



City of Seattle
Seattle Public Utilities

**Drainage and Wastewater South Operations Center
SEPA Determination of Non-Significance (DNS)**

Description of Proposal

The City of Seattle's Charles Street Campus located at 1036 7th Avenue South is a shared site housing staff and equipment from several City departments, including SPU's Drainage and Wastewater (DWW) System Maintenance Division, the Department of Finance and Administrative Services (FAS) Fleet Services, and SDOT Operations. SPU recently determined that the DWW System Maintenance All-City and South District crews and equipment must be relocated from the Charles Street Campus to meet space needs. To improve integration and efficiency, SPU and FAS have decided to co-locate the following staff and their equipment and supplies:

- DWW System Maintenance Division – All-City and South District maintenance crews;
- DWW System Maintenance Division – Maintenance Strategies and Planning Section;
- SPU Source Control and Fats, Oils, and Grease (FOG) Program staff;
- SPU Fleets and Warehouse staff;
- SPU Emergency Management, Safety, and Security staff; and
- FAS Vehicle Maintenance work unit.

To accommodate these operations, SPU plans to redevelop the property located at 4500 West Marginal Way Southwest to create a new DWW South Operations Center. The DWW South Operations Center Project would replace or upgrade the main building's roof and exterior walls and mechanical systems, including heating and cooling, plumbing, and electrical systems. Exterior space improvements are expected to include installation of new buried utilities, repairs to existing stormwater piping and sanitary sewer facilities on and off-site, retrofitting paved areas with stormwater bioretention areas, adding a 40 foot tall radio tower adjacent to the main building for dispatch and emergency services, installing solar energy and rainwater harvest systems, constructing several lightly loaded structures that would be used primarily for storage and parking, and removing and replacing existing paved surfaces in areas to facilitate site and utility improvements. New structures would likely be supported with new shallow foundations. Additional site improvements would include enhancing safety at an existing railroad and bike path crossing at the site entrance, planting additional trees, and adding up to four electric vehicle charging stations. The completed DWW South Operations Center would operate seven days every week, would be completely fenced, and would be accessible only to those individuals having required authorization.

Proponent

Seattle Public Utilities
Seattle Municipal Tower Suite 4900
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Seattle, WA 98124-4018

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Location of Proposal

The property is located at 4500 West Marginal Way Southwest (tax parcel 7666703680) in the Industrial District West neighborhood of the City of Seattle. The 261,361 SF (6 acre) property is bordered by Herring's House Park [Seattle Department of Parks and Recreation (SPR)] to the south, industrial lands to the north and east, and by West Marginal Way Southwest on the west. The property is in the NW ¼ of Section 18, Township 24 North, Range 04 East.

Lead Agency

Seattle Public Utilities, the lead agency for this proposal, has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This Determination of Non-Significance (DNS) is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen (14) days from the date below.

A copy of the environmental checklist is available at:

- Seattle Public Utilities, General Manager/CEO's Office Main Reception Area, Seattle Municipal Tower, Suite 4900, 700 Fifth Avenue, Seattle, Washington
- Seattle Central Library, Public Review Documents, Level 5 Reference
- On-line at <http://www.seattle.gov/util/SouthOperationsCenter/>

Public and Agency Comments

Comments on this DNS must be submitted by July 24, 2017 and must be sent to:

Betty Meyer, SEPA Responsible Official
Seattle Public Utilities
Seattle Municipal Tower, Suite 4900
P.O. Box 34018
Seattle, WA 98124-4018
betty.meyer@seattle.gov

Signature: _____


Betty Meyer

Issue Date: July 10, 2017

Appeals

Appeals of this DNS must be accompanied by an \$85.00 filing fee and must be filed by 5:00 p.m. on July 31, 2017. Delivery of appeals filed by any form of USPS mail service may be delayed by several days. Allow extra time if mailing an appeal.

- Written appeals must be sent to:
City of Seattle Hearing Examiner
700 5th Avenue Suite 4000
P.O. Box 94729
Seattle, WA 98124-4729

- Appeals can be filed electronically. Details on electronic filing procedures are available under “e-File” at the Office of the Hearing Examiner’s web site: <http://www.seattle.gov/examiner/>
- Filing fees must be paid by the appeal deadline and can be paid *via* check (made payable to the City of Seattle) or credit/debit card (Visa and MasterCard only). Credit/debit card payments can be made in-person or over-the-phone.

You should be prepared to make specific factual objections. Please refer to the Hearing Examiner Rules of Practice and Procedure for rules that govern appeals. These rules are available on the Hearing Examiner’s website at www.seattle.gov/examiner/rules-toc.htm or by calling 206-684-0521.

For interpretation services please call **206-233-7265**

Para servicios de interpretación por favor llame al **206-233-7265**