



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

Application Number: 3013184
Applicant Name: Peter J. Wangoe II for Clear Channel Outdoor
Address of Proposal: 5960 1st Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a double faced illuminated 14 ft. by 48 ft. and 12 foot off-premise billboard with an overall height of 45 ft. on a new monopole. The sign will face in a northerly and southerly direction facing 1st Avenue South.

The Seattle Municipal Code (SMC) requires the following approval:

SEPA - Environmental Determination pursuant to SMC 25.05.

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

BACKGROUND DATA

Zoning: General Industrial 2 – IG2 U/85.

Uses on Site: Existing structure contains a variety of uses including warehouse, light manufacturing, office and retail spaces. Accessory parking is provided around the perimeter of the site.

Billboard Registration Numbers

Billboard Registration numbers 21 and 22 will be used for this land use application.

Public Comments

The comment period ended July 11, 2012. DPD received no comments.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated May 18, 2012 and annotated by the land use planner. The information in the checklist, project documents, including a preliminary Geotechnical Engineering Design Study prepared by HartCrowser (dated April 4, 2012), and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy clarifies the relationship between codes, policies, and environmental review (SMC 25.05.665). 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 or circumstances, mitigation can be considered (SMC 25.05.665 D 1-7). Thus, a more detailed discussion of some of the impacts is appropriate.

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 traffic and demand for parking from construction equipment and personnel; increased noise associated with drilling and sign installation; and consumption of renewable and non-renewable resources. Compliance with applicable codes and ordinances such as the Building Code, Environmentally Critical Areas Ordinance, and Noise Ordinance, and PSCAA will reduce or eliminate most adverse short-term impacts to the environment. Due to the short term and minor nature of construction impact associated with the construction of the sign, no mitigation is warranted by SEPA policies.

Historic and Cultural Preservation

The subject property is located within 200' of a US Government Meander Line in an Archaeological Buffer area and is therefore a potentially significant site. According to Washington State Department of Archaeology and Historic Preservation, in a letter dated April 18, 2012 prepared by Gretchen Kaehler, the project area was historically on the margin of the Duwamish River channel and has a high probability for containing precontact archaeological resources. A cultural resources survey in the vicinity, 194 feet from the proposed project area, indicates that the area is covered by fill which overlies alluvial sediments. These sediments have a high probability for containing precontact archaeological resources and the fill would likely have capped and protected any archaeological deposits.

The cultural resources survey and the State of Washington Department of Archaeology and Historical Preservation recommend professional archaeological monitoring for the area. Due to the potential for encountering archaeological deposits during project construction, a condition to ensure protection of archaeological resources in the event of an inadvertent discovery associated with the project is appropriate.

- A professional archeologist shall be present to monitor the excavation for the mono-pole.
- A monitoring plan shall be prepared and submitted to DAHP and the interested Tribes for review at least two week prior to ground disturbance.
- A short monitoring report must be submitted to Department of Archaeology and Historic Preservation after the project is complete.

If such resources are encountered, the following measures would apply:

- Work that is occurring in the portion of the site where potential archaeological resources are found would be stopped immediately;
- The City of Seattle land use planner assigned to the project and the Washington State Archaeologist at the State Office of Archaeology and Historic Preservation (OAHP) would immediately be contacted; and
- Regulations would be adhered to pertaining to discovery and excavation of archaeological resources, including but not limited to, Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW and Chapter 25-48 WAC, as applicable.

The project should not have any significant adverse impacts on archaeological resources.

Long - Term Impacts

Long-term or use-related impacts include minor ongoing use of electricity to light the sign face and increased traffic, noise, and vehicular emissions from the monthly sign copy posting and routine maintenance visits (approximately 1 to 2 trips per month). The long-term and use related impacts in the vicinity are expected to be minor within this primarily industrial area.

Cumulative Impacts

The revised Seattle Sign Ordinance has reduced the number of billboard advertising signs permitted in a given area of the City by modification of the sign dispersion standards. Sign dispersion standards limit the number of signs by requiring a minimum separation between signs and permitting a maximum number of signs in a one-half mile distance. According to SMC 23.55.014.E, there shall be a minimum distance of 300 feet between advertising sign structures on the same side of the street; a maximum of two advertising sign structures within 300 feet when counting both sides of the street; and, a minimum distance of 100 radial feet between advertising sign structures. Further, a maximum of five off-premise signs are permitted when counting both sides of a street within a distance of 2,640 feet (1/2 mile).

The dispersion requirements and zoning standards were reviewed by the DPD. The proposed advertising sign has been found to meet dispersion standards. Therefore compliance with the Land Use code will provide sufficient mitigation of cumulative impacts from billboard signs and no additional mitigation is required.

Light and Glare

The Sign Code requires that light sources be shielded so that direct light is not visible from adjacent properties (SMC 23.55.016) and also limits fluorescent lighting of off-premise advertising signs to one watt per square foot of sign area (SMC 23.55.014.E). Adjacent land uses are industrial and commercial in nature and generate their own traffic, noise and light. The sign face will rise above the existing street level a maximum of 45 feet. The proposed sign will be illuminated by a maximum two- 250 watt Halophane lights for each billboard face. A timer system will be used to adjust the lighting schedule throughout the year, but all illumination will be turned off between 11:00 p.m. and 6:00 a.m. Light and glare impacts are sufficiently mitigated by the Sign Code lighting standards and the applicant's proposal to limit hours of illumination. Thus, no additional light and glare mitigation measures are necessary.

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.

- [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 43.21C.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

Prior to Construction

1. A monitoring plan shall be prepared and submitted to DAHP and the interested Tribes for review at least two week prior to ground disturbance.

During Construction

2. A professional archeologist shall be present on site to monitor the excavation for the monopole.
3. If archaeological resources are inadvertently encountered during construction: work that is occurring in the portion of the site where potential archaeological resources are found would be stopped immediately; the City of Seattle land use planner assigned to the project and the Washington State Archaeologist at the State Office of Archaeology and Historic Preservation (OAHP) would be contacted; and regulations would be adhered to pertaining to discovery and excavation of archaeological resources, including but not limited to, Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW and Chapter 25-48 WAC, as applicable or as revised.

4. A short monitoring report must be submitted to Department of Archaeology and Historic Preservation after the project is complete.

Signature: _____ (signature on file)
Lindsay King, Senior Land Use Planner
Department of Planning and Development

Date: October 11, 2012

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APPENDIX A

Procedures to follow for assessment and/or protection of potentially significant archaeological resources discovered during construction or excavation:

1. If resources of potential archaeological significance are encountered during construction or excavation, the owner and/or responsible party shall stop work immediately and notify DPD and the Washington State Archaeologist at the State Office of Archaeology and Historic Preservation (OAHP). Responsible parties shall abide by all regulations pertaining to discovery and excavation of archaeological resources, including but not limited to Chapters 27.34, 27.53, 27.44, 79.01 and 79.90 RCW and Chapter 25.48 WAC, as applicable, or their successors.
2. Once DPD and the State Office have been notified:
 - The owner and/or responsible party shall hold a meeting on site with DPD and a professional archaeologist. Representatives of Federally recognized Tribes and the Native American community that may consider the site to be of historical or cultural significance shall be invited to attend. After this consultation, the archaeologist shall determine the scope of, and prepare, a mitigation plan. The plan shall be submitted for approval to the State Office of Archaeology and Historic Preservation (OAHP), and to DPD to ensure that it provides reasonable mitigation for the anticipated impacts to the resources discovered on the construction site.
 - The plan shall, at a minimum, address methods of site investigation, provide for recovery, documentation and disposition of possible resources, and provide excavation monitoring by a professional archaeologist. The plan should also provide for conformance with State and Federal regulations for excavation of archeologically significant resources.
 - Work shall only resume on the affected areas of the site once an approved permit for Archaeological Excavation and Removal is obtained from the OAHP. Work may then proceed in compliance with the approved plan.