



**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3011633
Applicant Name: Michael Krause
Address of Proposal: 5034 37th Ave S

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a change of use from light manufacturing to indoor participant sports (a total of 37,715 sq. ft.). An additional seven parking spaces to be added for a total of 84 parking spaces.

The following approval is required:

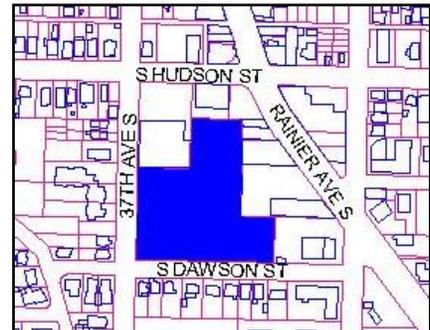
SEPA – Environmental Determination- Chapter 23.05 Seattle Municipal Code

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

BACKGROUND DATA

The site is located on the north side of S Dawson St one/half block west of Rainier Avenue South. It is bounded on the north by three parcels of land, on the south by S Dawson St, on the west by 37th Ave S, on the east by two parcels of land. The 116,225 square foot site contains an existing building comprised of approximately 37,715 sq. ft. of manufacturing space.

The site is zoned Commercial 2 with a 65-foot height limit (C2-65).



Proposal

The applicant proposes to change the entire structure, approximately 37,715 square feet, from light manufacturing to indoor sports and recreation (a gymnastics & baseball training facility). Surface parking for 84 vehicles will be provided and will be accessed from S Dawson St.

The building was previously occupied as a light manufacturing use, but is currently vacant. The proposed project would re-use the building as a gymnastics & baseball training facility. The gymnastics use would occupy approximately 19,700 square feet and the baseball use would occupy approximately 18,000 square feet.

Gymnastics would be open from 9 am to 9 pm on weekdays. Classes are typically one hour long with up-to five classes per hour; with attendance ranging from 4 to 8 students, between 3 to 8 instructors would be on-site during the day.

Baseball training would be open from 3:30 pm to 9:30 pm on weekdays¹. Space is rented in one hour blocks with a maximum of two teams per hour block. Teams typically have 18 players and three coaches. A single staff member is present during opening hours.

Notice and Public Comments

Notice of the application was published on October 21, 2010. The required public comment period ended on November 3, 2010.

Approximately one hundred ninety-seven comment letters were received. One hundred forty-seven letters expressed support for the project — reiterating the need for this activity. Five letters expressed concerns regarding the risk that the facility would be a ‘private sport facility’ that would not serve the neighborhood community².

The Land Use Application file is available at the Public Resource Center located at 700 Fifth Ave, Suite 2000³.

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 September 28, 2010. The information in the checklist and the experience of DPD with review of similar projects forms the basis for this analysis and decision.

¹ The baseball use area consists of 8 batting cages and a multi-sport turf field.

² DPD is not in a position to act as an arbiter on this issue and has no SEPA authority to mitigate a hypothetical impact.

³ <http://www.seattle.gov/dpd/PRC/LocationHours/default.asp>

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

Traffic — Anticipated Increased Trip Generation⁴

The change of the building's use from manufacturing to indoor sports and recreation will increase traffic to and from the site; a net addition of up to 52 vehicle trips is estimated for the weekday PM peak hour (see table below).

Weekday PM Peak Hour Trip Generation					
Land Use	Size	Rate	In	Out	Total
<i>Light Manufacturing (existing)</i>	<i>37,700 gsf</i>	<i>0.97</i>	<i>(4)</i>	<i>(33)</i>	<i>(37)</i>
<i>Gymnastics (proposed)</i>	<i>19,700 gsf</i>	<i>3.58</i>	<i>39</i>	<i>32</i>	<i>71</i>
<i>Baseball (proposed)</i>	<i>8 batting cages</i>	<i>2.22</i>	<i>10</i>	<i>8</i>	<i>18</i>
<i>Net New (proposed less existing)</i>			<i>45</i>	<i>7</i>	<i>52</i>

⁴ See Transpo Group February 3, 2011 memorandum located in the application file.

