



City of Seattle
Edward B. Murray, Mayor

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: 3017009
Applicant Name: Stefan Wynn for John Gaines
Address of Proposal: 3443 Thorndyke Avenue West

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a 2-story, 27,184 sq. ft. light manufacturing building with surface parking for 12 vehicles located on the site. Existing structure to remain.

The following approval is required:

SEPA – Environmental Determination- Chapter 23.05 Seattle Municipal Code

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

BACKGROUND DATA

The site is located on Thorndyke Avenue West just north of West Bertona Street and adjacent to the Burlington Northern Rail right of way west of the site in the Interbay neighborhood. The 39,905 sq. ft. site contains an existing building with approximately 15,860 sq. ft. of warehouse.

The site is zoned Industrial General 2 with a 45-foot height limit (IG2-45) as are all properties in the vicinity. The site is located in the Ballard Interbay Northend Manufacturing/Industrial Center (BINMIC).

Proposal

The applicant proposes to construct a new 2-story, 27,184 sq. ft. structure for general manufacturing and warehouse use. Twelve parking spaces are proposed.

Public Comment

One comment letter was received from the public during the comment period that ended on June 11, 2014.

ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the 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 May 1, 2014. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the applicant; reviewed project plans and any additional information in the file and any pertinent comments which may have been received regarding this proposed action have been considered. However, due to the temporary nature or limited effects, the impacts are not expected to be significant.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. 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.

Codes and development regulation applicable to this proposed project will provide sufficient mitigation from short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC22.800-808), the Grading Code (SMC22.170), the Street Use Ordinance (SMC Title 15), the Building Code, and Noise Control Ordinance (SMC 25.08).

Short-Term Construction Impacts

The following temporary or construction-related impacts are expected: 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 and parking demand from construction personnel traveling to and from the work site; consumption of renewable and non-renewable resources; disruption of utilities serving the area; and conflict with normal pedestrian movement adjacent to the site. Compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment.

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.

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).

Long-Term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, including: increased surface water runoff due to greater site coverage by impervious surfaces; loss of plant

and animal habitat; traffic and transportation impacts. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

Greenhouse gas emissions- Operational activities, primarily vehicular trips associated with the project and the projects' 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.

Environmental Health

The environmental checklist identified contaminated soils on the site. The applicant has proposed the site for the (DOE) Voluntary Cleanup program to removed contaminated soils which is proposed under issued grading permit #6418365 (revised by permit #6438435). Documentation (Department of Ecology Opinion letter dated January 7, 2014) was provided by the applicant identifying the presence of gasoline-range petroleum hydrocarbons. If not properly handled, existing soil contamination could have an adverse impact on environmental health. DOE has determined, in the Opinion letter that the site has relatively few contaminants and the proposed cleanup plan to remove six inches of soil and cap with three inches of asphalt is adequate for the protection of human health and groundwater and meets the requirements of the Model Toxics Control Act.

No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC25.05.665).

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 43.21.C), 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.(2)(C).

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(2)(C).

SEPA CONDITIONS

None required.

Signature: (signature on file) Date: October 2, 2014
Marti Stave, Senior Land Use Planner
Department of Planning and Development