



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

Project Number: 3033110-LU
Applicant Name: Julian Prossor - Inhabit LLC
Address of Proposal: 6550 21st Ave SW

SUMMARY OF PROPOSAL

Land use application to allow 6, 2-story single family dwelling units. Parking for 12 vehicles proposed. Existing house at 6550 21st Ave SW to remain. All other buildings to be demolished.

The following approvals are required:

Environmentally Critical Areas Conditional Use - to allow recovery of development credit in a critical area in a single-family zone. (SMC 25.09.260)

SEPA - Environmental Determination – (SMC Chapter 25.05)

SEPA DETERMINATION:

Determination of Non-Significance

- ☐ No mitigating conditions of approval are imposed.
- ☒ Pursuant to SEPA substantive authority provided in SMC 25.05.660, the proposal has been conditioned to mitigate environmental impacts.

BACKGROUND

Development is generally restricted or prohibited in environmental critical areas, including steep slopes; however, the city code provides exceptions to these standards. The applicant has applied for an administrative conditional use permit pursuant to Seattle Municipal Code (SMC) section 25.09.260. This code provision permits the City to allow the maximum number of units under the associated residential zoning district to be constructed on a site with steep slopes.



The intent is to allow development to cluster on those portions of the property outside of the steep slopes with development of residential units at a density and standards that will still be in scale and character similar to existing single-family residential development in the neighborhood. This decision will review the applicable code criteria, evaluating the applicant's proposal to develop the project site in accordance with SMC 25.09.260, and provide a determination on whether the development proposal meets the requirements to construct six single-family dwelling units on the project site.

The site was granted a street improvement exception for both 19th Avenue SW and SW Holly Street by the SDCI zoning planner on January 30, 2020 as described below:

SDOT Operations and Urban Forestry staff have reviewed this street improvement exception request in the context of the existing riparian corridor, unopened condition of 19th Avenue SW, dead end condition of SW Holly Street, and existing pedestrian connection to Delridge Way SW to the west. SDOT recommends approving the exceptions for both 19th Avenue SW and SW Holly Street, the former in order to preserve the existing tree canopy and riparian corridor in 19th Avenue SW, and the latter as SDOT does not anticipate the Holly Street segment connecting through the intersection with the unopened 19th Avenue SW right-of-way in the foreseeable future. For clarity as the project moves forward, and although the applicant has not currently proposed it, SDOT also notes that Operations staff strongly discourage vehicle access to the project site from SW Holly Street. SDCI concurs with SDOT that the right-of-way exceptions for both 19th Avenue SW and SW Holly Street should be approved. This exception request meets Section 23.53.015D3a and g due to the location in mapped wetland, riparian corridor and steep slope environmentally critical areas (ECA) for 19th Avenue SW and a steep slope ECA for SW Holly Street. Therefore, the street improvement exception requests for SW Holly Street and 19th Avenue SW are approved and no street improvements will be required.

SITE AND VICINITY

Site Description: The "L" shape lot project site is approximately 46,792 square feet. The project site is in the Puget Ridge area of West Seattle. The site slopes down to the east property line approximately 34 feet. There is a wetland and an unopened alley right of way to the east at the bottom of the slope. The wetland is located in the alley right of way. The buffers for the existing off site wetland extend on to the project site about 50 feet. There is also a large steep slope and buffer on the south portion of the site.

Site Zone: Single Family 5000 (SF 5000)

Zoning Pattern: The site is surrounded by SF 5000 zoning.

Environmental Critical Areas:

Steep Slope Environmentally Critical Areas (ECA) are located on site. A wetland buffer is also located on site.

PUBLIC COMMENT:

The public comment period ended on September 11, 2019. Comments were received and considered to the extent that they raised issues within the scope of this review. These areas of public comment related to parking, traffic, landscaping, and density. The comments suggested

there is not enough parking on site and on street parking in the area is sometimes hard to find. Comments noted that there is already a lot of traffic in the area and new residences will increase traffic. Comments suggested landscaping is necessary to provide screening and that there are a lot of large trees on site. Comments also noted that the proposal brings too many new dwellings into the area and the proposal should be denied.

I. ANALYSIS – ADMINISTRATIVE CONDITIONAL USE

An application to development a property under the provisions of SMC section 25.09.260 shall provide information sufficient to demonstrate that the proposal meets the following criteria:

(Land Use code is in italics)

25.09.260 B 1. Environmental impacts on environmentally critical areas and buffers

- a. No development is in a biodiversity area or corridor, riparian corridor, wetland, or wetland buffer.*

No development is proposed in a biodiversity area or corridor, riparian corridor, wetland, or wetland buffer.

- b. No riparian management area or wetland buffer is reduced.*

No riparian management area or wetland buffer is reduced.

- c. No development is on a steep slope erosion hazard area or its buffer unless either the proposed development meets the criteria of subsections 25.09.090.B.2.a, 25.09.090.B.2.b, or 25.09.090.B.2.c or the property is a lot in existence as a legal building site prior to October 31, 1992, is predominantly characterized by steep slope erosion hazard areas, and the following criteria are met:*

- 1) The proposed development shall be located away from steep slope erosion hazard areas and buffers to the extent practicable.*
- 2) The Director shall require clear and convincing evidence that the provisions of this subsection 25.09.260.B are met if development is located on steep slope erosion hazard areas and buffers with these characteristics:*
 - a) A wetland over 1,500 square feet in size or a watercourse designated part of a riparian corridor;*
 - b) An undeveloped area over 5 acres characterized by steep slope erosion hazard areas; or*
 - c) Areas designated by the Washington Department of Fish and Wildlife (WDFW) as biodiversity areas and corridors, or areas identified by the Director with significant tree and vegetation cover providing wildlife habitat.*

The project site is located on a lot in existence as a legal building site prior to October 31, 1992. A future lot boundary adjustment or unit lot short plat does not negate this provision pursuant to SMC section 23.28.030.A.2. The proposed development of the project site minimizes the impact to the steep slope area and its associated buffer while still achieving the required structure setbacks. The project site does not include a wetland or watercourse, an undeveloped area of 5 acres, biodiversity areas or corridor, or wildlife habitat.

- 3) *If the application includes a proposal to develop in a steep slope erosion hazard area or buffer, the development in the steep slope erosion hazard area or buffer shall be the minimum necessary to achieve the number of single family dwelling units that would be allowed on the original entire parcel according to the calculation for subdivision required under subsection 25.09.240.G in the following order of priority:*
- a) *The proposal reduces the front and/or rear yards pursuant to subsection 25.09.260.B.3.b.1 and complies with the building separation standards of subsections 25.09.260.B.3.b.2 and 25.09.260.B.3.b.3;*
 - b) *The proposal reduces the steep slope erosion hazard area buffer; and*
 - c) *The proposal intrudes into not more than 30 percent of the steep slope erosion hazard area.*

The project site is slightly over 46,790 square feet. Under the SF5000 zoning district a maximum of nine dwelling units would be permitted on the site given its size and zoning district. Seven dwelling units are proposed; six new and one retained dwelling unit. The residential structures have been designed in accordance with the development standards of 3.a, 3.b, and 3.c above. No yards have been reduced, the proposal does not reduce the steep slope buffer, the proposal does not intrude into the steep slope area.

- d. *The proposal protects WDFW priority species and maintains wildlife habitat.*

The project site does not have any mapped priority species and/or wildlife habitat.

- e. *The proposal does not result in unmitigated negative environmental impacts pursuant to Section 25.09.065, including drainage and water quality, erosion, loss of trees and vegetation, and slope stability on the identified environmentally critical area and buffer.*

The applicant has included a tree preservation, protection and mitigation plan by Arbor Info LLC and a geotechnical engineering report by The Land Developer LLC, and a Westland assessment update study by Soundview Consultants LLC. The recommendations and mitigation proposals of these reports will be implemented during and post construction of the site. Therefore, the proposal will not result in negative environmental impacts.

- f. *The proposal promotes expansion, restoration, or enhancement of the identified environmentally critical area and buffer.*

SDCI wetlands expert reviewed the wetlands report and concluded that expansion or restoration of the environmentally critical area and buffer is not required. Having the environmentally critical area and buffer designated as a non-disturbance area provides permanent protection of the buffer and environmental critical area itself by eliminating development potential and most active human use/activity. Proposed invasive species removal reduces likelihood of their spread and promotes enhancement of environmentally critical areas and buffers. The project is conditioned to include the wetland buffer in the non-disturbance area and to remove graphic representation of lawn in the non-disturbance area.

2. *General environmental impacts and site characteristics*

- a. *The proposal minimizes potential negative effects of the development on the undeveloped portion of the site and preserves topographic features.*
- b. *The proposal retains and protects trees and vegetation on designated non-disturbance areas, protects stands of mature trees, minimizes tree removal, removes noxious weeds and non-native vegetation and replaces this vegetation with native trees and vegetation, and protects the visual continuity of treed and vegetated areas and tree canopy.*

The development of the project site is concentrated in portions of the project site primarily outside of the steep slope and steep slope buffer. To accommodate the proposed development some trees identified in the plan set will need to be removed. However, the location of the proposed development will minimize the impacts to trees and topographic features by limiting the intrusion into the steep slope buffer and remaining outside of the areas designated as steep slope critical areas. In addition, the project includes a tree preservation, protection and mitigation plan that meets the requirements of this section.

3. *Development standards*

- a. *The total number of single-family dwelling units permitted through the environmentally critical areas conditional use regulations shall not exceed the number that would be allowed based on compliance with the use regulations of Section 23.44.008, and the minimum lot area standards of the underlying Single-Family zone, and shall be established only on the site comprised of the original entire parcel, with subdivision of the original entire parcel allowed only as unit lots approved through the unit lot subdivision process in Section 25.09.260.C.2.b.2.*
- b. *Single-family dwelling units shall be the sole type of principal use permitted through the environmentally critical areas conditional use regulations and shall meet the development standards of Chapter 23.44, except that the following standards apply instead of the standards in Chapter 23.44, as applicable:*
 - 1) *Front and rear yards required by subsections 23.44.014.A and 23.44.014.B may be reduced to no less than 10 feet each and 30 feet for the sum of both yards if the reduction would minimize or eliminate any intrusion into the steep slope erosion hazard area or required buffer;*
 - 2) *Front and rear building separations between proposed single-family residences shall be a minimum of 25 feet;*
 - 3) *Side building separations shall be a minimum of 10 feet;*
 - 4) *The maximum lot coverage shall be calculated by deducting required non-disturbance areas from total lot size; and*
 - 5) *Front, rear, and side separations shall be determined by the Director, based on location of the building in relation to other buildings and the front lot line.*

SDCI staff has reviewed the proposal, including number of residential structures and setback requirements in accordance with the above standards. Staff finds the proposal meets this code section and therefore can be developed as shown in the plan set.

23.42.042 and 25.09.260 – Conditional uses

Environmentally critical areas Administrative conditional use.

In Single-Family zones the Director is authorized to approve an environmentally critical areas administrative conditional use pursuant to Section 23.42.042 and this Section 25.09.260 for one or both of the following purposes:

In authorizing a conditional use, the Director or City Council may impose conditions to mitigate adverse impacts on the public interest and other properties in the zone or vicinity.

The Director may deny or recommend denial of a conditional use if the Director determines that adverse impacts cannot be mitigated satisfactorily, or that the proposed use is materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located. Pursuant to SMC section 25.09.260.C (Conditions) the following apply to this project:

C. Conditions

- 1. In authorizing an administrative conditional use, mitigation pursuant to Section 25.09.065 shall apply to protect and mitigate negative impacts to biodiversity areas and corridors, priority habitat and setbacks, riparian corridors, wetlands, wetland buffers, and steep slope erosion hazard areas and buffers, and the Director may impose additional conditions to protect other properties that could be adversely affected in the zone or vicinity in which the property is located.*

SDCI staff has complete their reviews to protect and mitigate the potential negative impacts on the steep slope critical area and its associated buffer. Current code requirements for grading in areas of steep slopes and drainage requirements will be enforced to protect adjacent properties so that they are not adversely affected by this project.

- 2. In addition to any conditions imposed under subsection 25.09.260.C.1, the following conditions apply to all administrative conditional uses approved under this Section 25.09.260:*
 - a. Replacement and establishment of native trees and vegetation shall be required where it is not possible to save trees and vegetation and shall comply with Section 25.09.070.*

The applicant has submitted a tree preservation, protection and mitigation plan for the preservation of trees outside of the development footprint on the project site and the replacement of trees removed on the site.

- b. If a subdivision or short-subdivision is proposed, the following standards apply:*
 - 1) The development as a whole shall meet development standards under Title 23 and this Chapter 25.09 applicable at the time the application is vested.*
 - 2) A unit lot short subdivision or unit lot subdivision proposal shall be required to ensure that the development standards of subsection 25.09.260.B.3 are implemented for development. New unit lots created under this Section 25.09.260 shall be approved through the unit lot subdivision regulations of Sections 23.22.062 and 23.24.045 and by compliance with this Section 25.09.260. Development on individual unit lots, except as otherwise set forth in this Section 25.09.260, may be nonconforming as to some or all of the development standards.*

- 3) *Subsequent platting actions or additions or modifications to structures may not create or increase any nonconformity of the development as a whole to this Chapter 25.09, and this shall be noted on the document creating the new unit lots that is recorded with the King County Recorder's Office.*
- 4) *Access easements and joint use and maintenance agreements shall be executed for use of common garage or parking areas, common open space, and other similar features and be recorded with the King County Recorder's Office.*

No subdivision of the site is included with this master use permit application.

DECISION - ADMINISTRATIVE CONDITIONAL USE

The conditional use application is **APPROVED** with conditions.

I. ANALYSIS – SEPA

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 (SMC) Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated 2/6/2020. The Seattle Department of Construction and Inspections (SDCI) has annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the project file submitted by the applicant or agents; and any pertinent comments which may have been received regarding this proposed action have been considered. The information in the checklist, the supplemental information, 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 D) 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 an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation*" subject to some limitations.

Under such limitations/circumstances, mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short Term Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, a small increase in traffic and parking impacts due to construction related vehicles, and increases in greenhouse gas emissions. Several construction-related impacts are mitigated by existing City

codes and ordinances applicable to the project such as: 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. The following analyzes *construction*-related noise, air quality, greenhouse gas, construction traffic and parking impacts, as well as mitigation.

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, no further mitigation is warranted pursuant to SMC 25.05.675.A.

Construction Impacts - Parking and Traffic

Increased trip generation is expected during the proposed demolition, grading, and construction activity. The area is subject to significant traffic congestion during peak travel times on nearby arterials. Large trucks turning onto arterial streets would be expected to further exacerbate the flow of traffic.

The area includes limited and timed or metered on-street parking. Additional parking demand from construction vehicles would be expected to further exacerbate the supply of on-street parking. It is the City's policy to minimize temporary adverse impacts associated with construction activities.

Pursuant to SMC 25.05.675.B (Construction Impacts Policy), additional mitigation is warranted, and a Construction Management Plan is required, which will be reviewed by Seattle Department of Transportation (SDOT). The requirements for a Construction Management Plan include a Haul Route and a Construction Parking Plan. The submittal information and review process for Construction Management Plans are described on the SDOT website at: Construction Use in the Right of Way.

Construction Impacts - Noise

The project is expected to generate loud noise during demolition, grading and construction. The Seattle Noise Ordinance (SMC 25.08.425) permits increases in permissible sound levels associated with private development construction and equipment between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends and legal holidays. The applicant has stated that they will work 7:00 to 5:00 on weekdays only.

If extended construction hours are needed to an emergency, the applicant may seek approval from SDCI through a Noise Variance request. The applicant's environmental checklist does not indicate that extended hours are anticipated.

The limitations stipulated in the Noise Ordinance are sufficient to mitigate noise impacts; therefore, no additional SEPA conditioning is necessary to mitigation noise impacts per SMC 25.05.675.B.

Environmental Health

If not properly handled, existing contamination could have an adverse impact on environmental health.

Should asbestos be identified on the site, it must be removed in accordance with the Puget Sound Clean Air Agency (PSCAA) and City requirements. PSCAA regulations require control of fugitive dust to protect air quality and require permits for removal of asbestos during demolition. The City acknowledges PSCAA's jurisdiction and requirements for remediation will mitigate impacts associated with any contamination. No further mitigation under SEPA Policies 25.05.675.F is warranted for asbestos impacts.

Should lead be identified on the site, there is a potential for impacts to environmental health. Lead is a pollutant regulated by laws administered by the U. S. Environmental Protection Agency (EPA), including the Toxic Substances Control Act (TSCA), Residential Lead-Based Paint Hazard Reduction Act of 1992 (Title X), Clean Air Act (CAA), Clean Water Act (CWA), Safe Drinking Water Act (SDWA), Resource Conservation and Recovery Act (RCRA), and Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) among others. The EPA further authorized the Washington State Department of Commerce to administer two regulatory programs in Washington State: the Renovation, Repair and Painting Program (RRP) and the Lead-Based Paint Activities Program (Abatement). These regulations protect the public from hazards of improperly conducted lead-based paint activities and renovations. No further mitigation under SEPA Policies 25.05.675.F is warranted for lead impacts.

Long Term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including greenhouse gas emissions; parking; potential blockage of designated sites from the Scenic Routes nearby; possible increased traffic in the area. Compliance with applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies. However, greenhouse gas, historic resources, height bulk and scale, parking, public views, and traffic warrant further analysis.

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project's 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, no further mitigation is warranted pursuant to SMC 25.05.675.A.

Historic Preservation

The existing structure to be demolished on site is more than 50 years old. The structure was reviewed for potential to meet historic landmark status. The Department of Neighborhoods reviewed the proposal for compliance with the Landmarks Preservation requirements of SMC 25.12 and indicated the structure is unlikely to qualify for historic landmark status (Landmarks Preservation Board letters, reference number LPB 332/20). Per the Overview policies in SMC

25.05.665.D, the existing City Codes and regulations to mitigate impacts to historic resources are presumed to be sufficient, and no further conditioning is warranted per SMC 25.05.675.H.

Height, Bulk, and Scale

Section 25.05.675.G describes SEPA policies for height, bulk, and scale. The proposal was not subject to design review. The site is not on the edge of another zone nor is its size incompatible with neighboring properties. Per the Overview policies in SMC 25.05.665.D, the existing City Codes and regulations to mitigate impacts to height bulk and scale are presumed to be sufficient, and additional mitigation is not warranted under SMC 25.05.675.G.

Parking

The proposed development includes seven residential units with 14 off-street vehicular parking spaces. The traffic and parking analysis noted in the SEPA checklist suggests that the peak parking demand for this development is 24 vehicles. The number of proposed parking spaces accommodates approximately one half of the anticipated parking demand, resulting in a spillover demand of approximately 10 on-street parking spaces. However, it is anticipated that these parking spaces could be accommodated in the area by existing available on-street parking and would have minimal impact on on-street parking utilization. No mitigation is warranted pursuant to SMC 25.05.675.M.

Plants and Animals

Mature vegetation is located on the site, including seven exceptional trees. The location of these trees are described in the project plan sets. The applicant submitted an arborist report (Kyle Henegar, 2018) and identified the exceptional trees. SDCI's Arborist has reviewed the information.

The proposal includes retention of the Exceptional Trees. In order to mitigate impacts to the Exceptional Tree(s) under SMC 25.05.675.N, a tree preservation plan is provided in the plan sets.

Transportation

The project is expected to generate a total of 24 daily vehicle trips. Additional trips are expected to distribute on various roadways near the project site, including SW Holly Street, 21st Avenue SW and Croft Place SW and would have minimal impact on levels of service at nearby intersections and on the overall transportation system. A small number of project trips that would have used the West Seattle Bridge will shift to other routes while the Bridge is closed; this slight increase in traffic volumes on alternate routes also will have minimal impact on the transportation system and on any individual intersection or roadway. No mitigation is warranted per SMC 25.05.675.R.

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 (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 EIS is not required under RCW 43.21.030(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 – ADMINSTRATIVE CONDITIONAL USE

Prior to Issuance of Demolition, Excavation/Shoring, or Construction Permit

1. On the site plan submitted with demolition, excavation/shoring, or construction permit application, the wetland buffer shall be included in the non-disturbance area.
2. On the site/landscape plan submitted with demolition, excavation/shoring, or construction permit application, the hatching for lawn (as needed) in the wetland buffer shall be removed. New lawn is not permitted in the wetland or wetland buffer.

CONDITIONS – SEPA

Prior to Issuance of Demolition, Excavation/Shoring, or Construction Permit

3. Provide a Construction Management Plan that has been approved by SDOT. The submittal information and review process for Construction Management Plans are described on the SDOT website at: Construction Use in the Right of Way.

Holly J. Godard, Senior Land Use Planner
Seattle Department of Construction and Inspections

Date: March 29, 2021

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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 SDCI 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.