



**City of Seattle**

**Department of Planning and Development**

Diane M. Sugimura, Director

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

**Application Number:** 3014066  
**Applicant Name:** Craig Belcher  
**Address of Proposal:** 2535 Airport Way S

**SUMMARY OF PROPOSAL**

Land Use Application to allow demolition of seven structures (23,755 sq. ft.) and establish use for vehicle storage. Review includes grading of 8,000 cu. yds. of material to fill a portion of the site to surrounding elevation.

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 northwest corner of S Lander St and Airport Way S.

Zoning: The site is zoned General Industrial 2 (IG2-U/85) Seattle Municipal Code (SMC) 23.50

Parcel Size: 1.36 acres

Proposed Use: Open Vehicle Storage

Public Notice and Comment Period: The extended public comment period ended on January 9, 2013. The Land Use Application information is available at the Public Resource Center located at 700 Fifth Ave, Suite 2000<sup>1</sup>.



<sup>1</sup> <http://www.seattle.gov/dpd/PRC/LocationHours/default.asp>

Proposal: Re-development includes the demolition of the existing buildings, installing a water quality treatment system for stormwater runoff, filling the site to bring the ground elevations equal to the surrounding street grades, capping the fill with crushed rock or other hard surface, installing security fencing. It is anticipated the approx. 210 vehicles will be temporarily parked on the site at any one time. No building structures are planned at this time.

### **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 dated October 23, 2012. 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, installation of stormwater runoff system, grading the site to street grades, capping the site, installation of security fencing, foundation work — requiring loud equipment and that will have impacts on nearby industrial/commercial users.

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 and Noise Ordinance.

**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.

**CONDITIONS - SEPA**

None.

Signature: (signature on file) Date: December 2, 2013  
Colin R. Vasquez, Senior Land Use Planner  
Department of Planning and Development