



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

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**Department of Construction and Inspections**  
Nathan Torgelson, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE SEATTLE DEPARTMENT OF CONSTRUCTION AND INSPECTIONS**

**Application Number:** 3022558  
**Applicant Name:** Alex Mason  
**Address of Proposal:** 8340 Mary Avenue Northwest

**SUMMARY OF PROPOSAL**

Land Use Application to allow a 3-story, 4-unit townhouse. Surface parking for 4 vehicles to be provided. Existing structures to be demolished. Reviewed with 3021129 for shared access.

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.

**Site and Vicinity**

**Site Zone:** Lowrise Two Residential Commercial (LR2 RC)  
**Nearby Zones:** (North) LR2 RC  
(South) Single Family 5000 (SF 5000)  
(East) SF 5000  
(West) Neighborhood Commercial Two Pedestrian Zone 40-Foot Height Limit (NC2P-40)  
**Lot Area:** 4,487 square feet

**Site Development**

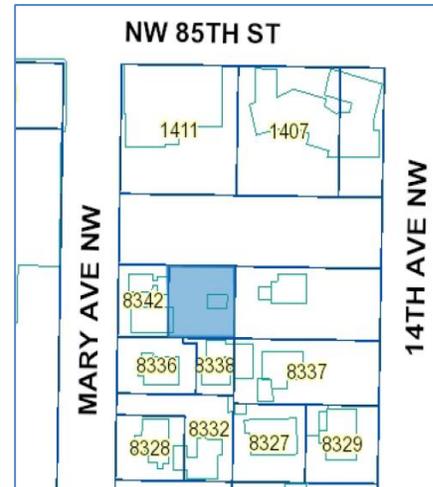
The subject site is currently occupied by an accessory structure.

### Surrounding Development and Neighborhood Character

Surrounding development consists primarily of single- and multiple-family residential structures. Retail commercial uses are within proximity of the site. The subject site is within the Crown Hill Residential Urban Village. Baker Park abuts the site to the north and east.

### PUBLIC COMMENT:

The SEPA public comment period ended November 11, 2015. Public comment received identified existing neighborhood concerns including crime in the adjacent park, persons living in vehicles on the street near Safeway, and a lack of on-street parking. Additional on-site parking was encouraged.



### I. ANALYSIS - SEPA

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 Seattle Department of Construction and Inspections (Seattle DCI) 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.



## A. 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.

### 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.

### Noise

Noise associated with construction of the mixed use building could adversely affect surrounding uses in the area, which include commercial and residential uses. Surrounding uses are likely to be adversely impacted by noise throughout the duration of construction activities. The limitations of the *Noise Ordinance* are found to be adequate to mitigate the potential noise impacts. Pursuant to *SEPA Overview Policy* (SMC 25.05.665) and *SEPA Construction Impacts Policy* 23.05.675.B, mitigation is not warranted.

## B. 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; however, air quality and shadows on open spaces warrant further analysis.

### 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.

Shadows on Open Spaces

It is the City's policy to minimize or prevent light blockage and the creation of shadows on open spaces most used by the public. Areas outside the downtown that are to be protected include publicly owned parks. The site abuts Baker Park to the north and east. The applicant submitted an analysis of sunlight blockage and shadow impacts that includes the extent of shadows on March/September 21, June 21, and December 21. Baker Park is 27,720 square feet in size with 66-feet of frontage on Mary Ave NW and 132-feet on 14<sup>th</sup> Ave NW. Other open spaces within the area include, but are not limited to: Soundview Playfield, Loyal Heights Playfield, and Crown Hill Park. The park contains a number of existing trees including a Red Plum, Douglas Fir, American White Birch, and two Exceptional trees, both Pacific Yews (Steve Cushing, *Inventory of Trees*, July 9, 2015). As shown in the shadow analysis, the proposal will have shadow impacts to the north and east; however, these impacts are not determined to be significant. No SEPA conditioning is warranted (SMC 25.05.675.Q.).

**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.

Carly Guillory, Land Use Planner  
Seattle Department of Construction and Inspections

Date: May 23, 2016

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 Seattle DCI 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.