



City of Seattle

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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: 3007430  
Applicant Name: Dean Haugen, for Clear Channel Outdoor  
Address of Proposal: 710 S Lander Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to establish use for the future construction of a double-faced, externally illuminated billboard advertising sign with a 12-foot by 24-foot display face and an overall height of 45 feet. The sign will be oriented to face in both the east and west directions.

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: General Industrial 1 with an 85-foot height limit (IG1 U/85)

Uses on Site: Vehicle storage lot

### Site and Vicinity Description

The proposal site is located on the north side of S Lander Street, west of 8<sup>th</sup> Avenue S. The subject property and the vicinity to the west and southwest are zoned General Industrial 1 with an 85-foot height limit (IG1 U/85). The area immediately adjacent to the south and east is zoned General Industrial 2 with an 85-foot height limit (IG2 U/85). The area is within an environmentally critical area due to liquefaction potential, thus development is subject to the provisions of Chapter 25.09 of the Seattle Municipal Code.

The site and vicinity are in an industrialized, automobile, and truck oriented area. The subject lot is currently in use as a fenced vehicle storage lot. Structures on site are a modular building and a small shed. The site is entirely paved. There is no significant vegetation on site.

### Area Development

The lot and surrounding area is zoned for industrial uses and developed consistent with this zoning designation.

### Proposal Description

The applicant proposes to build and maintain one double-faced billboard advertising sign with 12-foot by 24-foot display surfaces, facing east and west. The display surfaces will be externally lit, and the overall height of the structure will be 45 feet above grade.

### Public Comments

The comment period for this proposal ended on August 29, 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 27, 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 short plat 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. Due to the short term and minor nature of construction impact associated with the construction of the sign, no mitigation is warranted by SEPA policies.

#### Long-Term Impacts

Long-term or use-related impacts include minor ongoing use of electricity to light the sign faces, light and glare from the illumination of the sign faces and increased traffic, noise, and vehicular emissions from the monthly copy posting and routine maintenance visits. Since the site is located in an area of industrial zoning and uses, with significant traffic volumes, light and noise, the impacts generated by the proposed sign are anticipated to be minor. Therefore, no mitigation is warranted pursuant to SEPA policies.

The Sign Code (SMC 23.55) regulates the location, size, and other characteristics of off-premise signs and provides sufficient mitigation for the following impacts:

#### Cumulative Impacts

The revised Seattle Sign Ordinance has reduced the number of billboard advertising signs permitted in a given area of the City by modification of the sign dispersion standards. Sign dispersion standards limit the number of signs by requiring a minimum separation between signs and permitting a maximum number of signs in a one-half mile distance. According to SMC 23.55.014.E, the number of advertising or off-premise sign faces is limited to two signs within 300 lineal feet with a minimum separation of 100 feet between sign structures. The dispersion requirements and zoning standards were reviewed by the DPD sign inspector and the proposed sign has been found to show compliance with the applicable requirements; therefore, no further mitigation pursuant to SEPA is warranted.

#### Light and Glare

The Sign Code requires that light sources be shielded so that direct light is not visible on adjacent properties (SMC 23.55.016) and also limits fluorescent lighting of off-premise advertising signs to one watt per square foot of sign area (SMC 23.55.014.E). Surrounding land uses are industrial in nature and generate their own traffic, noise, and

light. There are no nearby residences which would be adversely affected by the proposed illumination. Light and glare impacts are sufficiently mitigated by the Sign Code lighting standards and the applicant's proposal to limit the hours of illumination. Thus, no additional light and glare mitigation measures are necessary.

**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 requirements of the State Environmental Policy Act (RCW 43.21C), including the requirement to inform the public 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 43.21C.030 2c.
  
- Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030 2c.

**CONDITIONS – SEPA**

None.

Signature: \_\_\_\_\_ (signature on file) Date: September 13, 2007  
Geoff Appel, Land Use Planner  
Department of Planning and Development

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