



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

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**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
DETERMINATION OF NON-SIGNIFICANCE BY  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3015230 and 3019289  
**Applicant Name:** Julian Weber  
**Address of Proposals:** 705 18<sup>th</sup> Avenue South  
709 18<sup>th</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

3015230 (705 18<sup>th</sup> Ave. S): Land Use Application to allow five, three-story single family residences in an environmentally critical area. Parking for two vehicles is to be provided within the structures of two of the single family residences. Surface parking for an additional five vehicles to be provided. The existing structure is to be removed. Environmental review includes a future unit lot subdivision.

3019289 (709 18<sup>th</sup> Ave. S): Land Use Application to allow a three-story, two-unit rowhouse structure in an environmentally critical area. Parking for two vehicles will be provided at the rear of the site and another space will be located on the adjacent parcel at 705 18<sup>th</sup> Ave S. Existing structure to be removed. Environmental review includes future lot subdivision.

The two projects share access curb cut and driveway.

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  
involving another agency with jurisdiction.

## **BACKGROUND DATA**

Zoning: Lowrise Two Residential Multifamily (LR2).

Uses on Site: An existing single family residence occupies 705 18<sup>th</sup> Ave S. and a garage and surface parking comprises most of 709 18<sup>th</sup> Ave S.

### Site Characteristics:

The sites, 7,620 square feet and 2,296 sq. ft., front onto 18<sup>th</sup> Avenue South between South Lane and South Dearborn Streets, approximately one block east of Rainier Ave S. On the west side of the larger panhandle parcel, the property has a mapped steep slope covering the rear portion of the site. A single family house occupies the lot's eastern half. Residential development surrounds the subject site. The smaller square shaped site houses a garage and surface parking.

18<sup>th</sup> Ave S demarcates two zoning designations. East of 18<sup>th</sup> Ave. properties are zoned Single Family 5,000. The area west of 18<sup>th</sup> Ave possesses a Lowrise Two (LR2) classification. Properties further to the west and bordering Rainier Ave have a more intense zoning designations of LR3 and Neighborhood Commercial.

The terrain descends toward Rainier Ave. The grade changes by nearly 20 feet from east to west. The area of mapped steep slope qualifies for a limited steep slope exemption as described in SMC 25.09.180B.2.c. This allows for development on the slope as it's less than 20 feet in vertical rise and is 30 feet or more from other steep slope areas. A DPD geotechnical engineer has reviewed the submitted Geotechnical Engineering Report (Geotech Consultants, Inc.), dated May 28, 2013, and approved the Limited Steep Slope Exemption.

### Proposal Description:

Project #3015230: The applicant proposes to construct five, three-story single family residences in a mapped environmentally critical area with parking for two vehicles to be provided within the structures of two of the single family residences and surface parking for an additional four vehicles. An existing house is to be removed.

Project #3019289: The two proposed rowhouses face 18<sup>th</sup> Ave. S. with a parking space for one of the dwelling units directly behind the structure. Another parking space occupies a portion of the 705 18<sup>th</sup> Ave S. parcel.

The adjacent sites have been combined for DPD review as the sites are functionally related. The sites would share a curb cut, driveway and one of the parking spaces for the two units at 709 18<sup>th</sup> Ave S. would be located on the property for 705 18<sup>th</sup> Ave S.

Environmental review includes a future unit lot subdivision.

### Public Comment:

Project 3015230: The project had three notices. The final comment period for this proposal ended on January 11, 2015. DPD did not receive comments.

Project 3019289: The initial comment period ended on December 24, 2014. The MUP was re-noticed on December 29<sup>th</sup>, 2014 and ended on January 11, 2015. DPD did not receive comments.

### **ANALYSIS – SEPA**

The proposal site is regulated as an environmentally critical area due to the potential for steep slope, thus the application is not exempt from SEPA review. However, SMC 25.05.908 provides that the scope of environmental review of projects within critical areas shall be limited to: 1) documenting whether the proposal is consistent with the City's Environmentally Critical Areas (ECA) regulations in SMC 25.09; and 2) evaluating potentially significant impacts on the critical area resources not adequately addressed in the ECA regulations. This review includes identifying additional mitigation measures needed to protect the ECA in order to achieve consistency with SEPA and other applicable environmental laws.

Environmental review resulting in a Threshold Determination is required pursuant to the 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 June 9, 2014, and subsequently annotated by the Land Use Planner. A geotechnical report (date May 18, 2013) was submitted on June 9, 2014. The information in the checklist, the geotechnical report, supplemental information submitted by the applicant and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and any comments which may have been received regarding this proposed action have been considered. As indicated in this analysis, this action will result in adverse impacts to the environment. However, due to their temporary nature and 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 and environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations. Short-term adverse impacts are anticipated from the proposal. No adverse long-term impacts on the environmentally critical area are anticipated.

#### **Short-term Impacts**

The following temporary or construction-related impacts are expected: 1) temporary soil erosion; and 2) increased vibration from construction operations and equipment. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

City codes and/or ordinances apply to the proposal and will provide mitigation for some of the identified impacts. Specifically these are: 1) Street Use; 2) Building Code (construction measures in general); 3) Regulations for Environmentally Critical Areas, and 4) Stormwater, Drainage and Grading Code (temporary soil erosion). Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

### *Air Quality*

Construction is expected to temporarily add particulates to the air and will result in a slight increase in auto-generated air contaminants from construction activities, equipment and worker vehicles; however, this increase is not anticipated to be significant. Federal auto emission controls are the primary means of mitigating air quality impacts from motor vehicles as stated in the Air Quality Policy (Section 25.05.675 SMC).

Construction activities including construction worker commutes, truck trips, the operation of construction equipment, 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.

### *Earth*

The ECA Ordinance and Directors Rule (DR) 33-2006 require submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in areas with steep slopes, liquefaction zones, and/or a history of unstable soil conditions. Pursuant to this requirement the applicant submitted a geotechnical report which was reviewed by DPD's geotechnical engineer.

The construction plans, including shoring of excavations as needed and erosion control techniques will be reviewed by DPD. Additional information required showing conformance with the Environmentally Critical Areas Ordinance will be required prior to issuance of building permits. The applicant has provided a Construction Stormwater Control Plan and a Temporary Erosion Control Plan with the building permit set of plans.

The Stormwater, Grading and Drainage Control Code provides extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are used, therefore, no additional conditioning is warranted pursuant to SEPA policies.

### *Long-term Impacts*

Potential long-term impacts that may occur as a result of this project include: 1) increased surface water runoff from greater site coverage by impervious surfaces, and 2) increased demand on public services and utilities. These long-term impacts are not considered significant because the impacts are minor in scope.

The long-term impacts are typical of multifamily development and will be mitigated by the City's adopted codes and/or ordinances. Specifically these are: Stormwater, Grading and Drainage Control Code (storm water runoff from additional site coverage by impervious surface); and the Regulations for Environmentally Critical Areas.

## Historic Preservation

The existing building on the subject site was reviewed by the Department of Neighborhoods and determined that it is unlikely, due in part to a loss of integrity, that the existing structure would meet the standards for designation as an individual landmark.

## DECISION

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.

[X] 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).

## CONDITIONS - SEPA

None required.

Signature: \_\_\_\_\_ (signature on file) Date: February 23, 2015  
Bruce Rips, Land Use Supervisor  
Department of Planning and Development

BPR: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](mailto:prc@seattle.gov) or to our message line at 206-684-8467.