



City of Seattle

Gregory J. Nickels, 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:** 3003661  
**Applicant Name:** Mike Sherstad  
**Address of Proposal:** 1320 E. Pine St.

**SUMMARY OF PROPOSED ACTION**

Land Use Application to establish principal use parking for 49 vehicles.

The following approval is required:

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

**SEPA DETERMINATION:** [ ] Exempt [X] DNS [ ] MDNS [ ] EIS

[ ] DNS with conditions

[ ] DNS involving non-exempt grading or demolition  
or involving another agency with jurisdiction.

**BACKGROUND DATA**

Site and Vicinity Description

The site is zoned Neighborhood Commercial 3 with a height limit of 40 feet (NC3-40). The subject property is L-shaped, with street fronts facing E. Pine St and 14<sup>th</sup> Avenue. NC3-40 zoning continues to the west and east. NC3-65 zoning is located to the south. Lowrise Multifamily (L-3) zoning is located to the north. The site is vacant and has been graded for surface parking. Nearby development includes a mix of multi-family, commercial, and single family residential structures.

### Proposal Description

The applicant proposes to establish parking for 49 vehicles in a gravel lot on a previously vacant parcel. The parking spaces would be marked by chain and stanchion. Vehicular access would be from E. Pine St. and 14<sup>th</sup> Ave E via two asphalt curb cuts. Three large conifer trees on the subject property and four street trees at the east property line would be retained. Additional mulch and protective fencing would be placed within 8 feet of the trunks of the three large conifers. Additional landscaped areas would be located in the middle of the lot, at the north property line, and near the entrance at E. Pine St. Existing fencing would be retained, with fencing modification at the south property line for adequate screening. No other structures are proposed.

### Public Comments

Public notice of the application was issued on February 16, 2006. Four public comments from two people were received.

### ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist (dated January 23, 2006), and supplemental information in the project file submitted by the applicant's agent. 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, 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 (SMC 25.05.665 D1-7) 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: decreased air quality due to increased dust and other suspended air particulates during construction; increased noise and vibration from construction operations and equipment; and increased traffic and parking demand from construction personnel. These impacts are not considered significant because they are temporary and/or minor in scope.

Compliance with existing ordinances, such as the Street Use Ordinance and the Noise Ordinance will provide sufficient mitigation. The other impacts not noted here as mitigated by codes or conditions (e.g., increased traffic and parking demand from construction personnel) are not sufficiently adverse to warrant further mitigation by conditioning. These impacts are not considered significant; however some of the impacts warrant further discussion and review.

### *Air Quality*

Construction activities may create dust, leading to an increase in the level of suspended particulates in the air, which could be carried by winds out of the construction area. The Street Use Ordinance (SMC 15.22) requires watering the site, as necessary, to reduce dust. In addition, the Puget Sound Clean Air Agency (PSCAA regulation 9.15) requires that reasonable precautions be taken to avoid dust emissions. In addition to spraying water or chemical suppressants, this may require activities which produce air-borne materials or other pollutant elements to be contained within a temporary enclosure. The associated impact is anticipated to be minor, and does not warrant mitigation under SEPA.

### Long-term Impacts

Long-term or use-related impacts anticipated by the proposal include: increased intensity of use and vehicular traffic. These long-term impacts are not considered significant because the impacts are minor in scope. However, some of the impacts warrant further discussion and review.

### *Traffic*

The proposed use would be a parking lot for 49 vehicles, which the applicant has stated provides leased parking for the nearby police precinct. Assuming most parking is used by commuters to and from the workplace, the total trips would be approximately 98 vehicle trips per day. Of these, a large majority would occur at the start and end of the business day. Given the density and diversity of development in this area (multifamily development, commercial, office, retail), and the fact that the parking lot is located near a primary connector street (E. Pine St), the vehicle trips would have little net impact on the vehicular traffic in this area, and therefore the traffic-related impacts are not considered significant under SEPA (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.

