



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: 3009422
Applicant Name: Geoff Lundquist
Address of Proposal: 811 South Charlestown Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a two-story, 24,956 sq. ft. light manufacturing building. Parking for nine vehicles to be provided.

The following approvals are 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

The site is located on the southeast corner of the intersection of South Charlestown Street and 9th Avenue South and is a vacant lot. Lots 3, 4, 5 and 6, Block 27, of the Moss JJ 1st Addition to South Seattle comprise the approximately 13,092 square foot development site. To the south is the North Star Foundry and to the west is the easement for the Burlington Northern Railroad right of way and the sliver of the remaining parcel abutting the improved alley. Across South Charlestown to the north is the WSDOT signals headquarters and to the east across 9th Avenue South is a house built in 1927 and occupied by Washington State Department of Transportation Real Estate Services. The site, located in the South of Downtown neighborhood, and in close proximity to the intersection of the West Seattle Bridge and I-5 South, is in the General Industrial 2 zone with an 85 foot height limit (IG2 U/85).

The immediate area around the subject site is marked by structures typical of the South of Downtown neighborhood, including one to three story manufacturing, commercial and light industrial uses. Adjacent parcels to the north and south, east and west are also IG2 U/85.

The area has been identified as an Environmentally Critical Area for liquefaction-prone soils. Per SMC 25.09.100 the applicant submitted a geotechnical report, "Light Manufacturing Facility, 811 South Charlestown Street, Project 08-065, June 2008 for Pigeon Creek LLC." The geo-technical report and/or structural calculations required to address liquefaction potential will be addressed during the building permit review.

Proposal Description:

The proposed use is for a light manufacturing facility with an accessory office. The total area of the two-story warehouse is 24,956 square feet. The building footprint is 14,483 square feet. This proposal is for a high bay structure with a slab on grade floor. Minor cuts and fills with heights of 4' or less are anticipated for the site grading. Environmental review under Seattle's SEPA Ordinance is required because the project exceeds the 12,000 sq. ft. threshold.

This proposal is being reviewed in DPD Building Permit #6187588.

Public Comments

The required public comment period ended on August 27, 2008. No comment letters were received.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated August 4, 2008. 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 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

The following temporary or construction-related impacts on the identified critical area are expected: temporary soil erosion, increased noise from construction operations and equipment, impacts to water and air quality. These impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794).

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The ECA ordinance and DR 3-2006 and DR 33-2006 regulate development and construction techniques in designated ECA areas with identified geologic hazards. The Building Code provides for construction measures and life safety issues. The Noise Ordinance provides sufficient mitigation for noise impacts in this area. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment. These impacts are not considered significant; however some of the impacts warrant further discussion and review.

Air Quality

Construction activities may create dust, leading to an increase in the level of suspended particulates in the air, which could be carried by winds out of the construction area. The Street Use Ordinance (SMC 15.22) requires watering the site, as necessary, to reduce dust. In addition, the Puget Sound Clean Air Agency (PSCAA regulation 9.15) requires that reasonable precautions be taken to avoid dust emissions. In addition to spraying water or chemical suppressants, this may require activities which produce air-borne materials or other pollutant elements to be contained within a temporary enclosure. Construction could require the use of heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that would contribute slightly to the degradation of local air quality. Since the demolition activity would be of short duration, the associated impact is anticipated to be minor, and does not warrant mitigation under SEPA.

Plants and Animals

The applicant provided an arborist report concerning the Bigleaf maple (*Acer macrophyllum*) that is located just to the east of the property line, within the 9th Ave. S. street Right of Way. Because the tree is located in the street right-of-way, the report has been forwarded to Seattle's Department of Transportation (SDOT). The arborist report included recommendations for protection during construction activity, including: judicious pruning by a certified arborist, protection by a plywood box surrounding remaining stems, removal of rubble and fill material from drip line, chainlink fencing of the dripline and mulching of the tree protection zone and a new utility trenching to avoid additional root loss. The applicant has voluntarily agreed to employ these methods during construction. Additional mitigation under SEPA is not warranted.

Construction Noise Impacts

Proposed demolition and construction of the existing factory-industrial buildings and parking, and construction of the proposed warehouse and parking are not expected to have adverse impacts due to the composition of surrounding industrial land uses. Therefore, no additional conditioning is warranted pursuant to SEPA policies.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare, operational activities, primarily vehicular trips associated with the project and the projects' 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.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the ECA Ordinance, the Stormwater, Grading and Drainage Control Code, and the City Energy Code. The Land Use Code controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of these long-term impacts. Therefore, no additional conditioning is warranted pursuant to SEPA 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)
Carreen N. Rubenkonig, Land Use Planner
Department of Planning and Development

Date: November 10, 2008