



City of Seattle  
Greg Nickels, Mayor

---

**Department of Planning and Development**  
Diane Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR  
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3007937  
**Applicant Name:** Ed Linardic  
**Address of Proposal:** 1016 1<sup>st</sup> Avenue S.

**SUMMARY OF PROPOSED ACTION**

Land Use Application to change a 23,298 square foot portion of existing warehouse to administrative office (floors 2, 3 and 4) and to change 4,166 square feet from office to retail (first floor).

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 another agency with jurisdiction.

**BACKGROUND DATA**

**Site and Area Description**

The proposal site is located in the Pioneer Square Neighborhood at 1016 1<sup>st</sup> Avenue South. The property is zoned Pioneer Square Mixed (PSM-85/120) and the building which was built in 1907 is home to Olympic Repographics. There is approximately 64 feet of street frontage along 1<sup>st</sup> Avenue South. The property is approximately 67-feet wide and approximately 150-feet deep and is a through lot that extends between 1<sup>st</sup> Avenue South and Occidental Avenue South. Development surrounding the project site consists of the Safeco Field to the south of the subject site and Quest Field i-\*/s directly across Occidental from the subject site.

This proposal site is rectangular in shape and is approximately 10,078 sq. ft. in lot area. Occidental Avenue South and 1<sup>st</sup> Avenue South are both fully developed right-of-way with sidewalks, curbs and gutters on both sides. There is no parking on site. The site is located within an Environmentally Critical Area.

### Proposal Description

The applicant proposes to change use of 23,298 square feet of a portion of floors two, three and four from existing warehouse to administrative office and to change use of 4,166 square feet of the first floor from office to retail.

### Public Comments

No written comment letters were received during the public comment period which ended on October 17<sup>th</sup>, 2007.

### **ANALYSIS - SEPA**

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated September 26<sup>th</sup>, 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/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

#### Construction Impacts

The following temporary or construction-related impacts are expected: demolition and construction activity could result in dust and storm water runoff, emissions from construction machinery and vehicles, increased particulate levels during demolition and construction, increased noise level, occasional disruption of adjacent vehicular and pedestrian traffic, and a small increase in traffic and parking impacts due to construction workers' vehicles. These impacts are not considered significant because they are temporary and minor in scope (SMC 25.05.794).

City codes and/or ordinances applicable to the project such as: The Noise Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code. The Street Use Ordinance includes regulations which mitigate dust, mud, and circulation. Temporary closure of sidewalks and/or traffic lane(s) is adequately controlled with a street use permit through the Seattle Transportation Department. 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.

#### Air Quality

SMC Chapter 11.74 provides that material hauled in trucks not be spilled during transport. The City requires that a minimum of one foot of "freeboard" (area from level of material to the top of the truck container) be provided in loaded uncovered trucks. This requirement minimizes the amount of spilled material and dust from the truck bed en route to or from a project site. Because this regulation provides for adequate mitigation of air quality impacts, no further conditioning is warranted pursuant to SEPA policies.

#### Construction Vehicle Traffic

The Street Use Ordinance requires sweeping or watering streets for dust suppression, washing of truck tires on-site, removing debris, and maintaining the pedestrian right-of-way. This ordinance provides adequate mitigation for transportation impacts; therefore, no additional conditioning is warranted pursuant to SEPA policies.

#### Long-term Impacts

The following long term or use related impacts, which are often a consideration, do not apply in this instance: increased demand on public services and utilities; increased light and glare; and increased energy consumption. These long-term impacts are not applicable, since the change of use will not adversely affect them. Additional land use impacts which may result in the long-term are discussed.

#### Traffic and Transportation

The proposed administrative offices and retail will be located in an area which can take advantage of existing and proposed mass transportation options such as Metro buses, Ferries, existing and future trains at King Street Station and the waterfront trolley. As a result of the available transportation options in the immediate area no SEPA mitigation is warranted for traffic impacts.

#### Historic Preservation

Historic buildings, special historic districts and sites of archeological significance are present within the City of Seattle. With the understanding that historic buildings are an important piece of the fabric of the City of Seattle special districts were created to protect specific areas of the City that have unique historical and cultural significance. Pioneer Square Historic District is one of many established areas throughout Seattle. Sites within the designated districts are subject to review and approval by special district review boards. The 1016 1<sup>st</sup> Ave. S. building is a contributing structure within the District. A Certificate of approval from the Pioneer Square Preservation Board is required for all interior alterations and changes of use. At the time of this decision the Pioneer Square Preservation Board has accepted an application for a certificate of approval from the applicants.

