



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: 3018179 and 3018180

Applicant Name: Shaun Novion of Novion Group, Inc.

Address of Proposal: 7463 and 7461 Woodlawn Avenue Northeast

SUMMARY OF PROPOSAL

Project Description

3018179 - Land Use Application to allow one, 3-story, 5-unit rowhouse structure. Surface parking for five vehicles to provided. Existing structure to be demolished. To be considered with Project #3018180 for shared access. Environmental review includes future unit lot subdivision.

3018180 - Land Use Application to allow one, 3-story, 2-unit townhouse structure and one single family residence. Surface parking for three vehicles to provided. To be considered with Project #3018179 for shared access. Environmental review includes future unit lot subdivision.

Required Approval

The following approval is required:

SEPA – Environmental Determination – Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION

- Exempt DNS MDNS EIS
- DNS with conditions
- DNS involving non-exempt grading, or demolition or involving another agency with jurisdiction ¹

SITE AND VICINITY

Zoning: Lowrise 2 (LR2)

Nearby Zones: (North) LR2 and
Single Family 5000
(SF 5000)

(South) LR2
(East) LR2
(West) LR2

Project Site Size: 4,949 square feet
(3018179)
3,553 square feet
(3018180)

Existing Uses: Multifamily
(duplex) structure (3018179) and detached single family structure
(3018180)

Environmental Critical Area: None

Surrounding Development

Abutting development consists primarily of single and multiple family residential uses. Green Lake Park is located one block to the southwest.

Access

The five unit rowhouse structure (3018179) proposes direct pedestrian access to Woodlawn Avenue Northeast. The townhouse structure (3018180) obtains pedestrian access to Woodlawn Avenue Northeast via a walkway along the side property line abutting 7467 Woodlawn Avenue Northeast. Vehicular access for both structures is provided via the alley at the rear of the site.

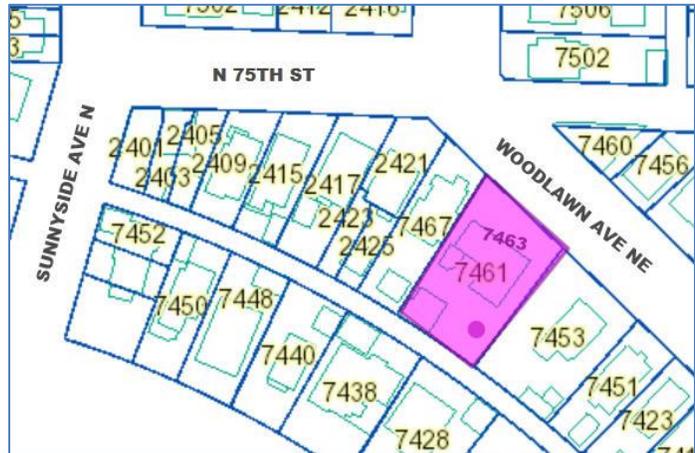
Public Comment

The application was renoticed on October 20, 2014. The comment period was extended to November 16, 2014. Several comments were received expressing concern about parking, traffic, open space, landscaping, shadow impacts, density, access, soil quality.

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. The Department of Planning and Development (DPD) has analyzed and annotated the environmental checklist submitted by the project applicant, reviewed



the project plans, any additional information in the file, and considered any pertinent comments which may have been received regarding this proposed action. 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 *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). Under such limitations, mitigation may be considered; a detailed discussion of some of the impacts is appropriate.

Codes and development regulations applicable to this proposed project that will provide mitigation for short and/or long term impacts 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. Additional discussion of short- and long-term impacts, and conditions to sufficiently mitigate impacts where necessary, is found below.

SHORT-TERM IMPACTS

Temporary or construction-related impacts are anticipated to result in some adverse impacts. Examples of impacts may include 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/or 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, and/or an increase in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. 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.

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 warranted to mitigate air quality impacts pursuant to *SEPA Policy* (SMC 25.05.675.A.).

Construction Impacts: Noise

The character of the neighborhood is residential in nature, and as a result, unmitigated construction related noise will have an impact on the surrounding residents. The requirements of the *Noise Control Ordinance* (SMC 25.08) are found to be adequate to mitigate the potential

noise impacts. SEPA conditioning is not warranted 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. Examples of such impacts may include an increased surface water runoff due to greater site coverage by impervious surfaces, increased traffic in the area, an increase in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming, and increased demand for public services and utilities. 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 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 warranted to mitigate air quality impacts pursuant to *SEPA Policy SMC 25.05.675.A*.

Environmental Health

Information from public comment indicated the existence of oil tanks on site. The applicant submitted evidence from the Washington State Pollution Liability Insurance Agency (PLIA) confirming final cleanup of oil tanks on site. PLIA has determined that no further remedial action to clean up contamination on site is necessary. Pursuant to the SEPA Overview Policy (SMC 25.665.E), PLIA's review of the proposed cleanup activities at this site are assumed to be sufficient impact mitigation.

Historic Preservation

The subject site contains two existing single family structures, both 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 (LPB 630/14). The project was also reviewed for adjacency to the abutting parcel, 7467 Woodlawn Avenue North per SMC 25.05.675.H.2.d. DON determined that while the house at 7467 Woodlawn Avenue Northeast is listed on the Historic Resources Inventory of surveyed properties, it is not currently a designated landmark; therefore DON provided no comments on possible adverse impacts or mitigating measures. No mitigation is warranted pursuant to *SEPA Policy SMC 25.05.675.H*.

DECISION - STATE ENVIRONMENTAL POLICY ACT (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).

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 DNS Process* in SMC 25.05.355. There is no further comment period on the DNS.

CONDITIONS – SEPA

None.

Signature: Denise R. Minnerly for Date: March 26, 2015
Carly Guillory, Land Use Planner
Department of Planning and Development

CG:drm

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered “approved for issuance”. (If your decision is appealed, your permit will be considered “approved for issuance” on the fourth day following the City Hearing Examiner’s decision.) Projects requiring a Council land use action shall be considered “approved for issuance” following the Council’s decision.

The “approved for issuance” date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by DPD within that three years or it will expire and be cancelled. (SMC 23-76-028) (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.