



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

Project Number: 3013009
Applicant: Jeffrey Araucto, SCM Architects
Address of Proposal: 1515 NW Leary Way

SUMMARY OF PROPOSAL

Land Use Application to allow a five story structure containing 83,682 sq. ft. of mini-warehouse space with 1,887 sq ft of care takers quarters/administrative office and 500 sq.ft. for accessory retail. Parking for 41 vehicles to be provided below and at grade. Project also includes 6,500 cu.yds. of grading.

The following approvals are required:

SEPA Environmental Determination (Seattle Municipal Code (SMC) Chapter 25.05)

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

SITE AND VICINITY

Site Location: The property is located at the southwest corner of NW Leary Way and 15th Avenue NW, and part of the site reaches to NW Ballard Way. There is no alley adjacent.

Zoning: The site is zoned General Industrial 2 (IG2-U/65) Seattle Municipal Code (SMC) 23.50

Parcel Size: 14,542 square feet

Existing Use: Open storage yard for landscaping materials.

Public Comment: The public comment period ended on August 22, 2012. Two comments were received.

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 submitted July 03, 2012 and subsequently annotated by the Department. The information in the checklist, supplemental information provided by the applicant and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

Codes and development regulations applicable to this proposed project, including the Tree Ordinance, Noise Ordinance, Grading Code, Stormwater Code, Building Code, Street Use Ordinance (Title 15), Land Use Code, and Puget Sound Clean Air Agency (PSCAA) will provide sufficient mitigation of most identified impacts and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665). There are however, some short and long-term project impacts which warrant additional discussion.

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; increased traffic due to construction-related vehicles, increased soil erosion and stormwater runoff, loss of trees and vegetation, and increased noise during construction. Due to the temporary nature and limited scope of these impacts, they are not considered to be significant.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these are: Stormwater Code; Drainage Code; Street Use Ordinance; Building Code; Tree Ordinance; Greenhouse Gas Ordinance; and the Noise Ordinance. Compliance with these applicable codes and ordinances will reduce or eliminate short-term impacts to the environment to the extent that they will be sufficient without conditioning pursuant to SEPA policies.

Construction Impacts

Most of the initial construction activity including demolition, excavation, foundation work, and framing will require loud equipment and will have impacts on nearby residences.

The protection levels of the Noise Ordinance, and its time limits, are considered adequate for the potential noise impacts on nearby residential uses.

Long-term Impacts

Long-term or use-related impacts are also anticipated from the proposal and include: increased ambient noise due to increased human activity; increase in bulk and scale, increased demand on public services and utilities; increased light and glare; increased traffic and parking; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope or mitigated by adopted codes and ordinances such as the Land Use Code, any conditions of the Administrative Conditional Use, and Noise Ordinance.

As the site is located directly adjacent to a designated Scenic Route (15th Avenue NW), analysis was conducted of potential impacts to public views pursuant to 25.05.675.P.2.a. The analysis verified the proposed building mass would not impact public views of specific, listed “significant natural and human-made features”, (such as Mt Rainier, the Olympic Mountains, etc) from the designated Scenic Route, therefore no mitigation for adverse impacts to public views is warranted.

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) Date: November 26, 2012
Garry Papers, Senior Land Use Planner
Department of Planning and Development

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