



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

Application Number: 3016037
Applicant Name: Dave Biddle
Address of Proposal: 3416 22nd Avenue West

SUMMARY OF PROPOSAL

Project Description

Land Use Application to allow a 3-story, five unit residential structure. Surface parking for six vehicles to be provided. Existing structures to be demolished. Environmental review includes future unit lot subdivision.

Required Approval

The following approval is required:

SEPA Environmental Threshold Determination (Seattle Municipal Code (SMC) 25.05)

DPD SEPA DETERMINATION

- Exempt DNS MDNS EIS
- DNS with conditions
- DNS involving non-exempt grading or demolition or involving another agency with jurisdiction

SITE AND VICINITY

Zoning: Lowrise 1 (LR1),
Airport Height District

Parcel Size: 6,120.6 square feet (sq. ft.)

Existing Uses: Single Family Dwelling

Environmental Critical Areas: None



Project Proposal

The applicant proposes one rowhouse structure containing five (5) residential units total. Each rowhouse is proposed to face and take pedestrian access from 22nd Avenue West. Vehicular access is proposed via an access easement to the alley at the east of the subject site. Onsite parking will be provided to the east of the structure. One parking space is proposed for each dwelling unit, plus an additional spot, for six (6) spaces total.

Public Comment

No comments were received. The public comment period began on October 31, 2013, and ended on November 13, 2013.

ANALYSIS – SEPA (WAC 97-11 and SMC 25.05)

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), Washington Administrative Code (WAC) 197-11, and the Seattle SEPA Ordinance (SMC 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant on September 19, 2013. The Department of Planning and Development (DPD) has analyzed and annotated the environmental checklist submitted by the project applicant, and reviewed the project plans and any additional information in the file. As indicated in the environmental 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. A discussion of these impacts is warranted.

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 *SEPA 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 (SMC 25.05.665).

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 following: *Stormwater Code* (SMC 22.800-808); *Grading Code* (SMC 22.170); *Street Use Ordinance* (SMC Title 15); *Seattle Building Code*; and *Noise Control Ordinance* (SMC 25.08). The Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality.

SHORT TERM IMPACTS

Construction activities are expected to result in some adverse 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. Several construction related impacts are mitigated through existing city codes and ordinances applicable to the project; therefore, compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. The following is an analysis of the air and construction-related noise impacts and mitigation.

Air Quality/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. SEPA conditioning is not necessary to mitigate air quality impacts pursuant to *SEPA Policy* (SMC 25.05.675.A.).

Noise

The character of the neighborhood is residential in nature; construction related noise will have an impact on the surrounding residents. The limitations of the *Noise Control Ordinance* (SMC 25.08) are found to be adequate to mitigate the potential noise impacts. SEPA conditioning is not necessary to mitigate noise impacts pursuant to *SEPA Policy* (SMC 25.05.675.L.).

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 adverse long-term impacts to the environment.

Air Quality/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. SEPA conditioning is not necessary to mitigate air quality impacts pursuant to *SEPA Policy* (SMC 25.05.675.A.).

Historic Preservation

There is a house on the subject property which is more than 50 years old. The Department of Planning and Development (DPD) referred the proposal to the Department of Neighborhoods

(DON) for review per SMC 25.05.675.H.2.c. Based on the review of the referral, as well as information from the City's Historic Resources Survey database, DON has determined that it is unlikely that the subject building would meet the standards for designation as an individual landmark. Therefore no further Historic Preservation conditioning is required.

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.

- Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under Revised Code of Washington (RCW) 43.21.030(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 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 DNS Process* in SMC 25.05.355. There is no further comment period on the DNS.

CONDITIONS – SEPA

None.

Signature: _____ (signature on file) Date: February 3, 2014
Carly Guillory, Land Use Planner
Department of Planning and Development

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