



City of Seattle

Gregory J. Nickels

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: 3008310
Applicant Name: Mark Clement, The Boeing Company
Address of Proposal: 1135 S. Webster St.

SUMMARY OF PROPOSED ACTION

Land Use Application to allow an addition of 67 accessory parking spaces to an existing research and development facility (Boeing Company). Project includes landscaping and new covered pedestrian walkways.

The following approval is required:

SEPA – Environmental Determination- Chapter 23.05 Seattle Municipal Code

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

BACKGROUND DATA

Site and Vicinity

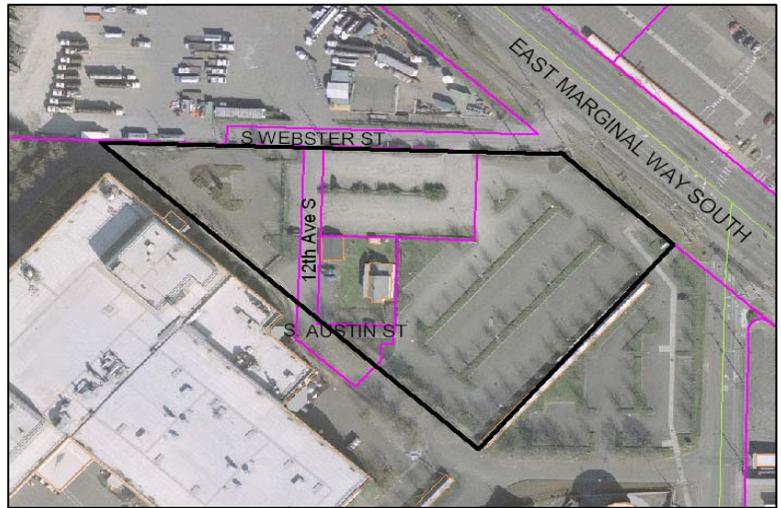
The site is located in the Boeing Industrial area south of downtown Seattle, just off East Marginal Way S near the 16th Ave S. bridge. Until recently, a portion of the site, addressed as 1206 S. Austin Street, was in residential use. However, the property was sold to Boeing, and converted from residential to office use. The office use was recently demolished under construction Permit #6160196. The zoning of the property is IG1 U/85 -- General Industrial 1, with an unlimited height for industrial uses, and height limit of 85 feet for non-industrial uses. A street use permit has been obtained for use of 12th Avenue S. and S. Austin Street. The site is within the Duwamish manufacturing industrial center.

Proposal

The applicant proposes to expand the current parking lot into the former office area, and reconfigure the spaces, lighting and landscaping.

Public Comment

A notice of application was published 5/15/08. The public comment period ended 5/28/08. No comment letters were received during the comment period.



ANALYSIS – SEPA

Environmental review resulting in a threshold Determination is required pursuant to the Seattle 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 April 29, 2008. The information in the checklist and the experience of the Department with review of similar projects forms the basis for this analysis and decision. The project site is classified as a Liquefaction-prone area. (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.
- 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. The applicant's proposal to expand the existing parking lot by adding 67 additional parking spaces and 7 motorcycle stalls will have minimal adverse impacts. Due to the fact that the site has already been cleared and graded under a previous building permit, the only work needed to add the new parking stalls is laying new asphalt on the prepared sub-grade. An addition of 11,589 sq. ft. of new impervious surface is proposed for the site. 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. 8,497 sq. ft. of new landscaping is also proposed which will help to mitigate the increase impervious surface.

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

Long-term or use-related impacts are anticipated as a result of approving this proposal; those impacts are as summarized in the following list:

Liquefaction-prone soils --- building on a site with liquefaction-prone soils.

Parking and Traffic --- anticipated increased trip generation.

Light and Glare --- anticipated exterior lighting and headlights of vehicles using parking lot.

A geotechnical report was conducted by Pan Geo Consultants for the subject property. The report acknowledged the existence of liquefaction prone soils. The soils could result in uneven settling (2-4 inches) of the parking lot during an earthquake event with potential tilting of light standards and potential damage to underground utilities. However, any potential damage is not anticipated to be life-threatening, and it is concluded that repairs can be made afterward in the event of an earthquake. The site design with respect to the liquefaction soils and geotechnical report will be evaluated by the City's geotechnical engineer as part of the building permit review.

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)
Holly Anderson, Land Use Planner
Department Planning & Development

Date: August 11, 2008