



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: 3017175
Applicant Name: Andy Hartung of McGranahan Architects
Address of Proposal: 6000 16th Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a new 3-story, 58,000 sq. ft. classroom, labs and office building (Integrated Education Center, South Seattle College) in an environmentally critical area. Review includes 22,928 sq. ft. demolition of existing building (Cascade Court). No change in parking. An addendum to the Final Environmental Impact Statement for the South Seattle College Major Institution Master Plan has been prepared.

The following approval is required:

SEPA – For conditioning only - 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.

*SEPA Addendum to the Final EIS. South Seattle College has prepared an addendum to the Final Major Institution Master Plan EIS. It adds information to the EIS relating to the proposed Integrated Education Center Project. The information set forth in the addendum does not substantially change the analysis of significant impacts and alternatives in the Final EIS (SSC, 2006).

BACKGROUND INFORMATION

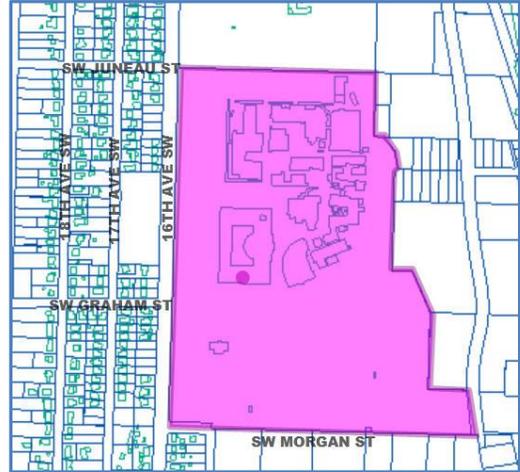
Site and Vicinity

The project site is located at the South Seattle College (SSC) campus at the corner of 6000 16th Avenue SW and SW Morgan Street. The campus is approximately 88 acres in size and the

project work area is estimated to be approximately 4.8 acres on the west side of campus. Steep slope environmentally critical area (ECA) is located along the east edge of the campus. An ECA exemption was issued by DPD for the project because the project work area is substantially distant from the steep slope.

Zoning

The proposal is located in a Major Institution Overlay zone, 50 foot height limit with Lowrise 1 underlying zoning (MIO-50-LR-1). Adjacent zoning is single family zoning (SF 5000, SF 7200).



Proposal

South Seattle College (SSC) proposes to locate the Integrated Education Center (IEC) adjacent to the campus main entry along 16th Avenue SW in an undeveloped area of the campus. The new 58,000 square foot IEC will replace the existing Cascade Court building which will be demolished. The IEC will provide room for expanding courses in the Health Care Programs, offices, and basic skills training. The new building will observe a 100 foot building setback from the west property line as outlined in the SSC Major Institution Master Plan (MIMP).

Background Information

The Integrated Education Center was identified in the planned development in the SSC major Institution Master Plan (MIMP) adopted by Ordinance 122398 and signed by the Mayor on May 3, 2007.

Previous SEPA Related Actions

Prior to applying for a Master Use Permit, SSC exercised its prerogative to act as lead agency for environmental review. A Determination of Non-Significance (DNS) was issued by SSC on March 18, 2015. SSC submitted its MUP application to DPD for review (Project # 3017175). For the purposes of this permit application, exercise of substantive SEPA authority by DPD is limited to conditioning only for impacts previously identified by SSC. Conditioning pursuant to this authority will rely on the threshold DNS issued by the SSC and on environmental documents prepared by them.

Public Comments

Notice of the proposed project was published on October 9, 2014. No public comments were received.

Major Institutions Planning

South Seattle College operates under a Major Institution Master Plan (MIMP) which authorizes its development. The plan was adopted in late 2006. The Department of Neighborhoods (DON),

who facilitate the process, note that development of this plan was one of the less controversial Major Institutions planning process due in part to the large 88 acre campus in southwest Seattle.

South Seattle College abuts a residential neighborhood almost exclusively along its western edge. During planning, SSC responded to neighborhood requests and established a 100 foot setback at the western edge and a 50 foot height limit. Adjacent homes west of the campus benefit from improvements along 16th Avenue Boulevard and the wide building setback. No home would be closer than 180 feet from any college development (building setback and right of width). In large part because of these provisions SSC's Community Advisory Committee and the Department of Neighborhoods recommend approval of the MIMP. No major concerns were raised to the Hearing Examiner during the MIMP phase. Since the MIMP adoption no significant development has occurred. The SSC Community Advisory Committee has had little to review and active membership has dwindled below the number of members needed to call a quorum. The Committee is now essentially inactive.

Under the Land Use Code the SSC Community Advisory Committee is to be given the opportunity to review any new projects growing out of the plan. Last year SSC initiated plans to build one of the buildings authorized under their plan, the IEC. Members of the existing committee were polled to determine their interest in resuming meetings. Many were no longer active and none interested in the task so long as the project adhered to the provisions of the adopted plan.

The Department of Neighborhoods then solicited new members willing to serve on the Committee. Notice was first mailed to the surrounding neighborhood blocks and when no one stepped forward to serve; notice was sent to the entire Puget Ridge/Delridge area. A great deal of effort by DON was spent on mailing and attending meetings to solicit interest. Community Councils, the District Councils, and many others were contacted; notices were placed in local blogs. No one felt that this special review was needed so long as the proposal remained within the very strict constraints of the Master Plan. The proposal is within development standards of the MIMP.

After five months effort, DON has determined that no further action is necessary. Existing and past members were apprised of the opportunity to review the plan and chose to forgo review. Additional members were sought and did not feel that this issue warranted their volunteering for the Committee. Therefore, DON has recommended that DPD proceed with normal SEPA review.

ANALYSIS - SEPA

The proposal's environmental impacts have been analyzed in environmental documents prepared by South Seattle College. Documents include a SEPA checklist dated March 18, 2015 and a Determination of Non-Significance (DNS) issued by South Seattle College also dated March 18, 2015.

Seattle Municipal Code (SMC) Section 25.05.660 provides that proposals can be conditioned in order to mitigate environmental impacts. All conditions must be related to impacts identified in the environmental documents, based on adopted policies, and must be reasonable and capable of being accomplished. This proposal is reviewed under that substantive SEPA authority.

The Department is reviewing the environmental impacts of the proposal in order to impose further conditions, if necessary. Disclosure of the potential impacts from this proposal was made

in the environmental documents listed above. This information, supplemental information provided by the applicant such as plans, written descriptions of the project, geotechnical report, construction requirements, arborist reports, and renderings, and the experience of this agency with review of similar proposals form the basis of this analysis and conditioning.

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

Codes and development regulations applicable to this proposed project will provide sufficient mitigation for short and/or long term impacts. Applicable codes may include the Stormwater Code (SMC 22.800-808), the Grading Code (SMC 22.170), the Street Use Ordinance (SMC Title 15), the Seattle Building Code, and the Noise Control Ordinance (SMC 25.08), Puget Sound Clean Air Agency regulations, and city ECA regulations.

Environmental impacts were identified in the SSC environmental documents which can be found in the city’s electronic file for this project 3017175 and at the City of Seattle Applicant Services Center floor 20 of Seattle Municipal Tower. Some minor or short term impacts are identified in the SEPA checklist. Possible impacts and minor impacts are discussed below.

Short Term Impacts

The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during construction 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. Compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment.

Earth

The project will require grading/excavation and construction permits. The existing Codes (The City of Seattle Stormwater Code, SMC 22.800, Regulations for Environmentally Critical Areas SMC 25.09, and the City of Seattle Grading Code SMC 22.170) provide authority to require appropriate mitigation for this project. Surface water controls (i.e. temporary interceptor swales, check dams, silt fences, etc.) will be constructed simultaneously with any clearing and grading for project development. Surface water and erosion control measures will be relocated or new measures will be installed so as site conditions change, erosion control measures remain in accordance with City of Seattle Best Management Practices (BMP) requirements during the construction period. No further conditioning or mitigation is warranted.

Grading/excavation

There will be some excavation and removal of material for the project. Approximately 3,950 cubic yards of fill and 1,800 cubic yards of excavation is expected. During grading and excavation City code (SMC 11.74) provides that material hauled in trucks not be spilled during transport. The City requires a minimum of one foot of "freeboard" (area from level of material to the top of the truck container) be provided in loaded, uncovered trucks which minimize the amount of spilled material and dust from the truck bed in route to or from a site.

The contractor will obtain the City of Seattle's Department of Planning and Development (DPD) approval that erosion control measures are in place and functioning and will maintain erosion control measures as earthwork and utility construction commences in accordance with City of Seattle standards, as part of building permit review. No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Air Quality

Demolition, grading and construction activities each may create adverse air quality impacts in the surrounding area. The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. The Stormwater Code (SMC 22.800-808) and the Grading Code (SMC 22.170) regulate on-site grading activities and require that soil erosion control techniques be initiated for the duration of the work. Construction activities will include several measures to minimize impacts to air quality. The contractor chosen for the proposed project will be required to comply with the Puget Sound Clean Air Agency's (PSCAA) Regulation I, Section 9.15 requiring reasonable precautions to avoid dust emissions and Regulation I, Section 9.11 requiring the best available measures to control emissions of odor-bearing contaminants. The contractor will be required to comply with recommendations in the Washington Associated General Contractor brochure "Guide to Handling Fugitive Dust from Construction Projects." No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Environmental Health

A Phase I Abatement and Finishes Removal process will be conducted to remove any toxic materials, such as asbestos containing materials, PCB containing light ballast, mercury - containing fluorescent lighting tubes and switches, in advance of Cascade Court demolition activities. Project specifications require adherence to all applicable local, state and federal regulations governing hazardous materials removal and disposal, eliminating public exposure. No mitigation is necessary or warranted.

Construction Noise

There will be some excavation and construction activities which may contribute to noise in the area and which could temporarily adversely affect the surrounding residential uses. The limitations of the Noise Ordinance are found to be adequate to mitigate potential noise impacts. Pursuant to the SEPA Overview Policy (SMC.25.05.665) and the SEPA Construction Impacts Policy (SMC 25.05.675 B), mitigation is not warranted.

Construction Vehicles and Construction Traffic

There will be a variety of construction vehicles required to prepare the building site and to support construction activities. As development proceeds, vehicles associated with construction of the building could temporarily adversely affect the surrounding residential uses. Truck trips are expected to number about 197 truckloads with 20 yard capacity. The SSC will require the selected contractor to develop a construction management plan (CMP) that addresses traffic and pedestrian control during school construction. It will define truck routes, lane closures, walkway closures, and parking disruptions, as necessary. To the extent possible, the CMP will direct trucks along the most appropriate route to arterials and away from residential streets to avoid unnecessary conflicts with resident and pedestrian activity. Further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665). A condition is placed on the project to provide the CMP per SDOT specifications found at the following link: <http://www.seattle.gov/transportation/CMP.htm>. Conditions are enumerated at the end of this document.

Construction Parking

During construction, parking demand will increase due to additional demand created by construction personnel and equipment. It is the City's policy to minimize temporary adverse impacts associated with construction activities. Construction workers can be expected to arrive in early morning hours and to leave in the mid-afternoon. Surrounding residents generate their peak need for on-street parking in the evening and overnight hours when construction workers can be expected to have departed. To the extent possible, construction employee parking will be contained on-site. No additional conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and 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 further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Historic Preservation

The City of Seattle has determined that preserving historic buildings and districts is important to the citizenry for retaining a living sense and appreciation of the past, and has established the Landmarks Preservation Board (LPB) to determine the historical and cultural significance of individual buildings and sites. No buildings older than 50 years will be removed. An *Inadvertent Discovery Plan* will be included in the project specifications for the contractor to address excavation activities. No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

SSC has proposed mitigation to address short term impacts as described in the SEPA documents. The measures outlined in their environmental documents adequately address impacts. Further conditioning of the short term impact elements of the project is warranted pursuant to SEPA policies and enumerated at the end of this document.

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; increased bulk and scale on the site; increased greenhouse gas emissions, increased demand for public services and utilities; loss of plant and animal habitat; and increased light and glare. 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. No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Air

Upon completion, the project will result in a similar level of air quality over existing conditions, especially at morning and afternoon peak loading and unloading periods. The impact of the proposed project on air quality in the area is not anticipated to be significant. Therefore, no mitigation measures are required.

Plants

To accommodate the proposed improvements, approximately 30 trees will be removed. No exceptional trees are expected to be removed. The landscape plan includes restoration and planting approximately 82 trees as noted in the landscape plans to mitigate loss of the trees and to create a quality planting plan. A condition is place on the project to provide evidence from a qualified landscape professional that no trees slated for removal are exceptional or part of an exceptional grove. No further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

Light and Glare

Exterior lighting on the site will be expanded and interior lighting will be noticeable during some dark hours during the school year. Exterior lighting around the school building is anticipated to remain similar to former conditions but with improved fixtures to reduce spillover and glare. New lighting will increase light impacts but new modern fixtures reduce spillover and glare and it is anticipated that the lights will be on timers to be activated only during school-related activities. With these controls in place no further mitigation is warranted.

Traffic and Transportation

Technical information regarding traffic impacts and projections for the school's re-opening is included in a Traffic Impact Analysis, prepared by Transportation Solutions, Inc. dated January 27, 2015. The Analysis is available for review on the DPD website at <http://www.seattle.gov/dpd/>. The report analysis states that the change in traffic volume and parking demand show that the IEC will not generate new traffic or parking impacts beyond those disclosed in the 2005 MIMP EIS and conditions may improve slightly over original forecasts.

South Seattle College has outlined the specific mitigation listed above to address possible impacts. The City of Seattle is charged to add additional conditioning if necessary. The mitigation listed above addresses any impacts as appropriate to address possible impacts. Therefore, no further mitigation is warranted.

DECISION - SEPA

The application is **CONDITIONALLY GRANTED**.

CONDITIONS – SEPA

Prior to any building permit

1. Provide a construction management plan (CMP) following SDOT standards.
2. Provide evidence from a qualified landscape professional that no trees slated for removal are exceptional or part of an exceptional grove.
3. Prepare an *Inadvertent Discovery Plan* to have on file.

Signature: retagonzales-cumneutubby for _____ Date: July 20, 2015
Holly J. Godard
Senior Land Use Planner
Department of Planning and Development

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IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

Master Use Permit Expiration and Issuance

The appealable land use decision on your Master Use Permit (MUP) application has now been published. At the conclusion of the appeal period, your permit will be considered "approved for issuance". (If your decision is appealed, your permit will be considered "approved for issuance" on the fourth day following the City Hearing Examiner's decision.) Projects requiring a Council land use action shall be considered "approved for issuance" following the Council's decision.

The "approved for issuance" date marks the beginning of the **three year life** of the MUP approval, whether or not there are outstanding corrections to be made or pre-issuance conditions to be met. The permit must be issued by DPD within that three years or it will expire and be cancelled (SMC 23-76-028). (Projects with a shoreline component have a **two year life**. Additional information regarding the effective date of shoreline permits may be found at 23.60.074.)

All outstanding corrections must be made, any pre-issuance conditions met and all outstanding fees paid before the permit is issued. You will be notified when your permit has issued.

Questions regarding the issuance and expiration of your permit may be addressed to the Public Resource Center at prc@seattle.gov or to our message line at 206-684-8467.