



**City of Seattle**  
Edward B. Murray, Mayor

**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**

**Application Number:** 3017218  
**Applicant Name:** Akasha Whoolery of *Playhouse Design Group*  
**Address of Proposal:** 155 17<sup>th</sup> Avenue

**SUMMARY OF PROPOSAL**

Land Use Application to allow a three story, 20-unit residential structure.

The following approval is required:

**SEPA Determination of Non-Significance - (Seattle Municipal Code (SMC) 25.05)**

**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**

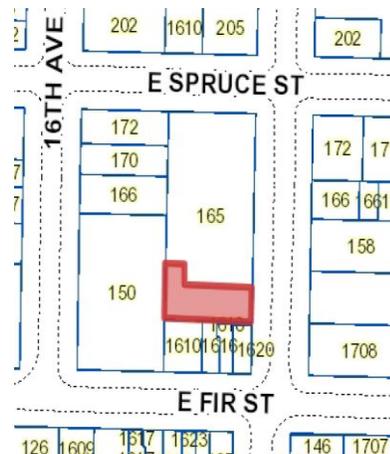
Zoning: Lowrise 2 (LR2)/23<sup>rd</sup> & Union-Jackson Residential Urban Village

Project Site Size: 5,813 square feet (sq. ft.)

Existing Uses: Parking lot

Environmental Critical Areas: None

Current Development



The subject site is midblock on 17<sup>th</sup> Avenue between East Spruce Street and East Fir Street. The site was recently short platted from the property to the north<sup>1</sup>. The site currently consists of a paved parking lot serving the apartment structure to the north. Vehicular access is provided via 16<sup>th</sup> Avenue and 17<sup>th</sup> Avenue. Two non-exceptional trees exist on site, and are proposed for removal. One exceptional tree, a Honey Locust Tree, is located in the right-of-way and will be retained.

### Surrounding Development

The subject site abuts LR3 zoning to the south. A majority of the surrounding development is residential in use. These structures are generally two or three stories.

### Access

Proposed pedestrian access will be from 17<sup>th</sup> Avenue via a paved walkway. No vehicular access or parking is proposed.

### Public Comment

The comment period ended on April 23, 2014. No comments were received.

## **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 a threshold determination submitted by the applicant, Seattle Parks and Recreation<sup>2</sup>. The Department of Planning and Development (DPD) has analyzed the threshold determination submitted by the project applicant, and reviewed the project plans and any additional information in the file. As indicated in the threshold determination, 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*

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<sup>1</sup> Short Plat No. 3016349

(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 may be 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; increase in greenhouse gases; increased noise and vibration from construction operations and equipment; increased traffic and parking demand from construction personnel traveling to and from the work site; and consumption of renewable and non-renewable resources. 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. SEPA conditioning is not warranted.

### LONG TERM IMPACTS

Long term or use-related impacts are also anticipated as a result of this proposal. Examples of such impacts may include: 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 an increase in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming; increased demand for parking; increased demand for public services and utilities; and increased light and glare. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

### 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 (Revised Code of Washington (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 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).

**CONDITIONS – SEPA**

None.

Signature: \_\_\_\_\_ (signature on file) Date: July 17, 2014  
Carly Guillory, Land Use Planner  
Department of Planning and Development

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