and the upper stories set back 15' from the residential zone to the east. Access to the ground level live/work units was from the street.

The third preferred scheme (C) showed two buildings with 20 apartment units and 2 live/work units. The south structure had 4 stories of loft units and the north structure had 3 stories of loft units. Access to below grade parking for 24-40 vehicles was off site from the garage entry on the site to the west. The upper floors of the south structure were shown set back 10' from the residential lot to the east. The smaller north structure was shown set back approximately 12' at the two upper levels. The open space between the two structures connected to the courtyard of the proposed project to the west.

PUBLIC COMMENT

Members of the public were present. The following comments, issues and concerns were raised at this meeting:

- Encouraged modulation of the structure.
- Felt that the requested departures are appropriate to the design.
- Concerned about traffic on NW 64th St due to the proposed vehicle access location.
- Encouraged the bay windows on the east façade.
- Encouraged a combined entry point for this project and the project to the west.
- Encouraged the project entry be located off of NW 64thSt.

FINAL RECOMMENDATION MEETING: October 28, 2013

The packet presented at the Recommendation meeting is available online by entering the project number (3015253) at this website: http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp. The Recommendation packet is also available to view in the 3015253 file, by contacting the Public Resource Center at DPD:

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The proposal presented was an evolution of the preferred scheme from EDG. At EDG, two structures were proposed. At the Recommendation only one building, the larger south structure remained. The building was shown with 2 stories of loft units and 2 stories of apartments above the ground level, providing 21 units.

The courtyard had been expanded and included a water feature as a focus with the ground level residential units facing towards the courtyard. Three live/work units will be accessed off of NW 64th St. The entry to the other residential units will be from the lobby of the proposed project to the west, accessed from 24th Ave NW. Access to below grade parking for 38 vehicles will be from the proposed garage entry along NW 64th St., located just west of the addition. The courtyard will have a 13' high sound wall along the property line between the project and the residential lot to the east. Materials will match the earlier phased development.

PUBLIC COMMENT
Members of the public were present. The following comments, issues and concerns were raised at this meeting:

- Wanted to know what the elevation of finished grade at the courtyard was in relationship to grade of the yard to the east. [Response: The grade of the courtyard would be a little lower]
- Stated that the wall at the east property line was sufficient as it provided some privacy.
- Encouraged that no lighting be provided on the east elevation of the stair penthouse.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

The Neighborhood specific guidelines are summarized below. For the full text please visit the Design Review website.

A. SITE PLANNING

A-2 Streetscape Compatibility. The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.

At the Early Design Guidance Meeting, the Board acknowledged that this project will provide the transition along the street front from the proposed lot line retail space at the corner of 24th Ave NW and NW 64th St. in the neighborhood Commercial zone and the generous setbacks of the structures in the Lowrise zone to the east. They encouraged a strong street presence but noted that having the pedestrian entry to the residential units located at the project to the west will create a quieter street presence in keeping with the current small scale residential use along NW 64th St.

At the Recommendation Meeting, the Board expressed their approval of the way the proposed addition related to the street.

A-3 Entrances Visible from the Street. Entries should be clearly identifiable and visible from the street.

At the Early Design Guidance Meeting, the Board encouraged a robust street facing treatment of the live/work units. See Guideline A-2.

At the Recommendation Meeting, the Board expressed their approval of the proposed street facing entries of the live/work units.

A-4 Human Activity. New development should be sited and designed to encourage human activity on the street.

At the Early Design Guidance Meeting, the Board noted that too much activity along the street front may not be preferable for this project in respect of the residential zone just to the east. See Guideline A-2.

At the Recommendation Meeting, the Board expressed their approval of the main residential entry being located off the courtyard and 24th Ave NW.

A-5 Respect for Adjacent Sites. Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.

At the Early Design Guidance Meeting, the Board was pleased with the direction the preferred option was taking. They noted that the angled fenestration presented along the east elevation is well designed and is making a true effort at providing privacy.

The Board liked the 13' high sound wall along the east property line that would help mitigate sound to the residential lot to the east.

At the Recommendation Meeting, the Board expressed their approval of the large courtyard that will align with the back yard area of the Lowrise zoned properties to the east. They also approved of the angled bay window design on the east elevation.

A-6 **Transition Between Residence and Street. For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.**

At the Early Design Guidance Meeting; see Guidelines A-2, A-3, and A-4.

At the Recommendation Meeting, the Board expressed their approval of the relationship between the live/work units and the street, and location of the residential entry. See Guideline A-4.

A-7 **Residential Open Space. Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.**

At the Early Design Guidance Meeting, the Board clarified that the focus of the courtyard in the preferred option will be a water feature that will link the open ground space of the project with the proposed courtyard in the development to the west. The roof will not have a deck; amenity space will be provided at ground level.

At the Recommendation Meeting, the Board expressed their approval of the courtyard size and design.

B. HEIGHT, BULK AND SCALE

B-1 **Height, Bulk, and Scale Compatibility. Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.**

At the Early Design Guidance Meeting, the Board acknowledged that the proposed project scale will provide the transition from the Neighborhood Commercial zone and the Lowrise residential zone to the east. They encouraged the project to respect the privacy of the lots to the east and continue the design in the direction that was presented at the meeting which did not 'build out' the site.

At the Recommendation Meeting, the Board expressed their approval of the large courtyard that will align with the back yard area of the Lowrise zoned properties to the east. This large undeveloped area will lessen the impact of the development on the Lowrise residential zone to the east.

C. ARCHITECTURAL ELEMENTS AND MATERIALS

C-1 **Architectural Context. New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.**

At the Early Design Guidance meeting, the Board was satisfied that the intent of this project with relation to the larger development to the west was that the two projects will be joined and appear as one development when both are completed.

At the Recommendation Meeting, the Board expressed their approval of the addition continuing the design and materials of the larger proposed development to the west.

C-2 **<u>Architectural Concept and Consistency</u>. Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.**

Ballard-specific supplemental guidance:

Institutional Development: The design of institutional buildings should be distinguished from commercial and residential buildings by location on the site, materials and massing. A building with public uses should exhibit a civic presence through careful attention to its relationship with the public realm. A primary entrance, building form, and architectural elements should be designed and scaled to reflect the public activities contained within.

At the Early Design Guidance Meeting, the Board did not talk about this guideline specifically though it can most probably be assumed that the guidance given for the larger project to the west is relevant for this project.

<u>At the Recommendation Meeting</u>, the Board supported the way the proposed addition continues the design concept of the larger project to the west. The Board also was pleased that the live/work units at ground level will have a different glazing configuration and expression than the commercial storefronts closer to 24th Ave NW.

C-4 **<u>Exterior Finish Materials</u>. Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.**

Ballard-specific supplemental guidance:

New development should exhibit craftsmanship through the use of durable, attractive materials. Building materials and interesting details found on older buildings on Market Street and the Ballard Avenue Landmark District should be recalled.

At The Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it as highest priority. The applicant expressed that the project is to be integrated with their other project and materials can be expected to be similar. The live/work units at ground level will introduce a new component and the Board did indicate that they should read differently than the retail storefronts.

<u>At the Recommendation Meeting</u>, the Board expressed their approval of the continuation of the materials of the larger development. One point of much discussion was the treatment of the concrete 'sound wall' along the east property line. This wall separates the development from the Lowrise residential properties to the east. The design included a smooth concrete wall that will most likely be landscaped on the Lowrise zone side. The Board felt very strongly that the section of the wall closest to NW 64th St. should be visually interesting and textured. They recommended continuing the boxed rib texture of the cast in place concrete around the corner and along the east side of the wall.

D. PEDESTRIAN ENVIRONMENT

D-2 **Blank Walls. Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.**

At the Early Design Guidance Meeting, the Board indicated that they approved of the sound wall at the east property line. The applicant presented this wall as concrete with a steel mesh trellis with landscaping.

The Board encouraged windows on the upper levels of the east facade if they were located to promote sight lines (angled or high) that allow for the privacy of the residential lots to the east.

At the Recommendation Meeting, the Board focused on the treatment of the concrete 'sound wall' along the east property line. See discussion under C-4.

D-7 **Personal Safety and Security. Project design should consider opportunities for enhancing personal safety and security in the environment under review.**

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it as highest priority.

At the Recommendation Meeting, the Board the Board did not discuss this guideline.

D-12 **Residential Entries and Transitions. For residential projects in commercial zones, the space between the residential entry and the sidewalk should provide security and privacy for residents and a visually interesting street front for pedestrians. Residential buildings should enhance the character of the streetscape with small gardens, stoops and other elements that work to create a transition between the public sidewalk and private entry.**

At the Early Design Guidance Meeting, the Board discussed the need for the project to have a strong design presence at the street front especially as the preferred option and its departures will have increased mass along the street. The Board appeared to agree that the live/work units are preferable to retail use along NW 64th.

At the Recommendation Meeting, the Board expressed their approval of the way the proposed addition related to the street. See Guidelines A-2, A-3 and A-4.

E. LANDSCAPING

E-1 **Landscaping to Reinforce Design Continuity with Adjacent Sites. Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.**

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it as highest priority.

At the Recommendation Meeting, The Board advised the addition to continue the theme and type of landscaping that was proposed in the larger proposed development to the west.

E-2 **Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

At the Early Design Guidance Meeting, the Board did not discuss this guideline but indicated it as highest priority.

At the Recommendation Meeting. See Guideline E-1.

DEVELOPMENT STANDARD DEPARTURES

The Board's recommendation on the requested departure(s) were based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departure(s). At the Final Recommendation Meeting six departures were requested:

1. **Setback requirements (23.47A.014.B.1):** The Land Use Code requires a 15' by 15' triangular setback where a lot abuts the intersection of a side lot line and front lot line of a lot in a residential zone. The applicant proposes a 10' by 10' square setback.

   This departure would provide an overall design that would better meet the intent of Design Review Guidelines C-1 and C-2 by providing a structure massing more in keeping with the existing neighborhood character and a front of the structure that better interacts with the streetscape. The square setback better reflects the configuration of the existing residential structures then an angled structure would.

   The Board recommended unanimously that DPD grant the departure.

2. **Side Setback requirements (23.47A.014.B.3):** The Land Use Code requires a structure containing a residential use, to provide a setback along any side or rear lot line that abuts a lot in a residential zone of 15' for portions of structures above 13 ' in height to a maximum of 40 feet. For each portion of a structure above 40 feet in height, an additional setback at the rate of 2 feet of setback for every 10 feet is required. The applicant proposes a 10' setback for the structure at the upper levels with an angled window bay approximately 7' from the lot line.

   This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5 and B-1. Windows on the east elevation are oriented away from the lowrise properties. The large courtyard where no development will occur provides for solar access to the rear yards of the properties to the east.

   The Board recommended unanimously that DPD grant the departure.

3. **Side Setback requirements (23.47A.014.B.3):** The Land Use Code requires a structure containing a residential use, to provide a setback along any side or rear lot line that abuts a lot in a residential zone of 15' for portions of structures above 13 ' in height. The applicant is proposing a triangular section of the wall near the east property line to be above 13' by approximately 4'-2" at the highest point. The section of the wall above 13' will begin 10' back from the street lot line and taper to 13' and less as grade rises.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5 and C-2. The 'sound' wall is provided for sound mitigation and privacy with the adjacent property. The floors of the addition will align with the project to the west allowing for design consistency. The Board recommended further alteration to the design of this wall.

The Board recommended unanimously that DPD grant the departure, subject to the conditions listed below.

4. **Setback requirements (23.47A.014.B.5):** The Land Use Code does not allow an entrance, window, or other opening closer than 5 feet to an abutting residentially-zoned lot. The applicant proposes a window opening (not door) facing the street, 4' from the east property line at ground level.

   This departure would provide an overall design that would better meet the intent of Design Review Guidelines C-2 and D-2. The location of the windows provide for an architectural consistency and avoidance of blank walls near a street.

   The Board recommended unanimously that DPD grant the departure.

5. **Setback requirements (23.47A.014.B.5):** The Land Use Code does not allow an entrance, window, or other opening closer than 5 feet to an abutting residentially-zoned lot. The applicant proposes a window opening (not door) facing the courtyard, 2-6" from the east property line at ground level, protected by a sound wall.

   This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5. The 'sound' wall will provided for sound mitigation and privacy with the adjacent property.

   The Board recommended unanimously that DPD grant the departure.

6. **Street Level Development Standards (23.47A.008.B.3.b):** The Land Use Code requires nonresidential uses at street level to have a floor-to-floor height of at least 13 feet. The applicant is proposing live/work units that will have a floor to floor height of 18'-1". The units will have a mezzanine loft at the rear of the three live/work units.

   This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-7 and C-2. The shallower depth of the live/work units allow for greater depth of the courtyard. The height of the façade will match the commercial storefronts to the west providing architectural consistency.

   The Board recommended unanimously that DPD grant the departure.

BOARD RECOMMENDATIONS

The recommendation summarized below was based on the design review packet dated October 28, 2013, and the materials shown and verbally described by the applicant at the October 28, 2013 Design Recommendation meeting. After considering the site and context, hearing public comment, reconsidering the previously identified design priorities and reviewing the materials, four Design Review Board members recommended APPROVAL of the subject design, and four Design Review Board members recommended APPROVAL of the requested departures, with the following conditions: (Authority referred in the letter and number in parenthesis)

1. The first 20' length of the east face of the concrete 'privacy wall' along the east side lot line should have the same box-ribbed texture as the concrete on the lower level of the south façade. (C-4, D-2)

2. Lighting on the east elevation of the stair penthouse should be avoided. (A-5)

Applicant response to Recommended Design Review Conditions subsequent to the Final Design Review Meeting:

1. The first 20' of the proposed concrete "privacy wall" along the east side lot is now shown with the same box-ribbed texture as the lower level of the south façade. The modification satisfies the recommended design condition #1.
2. A note has been added to the MUP plans to avoid lighting on the east elevation of the penthouse, and if provided, lighting must be shielded to avoid light spillover and glare. The addition of the note satisfies the recommended design condition #2.

The design review process prescribed in Section 23.41.014.F of the Seattle Municipal Code describing the content of the DPD Director's decision reads in part as follows:

The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

a. Reflects inconsistent application of the design review guidelines; or
b. Exceeds the authority of the Design Review Board; or
c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
d. Conflicts with the requirements of state or federal law.

At the Recommendation meeting four Board members were present. All four members recommended APPOVAL of the project. Subject to the above conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines. DPD has determined to move forward with the Design Review recommendations.

The design review process prescribed in Section 23.41.014.F of the Seattle Municipal Code describing the content of the DPD Director's decision reads in part as follows:
The Director's decision shall consider the recommendation of the Design Review Board, provided that, if four (4) members of the Design Review Board are in agreement in their recommendation to the Director, the Director shall issue a decision which incorporates the full

substance of the recommendation of the Design Review Board, unless the Director concludes the Design Review Board:

a. Reflects inconsistent application of the design review guidelines; or b. Exceeds the authority of the Design Review Board; or
c. Conflicts with SEPA conditions or other regulatory requirements applicable to the site; or
d. Conflicts with the requirements of state or federal law.

Subject to the following conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines.

ANALYSIS & DECISION – DESIGN REVIEW

Director's Analysis

Four members of the Northwest Design Review Board were in attendance and provided recommendations (listed above) to the Director and identified elements of the Design Guidelines which are critical to the project's overall success. The Director must provide additional analysis of the Board's recommendations and then accept, deny or revise the Board's recommendations (SMC 23.41.014.F3). The Director agrees with and accepts the conditions recommended by the Board that further augment the selected Guidelines.

Following the Recommendation meeting, DPD staff worked with the applicant to update the submitted plans to include the recommendations of the Design Review Board. The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the four members present at the decision meeting and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Director agrees with the Design Review Board's conclusion that the proposed project and conditions imposed result in a design that best meets the intent of the Design Review Guidelines and accepts the recommendations noted by the Board. The Director is satisfied that all of the recommendations imposed by the Design Review Board have been met.

Director's Decision

The design review process is prescribed in Section 23.41.014 of the Seattle Municipal Code. Subject to the above-proposed conditions, the design of the proposed project was found by the Design Review Board to adequately conform to the applicable Design Guidelines. The Director of DPD has reviewed the decision and recommendations of the Design Review Board made by the five members present at the decision meeting, provided additional review and finds that they are consistent with the City of Seattle Design Review Guidelines for Multifamily and Commercial Buildings. The Design Review Board agreed that the proposed design, along with the conditions listed, meets each of the Design Guideline Priorities as previously identified. Therefore, the Director accepts the Design Review Board's recommendations and **CONDITIONALLY APPROVES** the proposed design and the requested departure with the conditions summarized at the end of this Decision.

SEPA ANALYSIS

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 August 02, 2013. The Department of Planning and Development has analyzed and anointed the environmental checklist submitted by the project applicant, reviewed the project plans and any additional information in the file, and 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.

PUBLIC COMMENT:

The public comment period ended on August 21, 2013. Public comments were received.

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.

Noise

There will be excavation required to prepare the building site and foundation. Additionally, as development proceeds, noise associated with construction of the building could adversely affect the surrounding residential uses in the adjoining area. Due to the proximity of other residential zones, 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, see SEPA conditions at the end of this document.

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.

Construction Parking and Traffic

During construction, parking demand is expected to increase due to additional demand created by construction personnel and equipment. It is the City's policy to minimize temporary adverse impacts associated with construction activities.

Increased trip generation is expected during the proposed demolition, grading, and construction activity. The immediate area is subject to traffic congestion during the PM peak hours on 24th Ave NW and nearby arterials, and large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic.

Pursuant to SMC 25.05.675.B (Construction Impacts Policy), additional mitigation is warranted.

To mitigate construction parking impacts and other haul truck trip impacts, the applicant shall submit a Construction Haul Route and Construction Parking Plan to Seattle Department of Transportation for approval. This plan may include a restriction in the hours of truck trips to mitigate traffic impacts on nearby arterials and intersections.

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 bulk and scale on the site; 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 a

Parking and Traffic

As part of the environmental checklist, a transportation analysis were submitted by Transpogroup. The report includes the traffic and parking impacts of this addition to the larger proposed project that this project is an addition to. The report was generated in October 2013. The numbers listed below are for this addition only and assumes the already permitted larger project is operational. The below grade parking spaces will be accessed from the NW 64th St. entry of the larger project.
The subject addition project is expected to generate a net total of 110 daily vehicle trips, with approximately 9 occurring during the weekday PM peak hour. Level of service analysis was performed for nearby intersections. That analysis showed that project traffic would represent approximately 1% or less of the weekday PM peak hour traffic volumes at all the offsite study intersections.

The parking analysis indicated that the amount of proposed parking (38 spaces) will most likely accommodate the peak residential parking demand for the addition. Any additional spaces will be utilized by tenants of the larger adjoining project.

DPD's Transportation Planner has reviewed the Traffic and Parking Analysis and determined that the additional peak hour trips and parking demand do not contribute significant adverse impacts requiring mitigation. Accordingly, no mitigation of impacts disclosed in this section is required.

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project and the projects' 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).

DETERMINATION OF NON-SIGNIFICANCE

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.

☒ 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.

This DNS is issued after using the optional DNS process in WAC 197-11-355 and Early review

SEPA - CONDITIONS OF APPROVAL

Prior to Issuance of a Demolition, Grading, or Building Permit

1. If the applicant intends to work outside of the limits of the hours of construction described in condition #2, a Construction Noise Management Plan shall be required, subject to review and approval by DPD, and prior to a demolition, grading, or building permit, whichever is issued first. The Plan shall include proposed 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.

During Construction

2. 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. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm 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. This condition may be modified through a Construction Noise Management Plan, required prior to issuance of a building permit as noted in condition #1.

DESIGN REVIEW - CONDITIONS OF APPROVAL

Prior to Certificate of Occupancy

3. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Beth Hartwick 206 684-0814 or beth.hartwick@seattle.gov).

4. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Beth Hartwick 206 684-0814 or beth.hartwick@seattle.gov).

For the Life of the Project

5. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation meeting and in the materials submitted after the Recommendation meeting, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Beth Hartwick 206 684-0814 or beth.hartwick@seattle.gov) or a DPD assigned Land Use Planner.

Signature: (signature on file) Date: December 30, 2013
Beth Hartwick, Senior Land Use Planner
Department of Planning and Development

BH:drm

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