City of Seattle

Gregory J. Nickels, Mayor
**Department of Design, Construction and Land Use**
D. M. Sugimura, Director

**CITY OF SEATTLE**
**ANALYSIS AND DECISION OF THE DIRECTOR OF**
**THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

**Application Number:** 3002855

**Applicant Name:** Mark Snyder

**Address of Proposal:** 36 S. Hudson Street

## SUMMARY OF PROPOSED ACTION

Master Use Permit for construction of a 2,835 square foot mezzanine in an 11,924 square foot warehouse and light manufacturing building currently under construction and 17,000 square feet of outdoor storage area. The 11,924 square foot building and associated 19 parking spaces were approved under permit numbers 2500629 and 6063320.

The following approval is required:

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

**SEPA DETERMINATION**: [ ] Exempt [X] DNS [ ] MDNS [ ] 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 zoned Industrial General 1, with a height limit of 85 ft. (IG1/85'). The subject property occupies the block fronts facing South Hudson St and Colorado Avenue South. At the time of site visit (December 30, 2006), the site was currently graded flat and the foundation was under construction. The building will be located in the northeast section of the property, with parking to the south and outdoor storage area to the west. Nearby development consists of warehouse, light manufacturing, and surface parking lot use.

Proposal Description

The applicant proposes to expand the approved use of an 11,924 sq. ft. one-story warehouse and light manufacturing building to add a 2,850 square foot mezzanine for the purpose of storage and meeting area. The applicant also proposes to add 17,000 square feet of outdoor storage area. The proposal is subject to environmental review because the addition is physically related to the prior permits closely enough to be considered a single course of action.

The total building height and the footprint would remain the same as was approved in the previous permits. Proposed building expansion would occur at the interior of the building. Parking would remain unchanged from the approved permits. Proposed outdoor storage area would occupy the remainder of the lot.

Public Comments

Public notice of the application was issued on December 29, 2005. No public comments were offered.

## ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist (dated November 22, 2005), and supplemental information in the project file submitted by the applicant's agent. The information in the checklist, the supplemental information, and the experience of the lead agency with the review of similar projects form the basis for this analysis and decision.

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. Under such limitations/circumstances (SMC 25.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

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; increased noise and vibration from construction operations and equipment; and increased traffic and parking demand from construction personnel. These impacts are not considered significant because they are temporary and/or minor in scope.

Compliance with existing ordinances, such as the Street Use Ordinance and the Noise Ordinance will provide sufficient mitigation. The other impacts not noted here as mitigated by codes or conditions (e.g., increased traffic and parking demand from construction personnel) are not sufficiently adverse to warrant further mitigation by conditioning. These impacts are not considered significant; however some of the impacts warrant further discussion and review.

*Air Quality*

Construction activities may create dust, leading to an increase in the level of suspended particulates in the air, which could be carried by winds out of the construction area. The Street Use Ordinance (SMC 15.22) requires watering the site, as necessary, to reduce dust. In addition, the Puget Sound Clean Air Agency (PSCAA regulation 9.15) requires that reasonable precautions be taken to avoid dust emissions. In addition to spraying water or chemical suppressants, this may require activities, which produce air-borne materials or other pollutant elements to be contained within a temporary enclosure. Construction could require the use of heavy trucks and smaller equipment such as generators and compressors. These engines would emit air pollutants that would contribute slightly to the degradation of local air quality. Since the demolition activity would be of short duration, the associated impact is anticipated to be minor, and does not warrant mitigation under SEPA.

Long-term Impacts

Long-term or use-related impacts anticipated by the proposal include: increased intensity of use, potential increased parking demand, and vehicular traffic. These long-term impacts are not considered significant because the impacts are minor in scope. However, some of the impacts warrant further discussion and review.

*Parking Impacts*

The applicant has stated there will be 19 parking spaces constructed on site, all of which are located on the south portion of the site. These parking spaces were approved under previous permits and would not be modified as part of the proposal. The proposed use requires 19 parking spaces under SMC, which is the number of spaces provided by the applicant. No mitigation is warranted under SEPA.

*Traffic*

The proposed use would be a fence company, consisting of warehouse, light manufacturing, and administrative office space. The applicant has stated that the proposed use would employ a total of 33 to 34 people. Of these, 3-4 people work in the office, 5 sales people work partly at the office and partly at other sites, and 25 employees work primarily at other sites. The total commute trips to and from work, employee trips to and from the site during the day, and deliveries would total approximately 96-113 vehicle trips per day. Of these, a large majority would occur at the start and end of the business day. This area is dominated by warehouse use, which has peak traffic during daytime business hours. A signal light is located at S. Hudson St. and East Marginal Way S to regulate traffic flow.

The previous use was an outdoor storage area for large equipment and construction vehicles. The proposed change of use would only slightly increase vehicle trips per day for this area, and therefore the traffic-related impacts are not considered significant under SEPA (SMC 25.05.675.R).

## 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 requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] 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).

Signature: (signature on file) Date: February 9, 2006
Shelley Bolser, Land Use Planner
Department of Planning and Development

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