



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: 3009648
Applicant Name: Steve Erickson for Gary Bodenstab (22nd Ave S, LLC)
Address of Proposal: 2001 22nd Ave S

SUMMARY OF PROPOSED ACTION

Land Use Application to change the use of a portion of an existing commercial structure from warehouse (19,283 sq. ft.) to office use for a total of 29,958 sq. ft. of office. No change in parking.

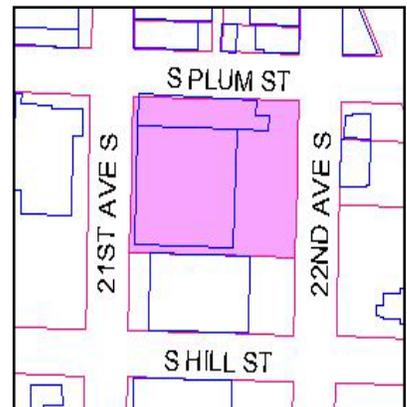
The following approval is required:

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

The site is located on the southwest corner at the intersection of 22nd Avenue South and South Plum Street in an existing office and warehouse building. The total size of the office/warehouse building is 29,958 square feet. The portion of the building that is the subject of this change of use is 19,283 square feet of warehouse. The site, located in the North Rainier (Hub Urban Village) also know as the South Seattle Reinvestment Area, is in the Commercial 1(C1-65) zone with a 65 foot height limit. The 20 foot height of the building will not be modified, nor will the foot print of the building be increased with this change of use, as most construction activities will be primarily confined to internal alterations of the building.



As referenced, the existing use of the building is as an office/warehouse. The change of use that is the subject of this SEPA review is to change the use to additional office from existing warehouse space (per Director's Rule 15-2007; II, E, Table B).

The immediate area around the subject site is marked by structures typical of manufacturing, commercial and light industrial uses, with a zoning of C1-65.

Public Comments

Notice of the project was published on December 4, 2008. The required public comment period ended on December 17, 2008. No comment letters or telephone inquiries were made.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated October 30, 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. Potential environmental impacts are discussed below only where mitigation under Seattle's SEPA Ordinance may be warranted.

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, and certain neighborhood plans and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority.

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) and Specific Elements of the Environment (SMC Section 25.05.675) provide the circumstances in which denial or mitigation of a project can take place.

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 dust caused by construction activities and general site work; increased traffic and demand for parking from construction equipment and personnel; conflicts with normal pedestrian and vehicular movement adjacent to the site; increased noise; and consumption of renewable and non-renewable resources. Due to the temporary nature and limited scope of these impacts, they are not considered significant (SMC 25.05.794). Although not significant, these impacts are adverse, and in some cases, mitigation is warranted.

Several adopted City 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 Environmentally Critical Areas (ECA) ordinance and DR 33-2006 and 3-2007 regulate development and construction techniques in designated ECA's with identified geologic hazards. Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the City.

Most short-term impacts are expected to be minor. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. However, some impacts warrant further discussion

Air

Greenhouse gas emissions associated with development come from multiple sources; the extraction, processing, transportation, construction and disposal of materials and landscape disturbance (Embodied Emissions); energy demands created by the development after it is completed (Energy Emissions); and transportation demands created by the development after it is completed (Transportation Emissions). Short term impacts generated from the embodied emissions results in increases in carbon dioxide and other green house gases thereby impacting air quality and contributing 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 specific project. The other types of emissions are considered under the use-related impacts discussed later in this document. No SEPA conditioning is necessary to mitigate air quality impacts pursuant to SEPA policy SMC 25.05.675A.

Construction Parking

Construction of the project is expected to last for several months. On street parking in the vicinity is limited and the demand for parking by construction workers during construction could exacerbate the demand for on-street parking. Onsite parking is available at the site. If this parking becomes unavailable; the owner and/or responsible party shall assure that worker vehicles are provided parking within 800 feet of the subject site for the term of the construction. To further facilitate this effort, the owner and/or responsible party shall provide documentation of the location of construction worker parking as discussed above. This condition will be posted at the site for the duration of construction activity. The authority to impose this condition is found in Section 25.05.675B2g of the Seattle SEPA ordinance.

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.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: the City Energy Code will require insulation for outside walls and energy efficient windows. The Land Use Code controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development.

Most long-term impacts are expected to be minor. Compliance with the above applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment. However, some impacts warrant further discussion

Transportation and Parking

As part of the change of use from Warehouse to Office it is assumed fewer trips will be generated due to the frequency and duration of customer use of the office facility. No mitigation or requirements to meet parking demand, given the hours of operation, size of the use and the likely hours of peak demand.

DECISION - SEPA

The application is **CONDITIONALLY GRANTED.**

CONDITIONS – SEPA

During Construction

1. The owner(s) and/or responsible party(s) shall provide onsite parking or offsite parking within 800 feet of the subject project for Construction worker parking. The parking must be available during all construction activities.

Signature: _____ (signature on file) Date: January 22, 2009
Colin R. Vasquez, Senior Land Use Planner
Department of Planning and Development

CRV:bg