



City of Seattle

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Gregory J. Nickels, Mayor  
**Department of Planning and Development**  
Diane Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3004001  
**Applicant Name:** Kevin Broderick  
**Address of Proposal:** 5303 1<sup>st</sup> Avenue S.

**SUMMARY OF PROPOSED ACTION**

Land Use Permit to allow a two-story 14,976 square foot administrative office building in an environmentally critical area. Project includes the addition of 34 surface parking stalls. Project also includes 83 cubic yards of grading.

The following approval is required:

**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: The project site is located on 1<sup>st</sup> Avenue S. in the South Seattle Neighborhood between S. Bennett St. and S. Brandon St. Utah Avenue S. is the Street that runs along the west side of the project.

- Zoning: The site is located in a General Industrial 2 zone (IG-2) with an 85-foot maximum height limit and is within the Duwamish Manufacturing/Industrial Center as designated in Seattle's Comprehensive Plan.
- Project Site: The site contains approximately 25,341 square feet and has approximately 136.54-feet of frontage along First Avenue South and 136.53-feet of frontage along Utah Avenue South. There is a vacated alley adjacent to the south property line and the north property line is adjacent to vacated South Bennett Street. The topography of the site is relatively flat at street level.
- Street Access: Access to the site is via First Avenue South which at this location is a four-lane paved arterial developed with curbs, gutters and sidewalks on both sides of the street
- Existing Use: The property is developed with a one story Administrative Office, which is proposed for demolition under another permit.
- Zoning in Vicinity: Properties located in the area are zoned IG-2 U/85. The property is also within an Environmentally Critical Areas (ECA) liquefaction zone.
- Uses in Vicinity: There is a mix of various commercial and industrial uses in the vicinity of the project site.
- Proposal Description: The applicant proposes to construct a two story, 14,976 sq. ft., administrative office building. The project includes the addition of 34 surface parking stalls. The project also includes 83 cubic yards of grading. Two existing access driveways on First Avenue South are proposed to be removed and a 22-foot access driveway is proposed from Utah Avenue South. A trash corral is proposed at the northwest corner of the property. There is a second structure on the north side of the property. The relocated warehouse building was previously permitted under Project No. 2505444.

#### Public Comments

No comment letters were received during the comment period that ended April 5<sup>th</sup>, 2006.

#### ANALYSIS – SEPA

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle 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 January 12<sup>th</sup>, 2006. The information in the checklist, pertinent public

comment, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The Department of Planning and Development has analyzed the environmental checklist submitted by the project applicant; and reviewed the project plans and any additional information in the file. As indicated in this analysis, this action will result in some adverse impacts to the environment. However, due to their temporary nature and limited effects, the 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 and environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation”* subject to some limitations. Short-term adverse impacts are anticipated from the proposal. No adverse long-term impacts on the environmentally critical area are anticipated.

#### Short-term Impacts

Short-term or construction activities could result in the following adverse impacts: soil erosion and runoff, mud and dirt on adjacent streets, emissions from construction machinery and vehicles, increased dust levels, increased noise levels, spot glare and lighting, blockage of sidewalks adjacent to the site, occasional disruption of adjacent vehicular traffic, and small increase in traffic and parking impacts due to construction workers' vehicles. Several construction-related impacts are mitigated by existing City codes and ordinances applicable to the project.

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts. The proposal includes approximately 83 cu. yds. of grading. The Stormwater, Grading and Drainage Control Code regulate site excavation and require that soil erosion control techniques be initiated for the duration of work. The Street Use Ordinance requires watering streets to suppress dust, on-site washing of truck tires, removal of debris, and regulates obstruction of the pedestrian right-of-way. The Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate most short-term impacts to the environment and no further conditioning pursuant to SEPA policies is warranted.

Air Quality - The Puget Sound Clean Air Agency (PSCAA) regulations require control of fugitive dust to protect air quality. Compliance with PSCAA regulations will mitigate the potential adverse short term impacts to air.

Traffic - Existing City code (SMC 11.62) requires truck activities to use arterial streets to every extent possible. The proposal site is near several major arterials and traffic impacts resulting from the truck traffic associated with the hauling of debris will be of short duration and mitigated by enforcement of SMC 11.62.

The availability and proximity of transit is adequate. The amount of traffic expected to be generated, by this proposal is within the capacity of the streets in the immediate area and therefore, no SEPA mitigation is warranted for traffic impacts.

Long-term Impacts

Long-term or use related impacts are also anticipated from the proposal: increased surface water runoff from greater site coverage by impervious surfaces; increased bulk and scale on the site; increased pedestrian and vehicular traffic; parking demand due to residents and visitors; increased airborne emissions resulting from additional traffic; increased ambient noise due to increased human activity; increased demand on public services and utilities; increased light and glare; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope. Compliance with all other applicable codes and ordinances is adequate to achieve sufficient mitigation of most long term impacts and no further conditioning is warranted by SEPA policies.

**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 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).

**CONDITIONS – SEPA**

None.

Signature: \_\_\_\_\_ (signature on file) Date: June 8, 2006  
Joan S. Carson, Land Use Planner II  
Department of Planning and Development