



City of Seattle

Gregory J. Nickels, 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: 2409087
Applicant Name: Craig Belcher for 6050 Emway South, LLC
Address of Proposal: 6050 East Marginal Way South

SUMMARY OF PROPOSED ACTION

Master Use Permit for future demolition of two existing structures totaling 74,204 square feet. Project includes reconfiguring existing truck and accessory parking. Existing use as a cargo terminal to continue.

Note: The initial notice for the proposed application read: “Master Use Permit to establish use for principal use parking containing 345 parking spaces. Project includes demolition of three existing structures for a total of 74,718 square feet.” The project description has been revised to accurately reflect the continued use of the site as a cargo terminal. Principal use parking is not proposed. The site contains only two structures, both of which will be demolished.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code

SEPA DETERMINATION: Exempt DNS EIS

DNS with conditions

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

BACKGROUND DATA

Site and Vicinity Description

The site is located in the Duwamish Industrial area in an Industrial General-2 zone, with a height limit of 85 feet. (IG2/85). The site is bordered on the west by East Marginal Way South, abuts parcels on all other sides with the exception of its primary street access at the end of South Front Street to the east. All surrounding zoning is IG 2/85.

The two buildings proposed for demolition were formerly used for cargo freight transfer, associated offices, and vehicle maintenance. The remainder of the site is striped for truck storage and accessory parking for employees.

Proposal

The proposal is to demolish the two buildings containing a total of approximately 74,718 sq. ft. of floor area. The building foundation slabs will remain. The site will be re-striped for cargo container transfer and storage, with some accessory parking for employees.

Public Comment

No public comment letters were received during the public comment period which ended May 11, 2005.

ANALYSIS

The Department of Planning and Development has analyzed and annotated the environmental checklist dated March 8, 2005 and reviewed the project plans and any additional information in the file. As indicated in the checklist, this action could result in demolition related adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Codes and development regulations applicable to this proposed project will generally provide sufficient mitigation. The only conditioning or further mitigation that is warranted pursuant to the SEPA Overview Policy (SMC 25.05.665) is for the proponent to notify the Puget Sound Clean Air Agency of building demolition plans, prior to issuance of a demolition permit (including prior to issuance of this MUP, which authorizes demolition).

This condition is imposed pursuant to SEPA authority to mitigate air quality impacts (SMC 25.05.675 A).

Long - Term Impacts

No long-term impacts are expected as a result of the proposed building demolition and continued use of the site as a cargo terminal, therefore, no mitigation under SEPA is necessary.

DECISION

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.

- 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).

CONDITIONS

Prior to the Issuance of the Master Use and/or Demolition Permits

1. The owner(s) and/or responsible party(s) shall submit a copy of the PSCAA Demolition Permit to the DPD demolition permit reviewer prior to issuance of a demolition permit.

Signature: _____ (signature on file) Date: July 21, 2005

Art Pederson, Land Use Planner
Department of Planning and Development

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