



City of Seattle

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: 3011208  
Applicant Name: Joe McLaughlin for QFC  
Address of Proposal: 2746 NE 45<sup>th</sup> Street

**SUMMARY OF PROPOSED ACTION**

Land Use Application to demolish a 14,000 sq. ft. storage building and establish parking for 44 parking stalls for a total of 472 parking stalls accessory to Quality Food Center (QFC) in an environmentally critical area.

The following approval is required:

**SEPA – Environmental Determination** –Chapter 25.05 Seattle Municipal Code.

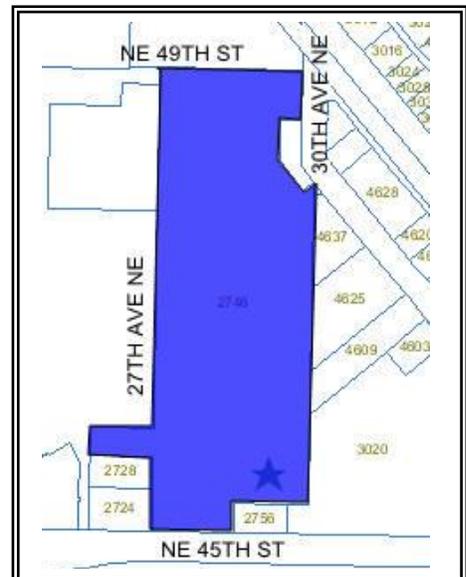
**SEPA DETERMINATION:** [ ] Exempt [X] DNS [ ] MDNS [ ] EIS  
[X] DNS with conditions  
[ ] DNS involving non-exempt grading, or demolition, or involving another agency with jurisdiction.

**BACKGROUND**

Site Location: NE 45<sup>th</sup> Street, immediately east of University Village development, bordered on the northeast by Union Bay Place NE.

Zoning: Commercial (C2-65), with C1-40 to the west and C2-40 east of Union Bay Place NE

This site is located in the Ravenna Urban Center Village, near the transition between the neighborhoods of University Area, Laurelhurst, Bryant, and Ravenna.



Parcel Size: 23,000 square feet

Existing Use: Surface parking, marine boat storage, retail, storage

Nearby uses include a variety of mixed-use, commercial, automotive, institution, and residential structures.

Site Characteristics: The site is relatively flat, with a Steep Slope Environmentally Critical Area on the eastern edge as the grade rises sharply to Union Bay Place NE. The site also includes Liquefaction, Abandoned Landfill, and Peat Settlement Environmentally Critical Areas. The site is not adjacent to an alley. NE 45<sup>th</sup> St includes sidewalk, curb, and gutter. Union Bay Place NE includes only a paved shoulder.

Proposal Description: To demolish the existing marine storage building and construct an additional 44 parking surface parking stalls near the north edge of the development site. This parking would be accessed from the existing driveways at NE 45<sup>th</sup> St, Union Bay Place NE and the west edge of the site.

Public Comment:

Date of Notice of Application: May 5, 2011

Date End of Comment Period: June 1, 2011

Five comment letters were received with appreciation for the additional parking and concerns about traffic, bicycle and pedestrian access to the site, sufficient vegetation in the parking area, and storm water runoff treatment.

## **ANALYSIS**

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 20<sup>th</sup>, 2011. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may 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 for most of the impacts and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665). Further discussion and mitigation of some impacts is warranted, as listed below.

## Short Term Impacts

### Earth/Soils

The ECA Ordinance and Directors Rule (DR) 33-2006 require submission of a soils report to evaluate the site conditions and provide recommendations for safe construction in areas with landslide potential and/or a history of unstable soil conditions. The applicant has submitted a series of geotechnical reports and letters from geotechnical engineers (ABPB Consulting geotechnical report and letters dated June 29, 2011 and July 1, 2011; Terra Associates, Inc. letters, dated June 25, 2003, September 26, 2002, April 11, 2001; GeoEngineers Report May 22, 1995). The construction plans, including shoring of excavations as needed and erosion control techniques have received separate review by DPD geotechnical engineers. Any additional information showing conformance with applicable ordinances and codes (ECA ordinance, The Stormwater, Grading and Drainage Control Code, DR 33-2006, and 3-2007) will be required prior to issuance of building permits. Applicable codes and ordinances provide extensive conditioning authority and prescriptive construction methodology to assure safe construction techniques are utilized; therefore, no additional conditioning is warranted pursuant to SEPA policies.

### Noise

The project is expected to generate loud noise during demolition, grading and construction. These impacts would be especially adverse in the early morning, in the evening, and on weekends. The Seattle Noise Ordinance permits increases in permissible sound levels associated with construction and equipment between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends. Some of the surrounding properties are developed with housing and will be impacted by construction noise. The limitations stipulated in the Noise Ordinance are not sufficient to mitigate noise impacts; therefore, pursuant to SEPA authority, the applicant shall be required to limit periods of construction activities (including but not limited to grading, deliveries, framing, roofing, and painting) to non-holiday weekdays from 7:00 AM to 6:00 PM, unless modified through a Construction Noise Management Plan approved by DPD prior to issuance of a building permit.

### Long Term Impacts

Long-term or use-related impacts are also anticipated as a result of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces, and loss of plant and animal habitat.

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 which requires provisions for controlled tightline release to an approved outlet and may require additional design elements to prevent isolated flooding. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts and no further conditioning is warranted by SEPA policies.

Traffic

DPD has reviewed the proposal and determined that the demolition of the storage building and addition of parking spaces will likely result in decrease traffic trips to this site. Therefore, no mitigation is warranted under SEPA.

**DETERMINATION OF NONSIGNIFICANCE**

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 requirement 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 43.21.030(2) (c).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355 and Early review DNS process in SMC 25.05.355. There is no further comment period on the DNS.
- This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days after the date of issuance of a DNS.

**CONDITIONS OF APPROVAL**

Prior to Issuance of a Building Permit

1. If the applicant intends to work outside of the limits of condition #2 below, a Construction Noise Management Plan shall be required, subject to review and approval by DPD.

During Construction

2. All construction activities are subject to the limitations of the Noise Ordinance. Construction activities (including but not limited to demolition, grading, deliveries, framing, roofing, and painting) shall be limited to non-holiday weekdays from 7am to 6pm. Interior work that involves mechanical equipment, including compressors and generators, may be allowed on Saturdays between 9am and 6pm once the shell of the structure is completely enclosed, provided windows and doors remain closed. Non-noisy activities, such as site security, monitoring, weather protection shall not be limited by this condition.

Construction activities outside the above-stated restrictions may be authorized upon approval of a Construction Noise Management Plan to address mitigation of noise impacts resulting from all construction activities. The Plan shall include a discussion on management of construction related noise, efforts to mitigate noise impacts and community outreach efforts to allow people within the immediate area of the project to have opportunities to contact the site to express concern about noise. Elements of noise mitigation may be incorporated into any Construction Management Plans required to mitigate any short-term transportation impacts that result from the project.

Signature: \_\_\_\_\_ (signature on file) Date: August 1, 2011  
Shelley Bolser, AICP, LEED AP  
Senior Land Use Planner  
Department of Planning and Development

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