



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: 3007152
Applicant Name: Glenn S. Steiner for Public Storage
Address of Proposal: 1155 Valley Street

SUMMARY OF PROPOSED ACTION

Land Use Application for change of use of a portion of an existing building to additional warehouse use by removing the office space of the existing 4th and 5th floors and by removing the parking from the lower 1st floor and for proposed renovations to the west, north and south exteriors of the 1914 Ford Assembly Building.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.
Department of Neighborhoods, Certificate of Approval- Harvard-Belmont
Landmark District- Chapter 25.12, Seattle Municipal Code

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

BACKGROUND DATA

The site is located on the northwest corner at the intersection of Fairview Avenue North and Valley Street in an existing office and warehouse building. This proposal is limited to Building #1, a five story with basement, one of three buildings located at this site. No activity is proposed for the annex to Building #1 or for Building #2- a two story occupying the south portion of the parcel. The total size of the warehouse is 127,296 square feet. The portion of the building that is the subject of this change of use is approximately 63,533 square feet. The site, located in the South Lake Union neighborhood, is in the Commercial 2(C2-65) zone with a 65 foot height

limit. The height of the building will not be modified, nor will the foot print of the building be increased with this change of use, as most construction activities will be primarily confined to internal alterations of the building. However, construction will occur on the exterior of the building to provide improved weatherization and to enhance the historic character of this former Ford Assembly Plant of 1914.

As referenced, the existing use of the building is as a warehouse with accessory offices. The change of use that is the subject of this SEPA review is to change the use to additional storage from existing office space (per Director's Rule 23-2000 Table B).

The immediate area around the subject site is marked by structures typical of the South Lake Union neighborhood, including one to three story manufacturing, commercial and light industrial uses. While the zoning of the site is C-2-65, so also are adjacent parcels to the north and east. The Seattle Mixed Zone is to the west, across Fairview, and also to the south, across the Interstate-5 access at Mercer Street.

Public Comments

Notice of the project was published on May 24, 2007. The required public comment period ended on June 7, 2007. No comment letters or telephone inquiries were made.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated April 27, 2007. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with 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 certain limitations/circumstances (SMC 25.05.665 D 1-7) 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 suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment; increased dust caused by construction activities and general site work; increased traffic and demand for parking from construction equipment and personnel; conflicts with normal pedestrian and vehicular movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC 25.05.794). Although not significant, these impacts are adverse, and in some cases, mitigation is warranted.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: Stormwater, Grading and Drainage Control Code (grading, site excavation and soil erosion); Street Use Ordinance (watering streets to suppress dust, removal of debris, and obstruction of the pedestrian right-of-way); the Building Code (construction measures in general); and the Noise Ordinance (construction noise). Compliance with these applicable codes and ordinances will reduce or eliminate most of the short-term impacts to the environment.

Construction Parking

Construction of the project is proposed to last for several months. On street parking in the vicinity is limited and the demand for parking by construction workers during construction could exacerbate the demand for on-street parking. Onsite parking is available at the site. The owner and/or responsible party shall assure that construction vehicles and equipment are provided parking within 800 feet of the subject site for the term of construction. To further facilitate this effort, the owner and/or responsible party shall submit documentation of the location of construction worker parking as discussed above. This condition will be posted at the site for the duration of construction activity. The authority to impose this condition is found in Section 25.05.675B2g of the Seattle SEPA ordinance.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the City Energy Code will require insulation for outside walls and energy efficient windows. The Land Use Code controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development.

Transportation and Parking

As part of the change of use from Office to Warehouse it is assumed fewer trips will be generated due to the frequency and duration of customer use of the mini-storage facility. No mitigation or requirements to meet parking demand, given the hours of operation, size of the use and the likely hours of peak demand, will be required.

DECISION - SEPA

The application is **CONDITIONALLY GRANTED.**

CONDITIONS – SEPA

Non-Appealable Condition

1. The proposed exterior alterations for Public Storage, as per the attached submittal provided to the Department of Neighborhoods, Landmarks Preservation Board, are approved per Certificate of Approval, February 22, 2007 (LPB 65/07) based on the following:
 - a. The proposed changes do not adversely affect the features or characteristics specified in Ordinance #119114 because the proposed work does not destroy historic materials that characterize the property, and is compatible with the massing, size and scale and architectural features of the landmark, as per Standard #9 of the Secretary of Interior's Standards for Rehabilitation.
 - i. The other factors in SMC 25.12.750 are not applicable to this application
 - ii. This action is pursuant to SMC 25.12 and does not waive the owner's obligations with regard to other permits and plans.

Prior to the issuance of a Master Use Permit

2. The owner(s) and/or responsible party(s) shall provide documentation of offsite parking within 800 feet of the subject project for Construction worker parking. The parking must be available during all construction activities.

Signature: (signature on file)
Carreen N. Rubenkonig, Land Use Planner
Department of Planning and Development

Date: July 16, 2007