



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: 3015965
Applicant Name: Kathleen Schilb
Address of Proposal: 5601 1st Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application to expand an existing light manufacturing structure (bakery) and allow a 24,490 square foot addition for storage and distribution. Project includes 500 cu. yds. of grading. Parking for 40 vehicles will be provided on the site.

Seattle Municipal Code (SMC) requires the following approvals:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

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

BACKGROUND DATA

Site Location and Zoning Designation

The project is located on a parcel fronted by 1st Avenue S to the east, S Orcas Street to the south, E Marginal Way S to the west, and S Findlay Street to the north. The site is in the Duwamish Manufacturing/Industrial Area, several miles south of downtown Seattle. The property is within a General Industrial 2 zone with an 85-foot height limit (IG2-U/85). A 45,400 square foot structure used as a bakery (Essential Baking Company) currently is on the site. The site is within a liquefaction-prone area.

Vicinity Description

The IG2-U/85 zoning continues north, south, and east of the site. Land zoned General Industrial 1 with an 85-foot height limit (IG1-U/85) is located west of the subject property. An Urban Industrial Shoreline Zone is located about 800 feet west of the site. The surrounding area includes a mix of industrial activities, including manufacturing, distribution, and warehousing.

Proposal Description

The proposed project would construct a one-story, 24,490 square foot storage/distribution building west of the existing bakery. Parking for 40 vehicles would be provided on the site. Additionally, the building would have 11 loading docks, seven on the north side accessed through S Findlay Street and four on the south side, off of S Orcas Street.

Public Comments

The SEPA comment period for this project ended on October 9, 2013; no comments were received.

ANALYSIS - SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Washington State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (SMC Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant and dated September 5, 2013, and annotated by this 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. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature or limited effects, these impacts are not expected to be significant.

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

Short-term (construction-related) Impacts

The following temporary or construction-related impacts are expected during the construction period: temporary soil erosion; decreased air quality due to increased dust and other suspended air particulates during excavation, filling, and transport of materials to and from the site; increased noise and vibration from construction operations and equipment; increased traffic demand from construction personnel traveling to and from the work site; and consumption of renewable and non-renewable resources. Compliance with applicable code and ordinances will reduce or eliminate most adverse short-term impacts to the environment. These include the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Noise Control Ordinance (SMC 25.08), the Street Use Ordinance (SMC Title 15), and the Seattle Building Code. Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality.

Greenhouse Gas Emissions: 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. No conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Long-term (operational) Impacts

Long-term or use-related impacts are anticipated as a result of this proposal, including increased building bulk and scale on the site; increased demand for public services and utilities; and increased light and glare. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

Earth

The proposal site is located in a liquefaction area, with artificial fill soils including loose to medium silt, silty sand, and sand. A geotechnical report will be prepared and submitted with the building permit application. As any necessary mitigation will be required as part of the building permit review, no SEPA conditions are warranted.

Greenhouse Gas Emissions

Operational activities 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.

Traffic

The project will result in consolidation of storage space, moving off-site storage on-site. This will shift a small number of trips from other sites to the subject property, but will not result in a noticeable impact on the adjacent roadway system. No SEPA mitigation 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 of 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: December 16, 2013
John Shaw, Senior Transportation Planner
Department of Planning and Development

JS:drm

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