



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: 3007530
Application Name: Jay Lazerwitz
Address of Proposal: 3611 S. Genesee St.

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 2,460 square foot expansion of existing retail building (gas station and mini-mart) and 5,667 sq. ft. second story addition to allow office use. Parking for 10 vehicles will be provided below and at grade.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05 Seattle Municipal Code.

SEPA DETERMINATION: [] Exempt [X] DNS [] EIS
[] DNS with conditions
[] DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site & Vicinity Description

The proposal site is located in the Columbia City neighborhood of Seattle. The site is in the SESRA and Columbia City Urban Village. The 12,000 square foot site is developed with a Gas Station and Convenience Store. The site is zoned Neighborhood Commercial 2 with a 40 foot height limit (NC2-40). The proposal site is located along S. Genesee St. between 36th Avenue South and 37th Avenue South. The site is one block east of Rainier Avenue South. South Genesee St., 36th Avenue S. and 37th Avenue S. are fully improved Streets. South Genesee St. is a designated arterial street.

Property to the north is a mixture of Commercial One (C1-40), Commercial Two (C2-40) both with a height limit of 40 feet, and Neighborhood Commercial Two (NC2-30) with a height limit of 30 feet. There is a strip of Lowrise-Three (L-3) zoning to the northeast. To the east and west of the site is Single Family 5000 (SF5000) zoning. Zoning to the south of the site is the same as the subject property. Properties in the area are developed with a variety of single and multi-family residential, one and two story structures, and multi-story commercial structures. The Rainier Mall is across the street to the west. The Southeast Seattle Community Health Center is just across the street and Genesee Playground is just to the south.

Proposal

The proposal is to expand an existing retail building, gas station/mini-mart, by 2,460 square feet and to allow a 5,667 square foot second story administrative office addition. Parking for ten vehicles will be provided below and at grade. Minor non-structural alterations to the existing commercial building are proposed. No changes to the exterior footprint of the building are proposed other than upgrades to the doors and windows and exterior lighting. Interior work to accommodate the store is proposed, including display shelving and counter space.

Public Comment

No written comment letters were received during the public comment period which ended on January 2, 2008.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated November 14, 2007 and annotated by the Department. 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 23.05.665) discusses the relationship between the City's code/policies and environmental review. 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". The Policies also discuss in SMC 23.05.665 D1-7, that in certain circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts. This may be specified otherwise in the policies for specific elements of the environment found in SMC 25.05.675. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

Short-term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to suspended particulate from building activities and hydrocarbon emissions from construction vehicles and equipment; increased traffic and demand for parking from construction equipment and personnel; conflict with normal pedestrian movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources.

Several adopted City codes and/or ordinances provide mitigation for some of the identified construction related 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 Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality and will require permits for removal of asbestos (if any) Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts, but impacts related to air quality require further discussion.

Construction Impacts

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, they are not expected to be significant.

Long - Term Impacts

Long-term impacts anticipated by the proposal include; increased traffic and parking demand due to employees and visitors. The long-term impacts anticipated are minor in scope considering the proposal involves the reuse of an existing structure and very limited construction activity.

Traffic and Parking

The proposed use will be a convenience store, gas station and accessory parking with accessory storage and office uses. Parking impacts are expected to increase slightly in that demand for parking for a second story addition with office use will be greater than the existing one story convenience store. Generally, however, the parking demand is expected to be minimal given the small size of the convenience store with second story offices, gas station and the location of the site in a fairly dense urban area of the city that is well served by buses and is expected to improve in the future with light rail service. Likewise, the increase in traffic associated with the project is not likely to be significant and there will likely be no discernable impacts on traffic operations or intersections in the immediate vicinity. No SEPA conditioning for traffic or parking impacts is necessary.

Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project and 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, they are not expected to be significant.

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 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- [X] 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 (2) (C).
- [] 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(2)(C).

CONDITIONS - SEPA

None.

Signature: (signature on file)
Joan Carson, Land Use Planner
Department of Planning and Development

Date: December 11, 2008