



City of Seattle

Gregory J. Nickels, Mayor

Department of Planning and Development

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

Application Number: 3003515
Applicant Name: Kelly Foster
Address of Proposal: 3316 Wetmore Avenue South

SUMMARY OF PROPOSED ACTION

Master Use Permit to establish use for the construction of three, 3-story townhouse structures in an Environmentally Critical Area (*Liquefaction*). Two structures are duplex and one structure will contain five units for a total of nine (9) units. Parking for nine (9) vehicles will be located within the structures. The project includes demolition of a single family residence.

The following approval is required:

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

SEPA DETERMINATION: DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading, or demolition,
or another agency with jurisdiction.

BACKGROUND DATA

Site & Area Description

The approximately 10,800 square foot property is located on the east side of Wetmore Avenue South. The site consists of three lots, two of which are occupied by a vacant single-family house.

The site is almost level with minor elevation changes between the street and the unimproved alley to the east. Site vehicle and pedestrian access is currently from Wetmore Avenue. Wetmore Avenue South is paved and has a planting strip and sidewalk on the project side only.

The site and surrounding lots are zoned Lowrise 2 (L 2). The L-2 parcels consist of a variety of ages and styles of single and multi-family houses. Across the alley to the east the zoning is Single-Family 5000 (SF 5000) and consists of single-family structures.

Proposal

The applicant proposes to construct two, two-unit townhouses and one, five unit townhouse for a total of nine units. One parking space for each unit will be located within the respective structures and accessed through a central auto-court extending from Wetmore Avenue South. The existing single family dwelling will be demolished.

Public Comments

The public comment period for this project ended on March 22, 2006. No comments were received.

ANALYSIS - SEPA

Environmental review resulting in a Threshold Determination is required for the construction of more than 6 units in an L-2 zone pursuant to the Seattle 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 dated February 2, 2006. The information in the checklist 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 SEPA Overview Policy (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, 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 an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" subject to some limitations. Under such limitations/circumstances (SMC25.05.665) mitigation can be considered. Thus a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: erosion and other adverse impacts from construction excavation and grading; minor decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; and increased noise. Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site grading, excavation for foundation purposes, and requires that soil erosion control techniques be initiated for the duration of construction. The Puget Sound Clean Air Agency

regulations require control of fugitive dust and fumes to protect air quality. The Street Use Ordinance regulates the maintenance of traffic circulation in the public right-of-way, while the Seattle Police Department regulates general parking in the right of way (ROW). Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment. Most of these impacts are minor in scope and are not expected to have significant adverse impacts (SMC 25.05. 794). However, due to the residential density, further analysis of construction noise impacts is warranted. The following is an analysis of the short-term impacts to the environment as well as mitigation.

Noise

Demolition of the existing structure and grading and excavation will be required to prepare the building site and foundations for the new buildings. Additionally, as development proceeds, noise associated with construction of the buildings could adversely affect the surrounding residential uses. Due to the proximity of neighboring residential uses, the limitations of the Noise Ordinance are found to be inadequate to mitigate the potential noise impacts. Pursuant to the SEPA Overview Policy (SMC.25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675 B), mitigation is warranted. The hours of construction activity shall be limited to non-holiday weekdays between the hours of 7:00 A.M. and 6:00 P.M., Saturdays from 9:00 A.M. to 6:00 P.M. This condition may be modified by DPD to allow work of an emergency nature. This condition may also be modified to permit low-noise exterior work (e.g., installation of landscaping) after approval from DPD (3 days advance notice required).

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; and increased demand for public services and utilities.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the Stormwater, Grading and Drainage Control Code which requires on site collection of stormwater with provisions for controlled tight line release to an approved outlet and may require additional design elements to prevent isolated flooding; the Land Use Code which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development; and the City Energy Code which will require insulation for outside walls and energy efficient windows. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of these long term impacts and no further conditioning is warranted by SEPA policies.

Summary

The Department of Planning and Development has reviewed the environmental checklist submitted by the project applicant; and reviewed the project plans and any additional information in the file. As indicated in the checklist, 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.

