



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:** 3008250  
**Applicant Name:** John Moran  
**Address of Proposal:** 901 Poplar Place South

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow a two-story parking garage with space for 142 vehicles to be provided at and above grade. Project related to 3007573.

The following approval is required:

**SEPA – Environmental Determination-** Chapter 23.05 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.

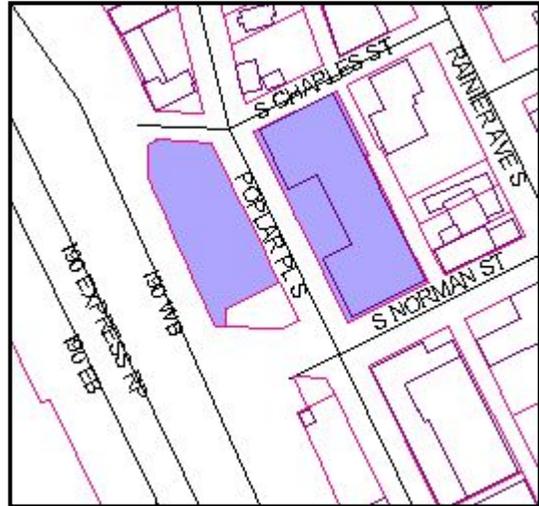
**BACKGROUND DATA**

The site is located on the west side of Poplar Place South immediately adjacent to the westbound lanes of I-90 and one block west of Rainier Avenue South. It is bounded on the north by South Charles Street and on the south by South Norman Street. South Dearborn Street is two blocks to the north. The 26,000 sq. ft. site is currently used for surface parking for approximately 86 vehicles for the warehouse building across the street at 900 Poplar Place South which is being reviewed under Permit No. 3007573.

The site is zoned Industrial Commercial with a 65-foot height limit (IC-65) as are all properties for several blocks in each direction. There are many small-scale manufacturing and contractor's services in the immediate area. To the south of the site is an on-ramp to eastbound I-90.

### Proposal

The applicant proposes to construct a two-story parking structure to provide parking for 139 vehicles: 69 spaces at grade and 70 spaces on the second level. The parking garage is to provide parking for the new uses across Poplar Ave S. being reviewed under permit number 3007573. Proposed uses for the building at 900 Poplar Ave. S required 100 parking spaces; 139 are proposed in the parking structure.



### Public Comment

No comment letters were received from the public during the comment period that ended on December 12, 2007.

### 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 October 12, 2007. The information in the checklist and the experience of DPD with review of similar projects forms the basis for this analysis and decision. The project site is classified as an Environmentally Critical Area for Liquefaction-prone soils. (SMC 25.09.100)

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 such limitations/circumstances (SMC 225.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

### Short-Term Construction Impacts

The short-term, construction related impacts anticipated from the proposal are as summarized in the following list:

- *Air Quality* --- Increased dust and particulate matter due to construction activities and hauling of waste materials.
- *Transportation* --- An increase in vehicular traffic adjacent to the site due to construction vehicles.
- *Noise* --- Increased noise during construction

The Department of Planning and Development has analyzed and annotated the environmental Checklist submitted by the applicant; reviewed the project plans and any additional information on file; and any comments which were received regarding this proposed action have been considered. As indicated in the checklist, this action will result in adverse impacts to the environment. However due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665).

### Long-Term Impacts

The long-term use-related impacts anticipated to result from approval of this proposal are summarized in the following list:

- *Liquefaction-prone soils* --- *intensify the use of a structure with liquefaction-prone soils*
- *Parking and Traffic* --- *anticipated increased trip generation*
- *Light and Glare* --- *anticipated exterior lighting and headlight of vehicles using parking lot*

Building on a site with liquefaction prone soils in this location does not create long-term impact that warrant conditioning pursuant to SEPA policies.

The Land Use Code provides mitigation for the long-term impacts summarized above. Compliance with these applicable codes is adequate to achieve sufficient mitigation for the long-term impacts resulting from the project.

### **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.

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).

**SEPA CONDITIONS**

None required.

Signature: \_\_\_\_\_ (signature on file) Date: June 5, 2008

Marti Stave, Land Use Planner  
Department of Planning and Development

MS:bg

Mstave/DOCS/Decisions/SEPA/3008250Poplar PI/3008250dec.doc