



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: 3006954  
Applicant Name: Edi Linardic  
Address of Proposal: 210 South Hudson Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a two-story building containing 42,083 square feet of administrative office and parking for 273 vehicles at and below grade. Project includes 14,000 cubic yards of grading. Two buildings are to be demolished and two building are to remain.

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.

**BACKGROUND DATA**

Zoning:                            Industrial General 1 Unlimited/85 (IG1 U/85).

Date of Site Visit:            July 13, 2007.

Uses on Site:                    Industrial.

**Substantive Site Characteristics:**

This 165,259 square foot (3.79 acres) subject site has frontage on South Hudson Street to the south, Denver Avenue South to the northeast, 2<sup>nd</sup> Avenue South to the west and 3<sup>rd</sup> Avenue South to the east. The site is zoned Industrial General 1 Unlimited/85 (IG1 U/85). The site is currently occupied by four buildings used for the manufacturing of HVAC equipment, storage and administrative uses. Abutting streets are paved with the exception of 2<sup>nd</sup> Avenue South,

which is gravel. There are concrete sidewalks along the site's frontage on South Hudson Street and 3<sup>rd</sup> Avenue South. There are maneuvering areas on site for vehicles and a small parking lot in the southeastern corner of the site adjacent to a small building used as an office. The site is flat. Vegetation is limited to some small trees planted adjacent to the office building in the southeastern corner of the site and grass and weeds that have managed to grow in unpaved areas. The site is located in a mapped Environmentally Critical Area due to liquefaction potential.

Proposal Description:

The applicant proposes to demolish two of the existing buildings: the small office building in the southeast corner of the site and a larger building to the north that is used for manufacturing and storage. A new, 42,083 square foot building will be constructed that will contain office space on the second story and an at-grade parking level and a below grade parking level. The total number of parking spaces will be 273, which will include eight handicapped accessible spaces. The amount of parking provided exceeds that required by City code with the surplus to be used by employees that currently park off site on leased lots. Street improvements will be constructed on South Hudson Street and 3<sup>rd</sup> Avenue South to include a new concrete curb and new concrete sidewalk. A new curbcut onto 3<sup>rd</sup> Avenue South will be constructed. A ramp down to the below grade parking level will be constructed on South Hudson Street in the location of an existing driveway. Landscaping will be installed.

Public Comment:

The comment period for this proposal ended on July 11, 2007. During this period, no written comment letters related to this project were received.

**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 Chapter 25.05). The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated June 20, 2007. The information in the checklist, 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 or circumstances (SMC 25.05.665 D 1-7), mitigation can be considered. A more detailed discussion of some of the potential impacts from this proposal follows.

### 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 traffic and demand for parking from construction equipment and personnel; increased noise; and consumption of renewable and non-renewable resources.

Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project, such as: the Noise Ordinance, the Critical Areas Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code. Compliance with these applicable codes and ordinances will be adequate to achieve sufficient mitigation and further mitigation by imposing specific conditions is not necessary for these impacts.

### Long-Term Impacts

Long-term or use-related impacts may include decreased air quality from vehicle emissions; hazards to property or life due to liquefaction potential; increased energy consumption; increased height, bulk and scale on the site; increased light and glare; increased traffic noise; increased demand on public services and facilities such as sewers, storm drains, solid waste collection, police and fire protection etc.; increase in traffic volumes; and decreased water quality due to pollutant-laden runoff from streets and parking areas. These long-term impacts are not considered significant because the impacts are minor in scope.

These long-term impacts are typical of office buildings and structured parking and will be mitigated by the City's adopted codes and/or ordinances. Specifically these codes and ordinances include: the Stormwater, Grading, and Drainage Control Code; the Land Use Code; the Critical Areas Ordinance; the Building Code; the Noise Ordinance; and the Seattle Energy Code. An analysis of impacts associated with specific SEPA policies follows.

### Earth

The site is flat with less than 1% slope. The applicant stated in the environmental checklist that approximately 14,000 cubic yards of material will be excavated and removed from the site. Development will be required to employ erosion control measures during construction per City standards. Because the site is currently developed, this proposal will not result in an increase in impervious surfaces.

The site is located in an area mapped as subject to potential liquefaction during seismic events. The Critical Areas Ordinance and the Building Code will adequately address liquefaction potential at the time of building construction plan review.

No conditions are warranted to mitigate impacts to earth.

