



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: 3007783 and 3007969

Applicant Name: Jason Dardis

Address of Proposal: 201 S Mead Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 13,261 metal canopy accessory to light manufacturing building over vacated 2nd Avenue S between S Mead and S Fidalgo Streets. Related project is #3007969. (Street Vacation Council file #CF307992).

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

Zoning: Industrial General 2 (IG2 U/85)/ Commercial 1 (C1-65)

Date of Site Visit: September 27, 2007

Uses on Site: Industrial

Substantive Site Characteristics:

This 161,322 square foot (3.7 acres) subject site has frontage on S Fidalgo Street to the south and S Mead Street to the north, with the vacated street of 2nd Avenue S running north-south through the approximate center of the site. The majority of the site is zoned Industrial General 2 with a height limit of 85 feet (IG2 U/85) which continues to the north, south, and west. The most eastern portion of the site lies within an area zoned Commercial 1 with a height limit of 65 feet (C1-65).

The site is currently occupied by five buildings used for metal fabrication. Abutting streets are paved with the exception of 2nd Avenue South, which is gravel. There are no sidewalks along S Fidalgo Street and S Mead Street adjacent to the site. There are maneuvering areas on site for vehicles and several parking areas between the buildings, as well as, on street parking along the adjacent rights-of-way. The site is flat with no vegetation. The development site is located in a mapped Environmentally Critical Area due to possible liquefaction of soil.

Proposal Description:

The applicant proposes to construct a 27 foot high, 13,261 metal canopy between two manufacturing buildings which will span across the vacated right-of-way of 2nd Avenue S between S Mead and S Fidalgo Streets. The canopy will be open at the north and south ends with gated access and will cover a new concrete slab.

Public Comment:

The comment period for this proposal ended on October 17, 2007. During this period, no 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 July 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.

Earth

The site is flat with less than 1% slope. The applicant stated in the environmental checklist that grading will be limited to demolishing the existing asphalt roadway and replacing it with a gravel base for a new concrete slab and new column foundation footings. The construction activities will be required to employ erosion control measures per City standards.

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.

Air

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 due to the relatively minor contribution of greenhouse gas emissions from this project.

Water

In the environmental checklist, the applicant noted that storm water runoff will be treated per an erosion control plan and the completed project will incorporate a storm water detention vault.

Traffic and Parking

The new canopy will cover an existing vacated road and parking and it will not generate any new trips. The applicant signed a No Protest agreement for all abutting streets, thus, consenting to formation of a local improvement district in lieu of completing the improvements to the public rights of way adjacent to the development site.

Upon review of the project proposal, it has been determined that the amount of traffic to be generated by this proposed project is within the capacity of the streets in the immediate area, so no SEPA mitigation of traffic impacts is warranted.

Long-Term Impacts

Potential long-term impacts that may occur as a result of this project include: 1) increased surface water runoff from greater site coverage by impervious surfaces, 2) increased demand on public services and utilities; and 3.) operational activities, primarily vehicular trips associated with the project and the project's energy consumption, are expected to result in increases in carbon dioxide. These long-term impacts are not considered significant because the contributing impacts from this project are minor in scope.

These long-term impacts are typical of manufacturing uses 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.

Summary

In conclusion, several adverse effects on the environment are anticipated as a direct impact of the proposed construction. However, specific impacts identified in the foregoing analysis have been mitigated by existing codes and ordinances, per adopted City policies.

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: May 12, 2008
Janet Wright, Land Use Planner
Department of Planning and Development

JW:lc