



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: 3015290
Applicant Name: Tim Moshier
Address of Proposal: 3817 17th Ave SW

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 988 sq. ft. warehouse in an environmentally critical area.
Surface parking for one vehicle to be provided.

The following approvals are required:

SEPA Determination: Exempt DNS MDNS EIS

DNS with conditions

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

BACKGROUND INFORMATION

Site Description

The site is located 17th Ave SW on a 5000-square-foot lot. The lot is zoned General Industrial 2 with a maximum building height of 85 feet (IG2 U/85), as are the lots to the north and west. Properties to the south are Lowrise 1 (LR1). West Marginal Way SW and 17th Ave SW separate the subject property from lots zoned General Industrial 1 (IG1 U/85) and Industrial Buffer (IB U/85) to the east. The lot is currently undeveloped. Vegetative ground cover on the east approximate half of the lot consists of grasses and herbaceous weeds and the west side contains cover dominated by small alders, big leaf maples, and blackberry bushes.

The City of Seattle's Environmentally Critical Areas inventory map identifies a Geologic Hazard Areas (steep slope landslide-prone area as defined by SMC 25.09.020.A.3.b.5) on the property. As described in the geotechnical report prepared by GEOTECH CONSULTANTS, INC., dated August 1st, 2013, the westernmost approximately one-fifth of the property contains the steep slope, which extends down from the edge of the paved 18th Avenue SW. This steep slope is believed to be natural but may have been further steepened during construction of 18th Avenue SW.

Description of Proposal

The applicant is proposing construction of a 988-square foot warehouse in the approximate center of the lot. Parking for one vehicle will also be constructed. Landscape vegetation will be installed around the proposed building. The proposal will meet all zoning standards for developments in General Industrial 2 (IG U/85) zones. The project also meets Environmentally Critical Areas (ECA) development standards by locating all proposed development outside the ECA and buffer.

Public Comment

Notice of the proposal was provided on August 18th, 2013, and ended August 29th, 2013. One comment was received. However, this comment did not address development features that are within the scope of this proposal.

SEPA ANALYSIS

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant and dated August 8th, 2013. The information in that checklist, associated plans and reports, public comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The project site is located in an environmentally critical area (landslide-prone area) and, therefore, the application is not exempt from SEPA review. However, SMC 25.05.908.B provides that the scope of environmental review of projects within critical areas shall be limited to: 1) Documenting whether the proposal is consistent with The City of Seattle Regulations for Environmentally Critical Areas, SMC Chapter 25.09; and 2) Evaluating potentially significant impacts on the environmentally critical area resources not adequately addressed in The City of Seattle Environmentally Critical Areas Policies or the requirements of SMC Chapter 25.09, Regulations for Environmentally Critical Areas, including any additional mitigation measures needed to protect the environmentally critical areas in order to achieve consistency with SEPA and other applicable environmental review laws.

The Department of Planning and Development has reviewed and analyzed the environmental checklist submitted by the project applicant, the accompanying project plans, and geotechnical report, and determined that this action will not result in significant adverse impacts to the environment. 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). The following summarizes anticipated short and long term impacts and identifies regulations in place that will mitigate these impacts.

Short-term Impacts

Site grading and preparation for the foundation of the proposed addition will expose soil, leading to increased potential for soil erosion during construction until the site is permanently stabilized by establishment of new vegetation and landscaping. Several adopted codes and/or ordinances provide mitigation for the identified impact. The Grading Code (SMC Chapter 22.170) requires that soil erosion control techniques be in place for the duration of the land disturbing activities. The Regulations for Environmentally Critical Areas (SMC Chapter 25.09), with a stated purpose of avoiding adverse environmental impacts, regulate all activities on sites with ECAs. The applicant submitted a geotechnical engineering memo prepared by Marc McGinnis of GEOTECH CONSULTANTS, INC., dated October 2nd, 2013, which discusses a shoring and excavation plan configured to avoid any direct disturbance on the steep slope ECA or its required 15-foot buffer. The geotechnical memo and the construction plans for the proposal have been reviewed by the DPD geotechnical reviewer and found to be in compliance with the City's standards for development on sites with geologic hazard areas. While typical temporary construction-related impacts are expected, these impacts are not considered significant because they are temporary and/or minor in scope (SMC 25.05.794). Therefore, no further conditioning pursuant to SEPA policies is warranted.

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

Long-term Impacts

Long-term or use-related impacts are anticipated as a result of approval of this proposal including: increased surface water runoff due to greater site coverage by impervious surfaces; increased demand for public services and utilities; loss of plant and animal habitat; and increased light and glare.

Several adopted City codes and/or ordinances provide mitigation for the identified impacts. Specifically these are: the Environmentally Critical Areas Regulations; the Stormwater Code, Grading Code; the City Energy Code; and the Land Use Code, which controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of long term impacts. Therefore, no further conditioning is warranted by SEPA policies.

Operational activities, primarily vehicular trips associated with the project, and the project's energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project.

The project is located in an industrial (IG2) zone immediately abutting a residential zone (LR1). Therefore, there is a potential for use conflicts between the industrial and residential zones. However, the proposed structure is set back approximately 14 feet from the south property line and zone edge and landscaping including small trees and shrubs will be planted on the south side of the building (shown on Plan Sheet A0.0). This setback and landscape buffer will be required as a condition of approval for this project.

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 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).

CONDITIONS

For the Life of the Project

- 1). Landscaping and building setback shown on Plan Sheet A0.0 to be maintained.

Signature: _____ (signature on file) Date: November 11, 2013
Seth Amrhein, Senior Environmental Analyst
Department of Planning and Development

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