

Clerk File No. 310900

Clerk File Number: 310900
Council Conditional Use application of King County to construct a one-story 4,087 square foot office accessory to the West Point Treatment Plant in an environmentally critical area, located at 4215 36th Avenue West (Project No. 3011263, Type IV).

The City of Seattle – Legislative Department

Clerk File sponsored by: no sponsor required

Committee Action:

Date	Recommendation	Vote
01/21/11	APPROVE 3.0 SC, TB, SB	

Related Legislation File: _____

Date Introduced and Referred: 6-28-10	To: (committee): Built Environment
Date Re-referred:	To: (committee):
Date Re-referred:	To: (committee):
Date of Final Action: Jan. 24, 2011	Disposition: Approved

6-17-10

Date Filed with City Clerk

By _____

This file is complete and ready for presentation to Full Council. _____

Full Council Action:

Date	Decision	Vote
1/24/11	APPROVED	8-0 (excused: Conin)

CF No.310900

Title: Council Conditional Use application of King County to construct a one-story 4,087 square foot office accessory to the West Point Treatment Plant in an environmentally critical area, located at 4215 36th Avenue West (Project No. 3011263, Type

Date Filed with City Clerk: 201006/17



**Legislative Department
Seattle City Council
Memorandum**

Date: December 17, 2010

To: Sally Clark, Chair
Tim Burgess, Vice Chair
Sally Bagshaw, Member
Committee on the Built Environment (COBE)

From: Michael Jenkins, Council Central Staff

Subject: **Clerk File (CF) 310900:** Council Conditional Use application of King County to construct a one-story 4,087 square foot office accessory to the West Point Treatment Plant, in an environmentally critical area, located at 4215 – 36th Ave SW (Project No. 3011263, Type IV).

Overview

King County Department of Natural Resources, Wastewater Treatment Division, requests Council approve their Council Conditional Use (CCU) permit application to construct a 4,087 square foot¹ office structure at their West Point Sewage Treatment Plant. The West Point Sewage Treatment Plant is located at 4215 – 36th Ave West, in the Magnolia neighborhood, is zoned Single-family 5000 (SF 5000) and is accessed through Fort Lawton and Discovery Park.

As depicted in Attachment C, the proposed 21 foot tall, one story office structure would replace two modular buildings removed in 2009. The structure is designed for office staff and is located next to a larger building housing administrative offices and operation staff. Landscaping around the structure will also be provided. No new parking is proposed.

1. Type of Action – Standard of Review - No Appeal or Request to Supplement the Record

Seattle Municipal Code (SMC) 23.51A.002D requires that the City Council approve, as a Type IV quasi-judicial land use action, a CCU to expand or reconfigure a Sewage Treatment Plant in a SF 5000 zone. The request to construct additional office space is considered a reconfiguration of a sewer treatment facility and, as such, must meet criteria and standards that are designed to minimize and, where needed, mitigate any impacts of the facility expansion.

¹There is a discrepancy in the record as to the amount of the request. The Master Use Permit drawings refer to a 4,078 square foot office. The DPD recommendation, and their public notice of the proposal, refers to a 4,087 square foot office. The Hearing Examiner's recommendation references a 4,078 square foot structure. For this review, it is assumed that the request is for a 4,087 square foot structure.

Quasi-judicial actions are subject to the Appearance of Fairness Doctrine prohibiting ex-parte communication and the Council's rules on quasi-judicial proceedings (Resolution 31001). The Hearing Examiner establishes the record for the decision at an open-record hearing. After the hearing, the record may be supplemented through a timely request to Council only through an appeal or request to supplement the record.

No appeal of the Hearing Examiner's recommendation was filed, and there was no timely request to supplement the record.

Because there was no appeal or timely request to supplement the record, the Council's quasi-judicial rules require that the Council's decision be based upon the record as submitted by the Hearing Examiner, and that no oral argument be presented by the parties to the COBE. The Council's quasi-judicial rules provide that the action by Council must be supported by substantial evidence in the record.

The record contains the substance of the sworn testimony provided at the Hearing Examiner's open record hearing and the exhibits entered into the record at that hearing. Those exhibits include but are not limited to:

- The recommendation of the Director of the Department of Planning and Development (DPD);
- The environmental (SEPA) determination for the proposal;
- The application materials; and
- An audio recording of the Hearing Examiner's open record hearing.

The entire Hearing Examiner's record is kept in my office and is available for your review.

3. Materials from the Record Reproduced in COBE Notebooks

I have provided copies of the following exhibits from the Hearing Examiner's record:

1. The Hearing Examiner's Recommendation (including the findings of fact and conclusions supporting the recommendation) (Attachment A);
2. DPD Director's Analysis and Recommendation² (Attachment B);
3. Color renderings provided for the Hearing Examiner's hearing (Attachment C)³;
4. Reduced copy of the Master Use Permit review plan set (Attachment D)⁴; and,
5. A copy of King County's SEPA determination (Attachment E)⁵.

4. Summary of the record

Both DPD and the Hearing Examiner recommended that Council **APPROVE** the Council Conditional Use to construct the 4,087 square foot office structure. No conditions were recommended by either DPD or the Hearing Examiner.

² Hearing Examiner's Exhibit 4

³ Hearing Examiner's Exhibit 1

⁴ Hearing Examiner's Exhibit 5

⁵ Hearing Examiner's Exhibit 2

The following is a summary of the site, history of the use, the proposed development and the Hearing Examiner's conclusions.

A. Site

The site is occupied by King County's West Point Sewage Treatment Plant facility (facility). The facility, initially developed in 1966, was expanded in 1996 by Council approval. Located in the Magnolia neighborhood and along Elliott Bay, the 32 acre site includes a variety of structures that support the facility's role as a sewage treatment plant for the region. The site is zoned Single-family 5000 (SF 5000). While much of the site is located within environmentally critical areas (Seattle Municipal Code Section 25.09) including shoreline habitat area, steep slopes, wetlands and potential slide areas, the proposed structure has been sited outside these areas.

B. Surrounding area

The site and related facility are accessed through a road system that runs through both Fort Lawton and Discovery Park, which buffer the facility from adjacent single family uses to the east and south. The nearest residences to the facility are located approximately 3,000 feet to the southeast. These residences are screened from the facility by significant grade changes and mature vegetation.

C. Proposal

The proposal is to construct a 4,087 square foot, one story office structure accessory to the facility. Attachment C includes a conceptual rendering of the building, a site map, floor plans, and a landscape plan. Detailed plans and building elevations are included in Attachment D, the Master Use Permit plan set.

The proposed structure would be located at the southern portion of the site, between the facility's existing two-story administration and operation center and a separate multi-use building. The structure will replace several modular structures that were demolished in 2009. Two remaining modular structures shown in Attachment D will be removed for the new structure.

No new parking is proposed, as the facility currently provides 210 parking spaces while only 69 are required. The structure will include several offices, conference rooms and a small exercise room for the facility. A landscape plan indicates that a variety of plantings will be provided around the structure.

On June 10, 2010, King County issued an environmental determination (SEPA) for the project, declaring that the project did not have any significant environmental impacts. That determination, included as Attachment E, was not appealed. As part of their review DPD used that SEPA determination to decide whether or not conditions should be imposed on the project. DPD concluded that no conditions to mitigate any project impacts related to its construction or its use were needed.

On September 16, 2010, DPD published their recommendation to approve the request.

D. Public comment

DPD received one comment letter after their recommendation was published, requesting additional information about the project.

A second letter was sent to the Hearing Examiner while the record was open, requesting that the project be denied until the plant complies with meeting permit conditions for reducing odors from facility operation. Those conditions were part of the 1996 approval of the facility expansion. The Hearing Examiner noted that there was no authority to address deficiencies in odor control with this permit.

E. Summary of the Hearing Examiner's conclusions

Seattle Municipal Code Section 23.51A.002D governs the expansion or reconfiguration of an existing sewage treatment plant in a single family zone, and includes criteria to evaluate such requests. Pages 3-4 of the Hearing Examiner's recommendation list the criteria that are used to determine if the project expansion should be approved. DPD's analysis of the criteria is found on pages 2-7 of their recommendation.

The criteria for the relocation or expansion of a sewage treatment in a single family zone determines whether:

- feasible alternatives were considered to locate the expansion in a zone where the use is permitted outright;
- impacts on adjacent residential zones are mitigated;
- transportation impacts and impacts of operations (noise, odor, pollution) are mitigated during construction and operations
- the facility is compatible to surrounding properties; and
- landscaping and screening mitigate impacts of the project on surrounding uses.

On pages 4-6 of the Hearing Examiner's recommendation, the Hearing Examiner noted that:

- there is no evidence that the proposal would have impacts on surrounding development, as it is located a great distance from nearby single family uses;
- there is no feasible alternative to locating new staff offices in one central location on the site, as opposed to offsite in a zone where the uses would be more consistent with the underlying zoning;
- the project is not an expansion, rather a replacement of outdated portable structures; and,
- the siting and landscaping of the project will minimize any adverse impacts.

5. Recommendation

I recommend that the COBE move to **APPROVE** the request for a Council Conditional Use to construct a 4,087 square foot structure, thereby permitting a reconfiguration of the facility, and adopt the Hearing Examiner's findings conclusions and decision, dated October 28, 2010.

6. Next Steps

If the Committee recommends approval of the CCU as described above, and votes to move the Clerk File to full Council, I will draft Council Findings, Conclusion and Decision (FC and D) for full Council review and vote.

A

**FINDINGS AND RECOMMENDATION
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE**

In the Matter of the Application of

CF 310900

**KING COUNTY, DEPARTMENT
OF NATURAL RESOURCES,
WASTEWATER TREATMENT
DIVISION**

Department Reference:
3011263

for Council conditional use approval for
reconfiguration of an existing sewage
treatment plant

FILED
CITY OF SEATTLE
2010 OCT 28 PM 12:35
CITY CLERK

Introduction

King County, Department of Natural Resources, Wastewater Treatment Division applied for Council conditional use approval to allow a minor reconfiguration of an existing sewage treatment plant located at 4215 36th Avenue West. The Director of the Department of Planning and Development (Director or Department) submitted a report recommending that the proposal be approved.

A hearing on the application was held before the Hearing Examiner (Examiner) on October 26, 2010. The Applicant was represented by Alton Gaskill, Regulatory and Acquisitions Lead, King County Environmental and Communications Services. The Director was represented by Scott Kemp, Senior Land Use Planner. The record closed on October 28, 2010, following the Examiner's site visit and receipt of an additional document from the Director.

For purposes of this recommendation, all section numbers refer to the Seattle Municipal Code (SMC or Code) unless otherwise indicated. Having considered the evidence in the record and visited the site, the Examiner enters the following findings of fact, conclusions and recommendation on the application.

Findings of Fact

Site and Vicinity

1. The West Point Treatment Plant (the Plant) is part of King County's wastewater treatment system and is located in Discovery Park, in the Magnolia neighborhood. The Plant is on the shores of Puget Sound, covers approximately 32 acres and provides primary and secondary waste treatment. It is surrounded by high retaining walls, berms, and native landscaping that blends in with the Park.

2. The Plant is regulated under an Air Operating Permit from the Puget Sound Clean Air Agency, which performs an annual inspection for permit compliance.
3. The site is surrounded by Discovery Park and is accessed via a long access easement through the Park. The closest single-family uses are set back from the bluff above the Plant, approximately 3000 feet from the site. Because of the extensive landscaping, the Plant is nearly invisible from that location.
4. Portable construction offices that were used for secondary treatment expansion in 1991 were kept on site at the Plant and used for capital projects offices and a staff exercise area. All but two of the portable structures were removed in 2009 due to age and disrepair. Both of the remaining portable structures (Exhibit 1 at 4 and 5) were also in disrepair. The two-story, 3,360 square-foot portable structure was recently removed, which exacerbated an existing shortage of office space for existing staff.

Proposal

5. The Applicant conducted a space needs review and proposes to construct a 4,078 square-foot Administrative Office Annex, with office space for 11 to 12 existing employees and associated functional areas, together with an exercise facility for staff. See Exhibit 1. The Annex will be 21 feet above grade at its highest point.
6. To allow for interaction among all staff, the modular Annex will be located close to the existing administration building, against a high retaining wall along the east edge of the site. It will be constructed in neutral or earth tones and screened from the south by the administration building. Additional landscaping will provide further screening.
7. Lighting at the Plant is directed downward to avoid glare and spillage, and this will be continued for lighting for the Annex. Existing lighting will be reused and relocated.
8. There will be no changes to the Plant's Transportation Plan, and sludge transportation will not change.
9. The Plant is operated 24 hours per day, and the hours will not change with the construction of the Annex.
10. The proposal will result in an increase in temporary construction noise, but construction will comply with the City noise ordinance.
11. During construction, truck and passenger vehicle trips will increase slightly along West Government Way, a designated arterial.
12. The remaining portable structure on the site (600 square feet) will be removed, as will 1000 cubic yards of material that will be excavated during construction.

Director's Review

13. The Director reviewed the proposal in light of Code requirements for reconfiguration of a sewage treatment plant and recommended approval without conditions.

14. On June 8, 2010, King County issued a Determination of Nonsignificance (DNS) for the proposal pursuant to the State Environmental Policy Act (SEPA), which was not appealed. The Director reviewed the DNS and SEPA checklist and analyzed the proposal's probable short-term impacts. The Director determined that the proposal would have no long-term adverse impacts, and that no SEPA-based conditions were required for its approval.

Public Comment

15. The Director received one public inquiry about the proposal. Exhibit 9. The Examiner received one comment from a member of the public stating that the Plant does not comply with limits on odors that were imposed when the Plant was constructed, and that the City should prohibit all new construction at the site until compliance is achieved.

Applicable Law

16. The Annex is not one of the types of facilities that is excluded from the definition of "sewage treatment plant" under SMC 23.84A.040. Therefore, it must meet the requirements of SMC 23.51A.002.D, which governs the expansion or reconfiguration of an existing sewer treatment plant.

17. SMC 23.51A.002.D reads as follows:

D. Sewage Treatment Plants. The expansion or reconfiguration (which term shall include reconstruction, redevelopment, relocation on the site, or intensification of treatment capacity) of existing sewage treatment plants in single-family zones may be permitted if there is no feasible alternative location in a zone where the use is permitted and the conditions imposed under ... 23.51A.002.D.3 ... [is] met.

1. Applicable Procedures. A decision on an application for the expansion or reconfiguration of a sewage treatment plant is a Type IV Council land use decision....

2. Need for Feasible Alternative Determination. The proponent shall demonstrate that there is no feasible alternative location in a zone where establishment of the use is permitted.

a. The Council's decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social and economic impacts on the community, and the intent to preserve

and to protect the physical character of single-family areas, and to protect single-family areas from intrusions of non-single-family uses.

b. The determination of feasibility may be the subject of a separate application for a Council land use decision prior to submission of an application for a project-specific approval if the Director determines that the expansion or reconfiguration proposal is complex, involves the phasing of programmatic and project-specific decisions or affects more than one site in a single-family zone.

....
3. Conditions For Approval of Proposal.

a. The project is located so that adverse impacts on residential areas are minimized;

b. The expansion of a facility does not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences;

c. A facility management and transportation plan is required [and] ... shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood;

d. Measures to minimize potential odor emissions and airborne pollutants including methane shall meet the standards of and be consistent with best available technology....

e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility;

f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

g. The bulk of facilities shall be compatible with the surrounding community....

h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility;

i. No residential structures, including those modified for nonresidential use, are demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community.

Conclusions

1. The Hearing Examiner has jurisdiction over this matter pursuant to SMC 23.76.052.

2. No long-term environmental or economic impacts and no social impacts are expected as a result of the proposal. Short-term environmental impacts would be limited to

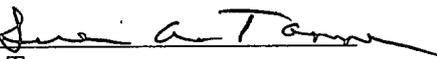
temporary construction impacts identified and reviewed in the DNS and by the Director. Short-term economic impacts would be the creation of short-term construction jobs.

3. There is no evidence that the proposal would have any negative impact on the character of single-family areas because it is located a great distance from, and would be nearly invisible to single-family uses. There would be no intrusion of non-single-family uses.
4. There is no feasible alternative to locating Plant staff within one central location on the site.
5. Rather than an expansion, the proposal entails the replacement of two portable structures and their functions with a modular office structure of equivalent square footage. It is not complex and does not involve phasing of programmatic and project-specific decisions. It affects just one site in a single-family zone. Thus, a separate determination of feasibility is not required.
6. The siting, landscaping, and lighting for the proposal will minimize any adverse impacts on residential areas.
7. The Plant's Transportation Plan will remain intact and be unchanged by the proposal, as will the hours of operation. Noise, traffic and parking impacts will be temporary and related to construction. No safety problem or blighting is expected.
8. The proposed Annex would not affect the generation of methane or other emissions or airborne pollutants. The Code does not provide the authority to address any deficiencies in odor control at the existing Plant in the context of this application.
9. The proposal would have no effect upon the handling and use of hazardous and potentially hazardous chemicals at the Plant.
10. The proposal would have no effect on the Plant's existing vehicular access via West Government Way.
11. The proposal has been designed to be compatible with the surrounding community in terms of landscaping and screening, and control of light and glare. It is expected to be less visible to the community than the former portable structures were.
12. The proposal does not involve the demolition of residential structures or their modification for nonresidential use.
13. The proposal meets all applicable Code requirements for a reconfiguration of an existing sewer treatment plant.

Recommendation

The Hearing Examiner recommends that the City Council APPROVE the requested conditional use.

Entered this 28th day of October, 2010.


Sue A. Tanner
Hearing Examiner

CONCERNING FURTHER REVIEW

NOTE: It is the responsibility of the person seeking to appeal a Hearing Examiner's recommendation to consult appropriate Code sections to determine applicable rights and responsibilities.

Pursuant to SMC 23.76.054, any person substantially affected by a recommendation of the Hearing Examiner may submit an appeal of the recommendation in writing to the City Council. The appeal must be submitted within fourteen (14) calendar days following the date of the issuance of the recommendation of the Hearing Examiner, and be addressed to:

Seattle City Council
Built Environment Committee
c/o Seattle City Clerk
600 Fourth Avenue, Floor 3 (physical address)
P.O. 94728 (mailing address)
Seattle, WA 98124-4728

The appeal shall clearly identify specific objections to the Hearing Examiner's recommendation and specify the relief sought. Consult the City Council committee named above for further information on the Council review process.

B



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

The land use decision on your Master Use Permit (MUP) application has now been published. **Publication of your land use decision is an intermediate step to receiving an issued permit on which you can pursue the approved use and/or development.** There is an appeal period as described in the decision notice. At the conclusion of the appeal period, your permit will be considered "approved for issuance". If the decision is appealed, the "approved for issuance" date will be the fourth day following the Hearing Examiner's decision.

Any pre-issuance conditions or revisions must be made within 74 days from the date that the decision is published. This period may be extended to not longer than 18 months by the Department if it is determined that there are good reasons for the delay, for example the decision is appealed, or if a different schedule is agreed upon.

Once the pre-issuance conditions and/or revisions have been made, you will be notified that the permit is ready to be issued and the amount of any outstanding fees. It is your responsibility to pick up your permit and pay the outstanding fees, thus completing the issuance process, within 60 days from the date you are notified. Failure to pick up the permit within 60 days may result in a written notice of intent to cancel. Fees owed on canceled projects will be forwarded for collection.

Master Use Permits not issued within 18 months from the date they are approved for issuance (the day following the end of the appeal period or the 4th day following a decision by the Hearing Examiner), as described in the first paragraph of this letter, will be cancelled and any outstanding fees will be forwarded for collection.

Further information regarding Master Use Permit issuance may be found in the Seattle Land Use Code at 23.76.028.

KALJUGMR\READY TO ISSUE.DOC

City of Seattle Hearing Examiner
EXHIBIT

Appellant ADMITTED
Applicant DENIED
Department DENIED

4

FILE CF 310900, Proj. # 3011263



City of Seattle

Department of Planning & Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING & DEVELOPMENT**

Application Number: 3011263
Applicant Name: King County, Department of Natural Resources,
Wastewater Treatment Division
Address of Proposal: 4215 36th Ave. W.
Council File Number: 3010900

SUMMARY OF PROPOSED ACTION

Council Land Use Action for construction of a one-story 4,087 sq. ft. office building accessory to the West Point Treatment Plant in an environmentally critical area. Project includes 1,000 cubic yards of grading. Determination of Non-Significance prepared by King County.

The following approval is required:

Council Conditional Use – to allow minor reconfiguration of an existing sewage treatment plant - SMC 23.51D.002

SEPA – to condition pursuant to SMC 25.05.660

SEPA DETERMINATION: [] Exempt [X] DNS* [] MDNS [] EIS

[] DNS with conditions

[] DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

*

The King County Department of Natural Resources and Parks, Wastewater Treatment Division, issued a Determination of Non-Significance in this matter on June 10, 2010.

BACKGROUND DATA

Site and Vicinity Description

The West Point Treatment Plant (the Plant) is located about four miles northwest of downtown Seattle on the shores of Puget Sound and in Discovery Park. It is part of King County's regional system that treats wastewater for about 1.5 million people and covers 420 square miles in the Puget Sound region. West Point Plant treats wastewater and stormwater from homes, offices, schools, agencies, businesses and industries in Seattle, north King County, south Snohomish County, and some areas of Lake Washington.

Planning for the Plant began in 1958, when voters in Seattle and King County created Metro, an agency charged with developing and operating a regional wastewater treatment system.

In 1966, construction of a primary treatment plant was completed at West Point.

In 1994, resulting from a voter approved proposal to merge Metro with King County, King County assumed responsibility for West Point Plant.

In 1991, to comply with the 1972 federal Clean Water Act, Metro began an expansion of the Plant to provide secondary treatment. Expansion and upgrading to secondary treatment was completed in 1996. The average capacity for wet weather flow is 133 million gallons per day. The maximum capacity is 440 million gallons per day during peak storms.

West Point Treatment Plant is surrounded by retaining walls, berms, and extensive native landscaping to blend in with the surrounding Discovery Park.

Proposal Description

Construction offices used for the secondary treatment expansion were kept on site and were used continuously since that time for capital projects offices for upgrades and construction activities on the site. The Plant usually has a number of construction projects to maintain the facilities or meet new regulatory requirements. In 2009 the trailers were removed from the site due to age, disrepair, and hazardous conditions.

Since this time, there has been a shortage of office space for existing staff. As a result of a space needs review, it was determined that a 4,078 square foot (SF) Administrative Office Annex (the Annex), with office space for eleven-to-twelve (11-12) existing employees and associated functional areas, together with an exercise facility was needed. Efficiencies are gained by locating the displaced staff as close as possible to the existing administration building. Staff that will occupy the proposed office space work at the Plant in operations, capital improvements and computer networks. They attend meetings and interact with other administrative staff. All staff to occupy the proposed space are existing Plant employees. No new staff is proposed. A cost analysis showed that a modular office annex would provide the needed space and exercise room for approximately 50 years and at a considerable savings compared to an addition to the administration building.

Approximately 1,000 cubic yards of material will be excavated and hauled off the site during construction of the office annex to an approved disposal site outside of the City of Seattle limits.

ANALYSIS—COUNCIL CONDITIONAL USE

The Seattle Land Use Code provides as follows: “The decision on an application for the expansion or reconfiguration of a sewage treatment plant is a Type IV Council land use decision.” (SMC § 23.51A.002 D) The Code then sets forth specific criteria that shall be considered in evaluating and approving, conditioning or denying proposals for the expansion or reconfiguration of an existing sewage treatment plant.

D. Sewage Treatment Plants. The expansion or reconfiguration (which term shall include reconstruction, redevelopment, relocation on the site, or intensification of treatment capacity) of existing sewage treatment plants in single-family zones may be permitted if there is no feasible alternative location in a zone where the use is permitted and the conditions imposed under subsections 23.51A.002.D.3 and D4 are met.

2. Need for Feasible Alternative Determination. The proponent shall demonstrate that there is no feasible alternative location in a zone where establishment of that use is permitted.

a. The Council's decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social and economic impacts on the community, and the intent to preserve and to protect the physical character of single-family areas, and to protect single-family areas from intrusions of non-single-family uses.

There is no feasible alternative to co-locating Plant staff into one central location on the Plant site. The site is physically isolated from other non-single-family zones where office uses are allowed by a long access easement through Discovery Park. The proposed annex will be occupied by Plant staff with primary responsibilities for Plant operations. Exercise facilities will be located near the existing administration building to maximize the potential for optimum utilization by staff.

Environmental Impacts

Environmental impacts expected from the project would be temporary construction impacts identified and reviewed the proponent's SEPA document, including exhaust emissions from construction vehicles and fugitive dust. No long term environmental impacts are expected.

Social Impacts

The proposed office annex is contained within the walls of the existing Plant. The office use is screened by high retaining walls, berms and native plantings. Visitors to the Plant will most likely not use the office annex. No social impacts from the proposal are expected.

Economic Impacts

The construction of the Office Annex will create short term construction jobs. No long term economic impacts are expected from the proposal.

Intent to Protect the Physical Character of Single-Family Areas

There are no nearby single-family uses in the surrounding Discovery Park. The closest are those set back from the bluff above the Plant and approximately 3,000 feet from the site. The proposed structure, within the perimeter walls of the existing West Point Treatment Plant, would be expected to isolate it from surrounding areas, including Discovery Park, sufficiently to avoid any negative impacts on the character of single family areas.

Protect single family areas from intrusions of non-single-family uses

The proposed office annex will have no impacts on single-family uses do to its great distance and near invisibility from any such uses.

Intrusion of non-single-family uses would not increase under the proposed project

The proposed office annex will have no impacts on single-family uses.

b. The determination of feasibility may be the subject of a separate application for a Council land use decision prior to submission of an application for a project-specific approval if the Director determines that the expansion or reconfiguration proposal is complex, involves the phasing of programmatic and project-specific decisions or affects more than one site in a single-family zone.

The West Point Office Annex Project is not a complex proposal. A construction trailer (3,360 square feet) was vacated and removed, and an exercise trailer (600 square feet) will be vacated, due to deterioration and code issues. These trailers and their functions will be replaced by the Office Annex.

This reconfiguration of work and exercise space does not involve the phasing of programmatic and project-specific decisions. The proposed office annex will house existing staff and uses that are integral the plant operations.

The reconfiguration does not affect more than one site in a single-family zone. The West Point Treatment Plant has been in its present 32 acre configuration since the late 1990's, since the secondary treatment upgrades.

A separate determination of feasibility does not appear warranted here.

3. Conditions for Approval of Proposal.

a. The project is located so that adverse impacts on residential areas are minimized;

The proposed office annex is located in an area that is tucked back against a high retaining wall along the east perimeter of the site and should not be visible from the exterior of the Plant. It is screened from the south by the administration building. Views into the Plant are obscured by a perimeter wall and berm planted with native vegetation.

Landscaping will be provided to further screen and soften the 4,078 SF building. Existing standard lighting will be reused for no net increase in outdoor area lighting. Lighting is directed downward so as not to increase glare from the Plant.

b. The expansion of a facility does not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences;

The proposed administrative office annex is not an expansion of the plant. It replaces an equivalent square footage of construction trailers that were part of the secondary upgrades. It houses existing staff, locating them close to the administrative building for added efficiencies.

c. A facility management and transportation plan is required. The level and kind of detail to be disclosed in the plan shall be based on the probable impacts and/or scale of the proposed facility, and shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood;

The Plant's Transportation Plan, developed as part of the 1996 secondary upgrade project conditions, would not change as a result of the proposal.

Sludge transportation would not be affected by this proposal.

No noise will be created by the Annex except temporary construction noise. Modular construction will minimize the amount of onsite construction noise. Construction in a manner and during hours as necessary to comply Seattle codified noise restrictions.

Hours of operation - The Plant is operated continuously.

No increased truck or passenger vehicle trips are anticipated, except for during the construction phase of the project when a minor amount of additional traffic would be expected. Truck traffic will be by the access road from W. Government Way. Delivery of modular units would be few in number, but would require pre-delivery route analysis for obstructions/clearance, turning radii, and feasibility.

d. Measures to minimize potential odor emission and airborne pollutants including methane shall meet standards of and be consistent with best available technology as determined in consultation with the Puget Sound Clean Air Agency (PSCAA), and shall be incorporated into the design and operation of the facility;

The Proposed Office Annex would not increase the generation of methane nor odor emissions or airborne pollutants.

The West Point plant itself is regulated under Puget Sound Clean Air Agency's Air Operating Permit #10088. Puget Sound Clear Air Agency inspects WPTP yearly for permit compliance.

Progress continues to be made in the control and use of methane gas generated. The methane produced from the digestion of wastewater is burned to power the raw sewage influent pumps,

and 3 (three) boilers at the plant. WPTP is also constructing new co-generation units that will burn digester gas to produce energy for distribution by Puget Sound Energy

e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility;

The proposal would not have an effect upon the handling and use of hazardous and potentially hazardous chemicals at the facility.

The Plant currently uses gaseous chlorine to disinfect wastewater effluent. Most treatment plants no longer use chlorine for disinfection due to the potential health safety issues which could result from uncontrolled release. King County is evaluating methods to change its disinfection processes to Sodium Hypochlorite. The proposed Annex will not negatively impact or delay these disinfection upgrades. Storage of hazardous materials at the Plant is under various 801(c) permits on file with the Seattle Fire Marshal's Office.

f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

This project would not alter the existing access route via. W. Government Way.

g. The bulk of facilities shall be compatible with the surrounding community. Public facilities that do not meet bulk requirements may be located in single-family residential areas if there is a public necessity for their location there;

The proposed Annex will be 4,078 SF in gross floor area and will be 21 feet from grade at its highest point. The Annex replaces a two-story construction trailer that was visible from Discovery Park. The new Annex should not be visible from Discovery Park. The Annex will be landscaped, and be constructed with neutral and/or earth tones.

h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility;

The proposed Annex project includes a detailed landscaping plan to soften and screen the Annex. Existing light standards in the paved area north of the proposed Annex will be reused and relocated. No increase in outdoor area light or glare is anticipated. Lighting will be directed downward and shielded to prevent errant light from creating light and glare to Puget Sound or the surrounding Discovery Park.

The positioning of the proposed Annex relative to the existing administration building will create a courtyard as a gathering place for employees and visitors. The Plant conducts tours, Earth Day events, and educational programs as part of its mission to promote a clean environment and protect public health. The courtyard will serve as a natural gathering place between the lobby of the administrative building and the Annex.

i. No residential structures, including those modified for nonresidential use, are demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community;

No residential structures shall be demolished or modified for nonresidential use.

RECOMMENDED DECISION—COUNCIL CONDITIONAL USE

DPD recommends approval of the proposal.

RECOMMENDED CONDITIONS—COUNCIL CONDITIONAL USE

None.

ANALYSIS-SEPA

The Department of Natural Resources of King County is the SEPA Lead Agency. King County prepared a SEPA checklist and issued a Determination of Non-Significance. The information in the checklist, the supplemental information submitted by the applicant, the experience of the lead agency and the Department of Planning and Development with the review of similar projects from the basis for this analysis and conditioning decision.

The SEPA Overview Policy (SMC 25.05.665D) 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 limited circumstances (see SMC 25.05.665.D.1-7), mitigation may be considered by the Department.

Short-term Impacts

The project is likely to have short-term adverse, construction-related environmental impacts with respect to earth, noise, air, water quality, traffic and pedestrian circulation. No other elements of the environment appear likely to be adversely affected, and no other elements have been identified in the SEPA document.

Air, Earth, and Water. The project is likely to cause some minor soil erosion from grading and other site work while the earth is exposed. Other potential impacts include decreased air quality

due to dust and other particulates produced by construction equipment and operations, and tracking of mud and dirt onto adjacent streets by construction vehicles. These air and earth impacts are expected to be minor in scope and would be limited to the period of site preparation. Several adopted City codes and ordinances provide adequate mitigation. The Street Use Ordinance provides for watering the streets to suppress dust; the Stormwater, Grading and Drainage Control Code provides for mitigation of earth impacts related to grading and excavation, such as soil erosion and runoff and the Seattle Building Code provides for appropriate construction measures in general. The Puget Sound Clean Air Agency regulates to enforce limitations on the airborne emission of dust and other particulate material.

According to the SEPA Checklist approximately 1,000 cubic yards of cut and fill will be associated with the project. Soil stabilization will be assured by compliance with the Stormwater, Grading and Drainage Control Code and the Building Code. Further, Director's Rule 200-16 was developed to apply Best Management Practices (BMP's) to prevent erosion and sedimentation from leaving construction sites or where construction will impact receiving waters. The implementation of BMP's, as contained in the DR 200-16, is a requirement for permit approval. No significant erosion impacts are anticipated.

Construction activities including worker commutes, truck trips, the operation of construction equipment and machinery, and the 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.

~~No conditioning pursuant to SEPA Policy authority regarding air, earth and water impacts is warranted.~~

Noise. Short-term noise from construction would be generated during working hours. Noise levels during construction would be expected to comply with codified City of Seattle standards. The remoteness of the proposal site from receptor sites, the presence of a perimeter wall and berm around the West Point site, and the limited nature of the proposed construction activity would further limit noise impacts expected to reach adjoining sites.

Circulation and Traffic. Pedestrian and bicycle routes would be affected during the construction period, particularly in Discovery Park surrounding the proposal site. These impacts would be limited to those occurring in the use of existing roads through the park and would be expected to be minor in nature due to the limited amount of construction traffic expected.

Parking. All construction related parking is expected to be contained within the perimeter wall of the existing treatment plant and no impacts are expected in surrounding areas.

Greenhouse Gases. Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the 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.

Long-term Impacts

No long term negative impacts are expected to result from the proposed development. No additional traffic is expected to be generated. Landscape disturbed by would be replaced in the new configuration. No additional noise, odors, light or glare is expected to be generated.

DECISION – SEPA

DPD has analyzed the proposal as described in plans provided by the applicant, has reviewed the SEPA checklist provided and exercises substantive SEPA authority to condition or not condition the issuance of construction permits for the proposed development.

DPD approves the project without SEPA based conditioning.

CONDITIONS – SEPA

None.

Signature: (signature on file)
Scott Kemp, Senior Land Use Planner
Department of Planning & Development
Land Use Services

Date: September 16, 2010

9-16-2010
3011263 Notice of Decision
jj SK Scott Kemp Planner
White sheet sent

ALTON GASKILL
KING COUNTY DNRPWTD
201 S JACKSON ST SUITE 512
SEATTLE, WA 98104

DEPT OF NATURAL RESOURCES
SEPA CENTER
PO BOX 47015
OLYMPIA WA 98504-7015

ENVIRONMENTAL REVIEW SECTION
DEPARTMENT OF ECOLOGY
PO BOX 47703
OLYMPIA WA 98504-7703

Karen Walter
Watersheds and Land Use Team Leader
Muckleshoot Indian Tribe Fisheries Division
39015 172nd Ave SE
Auburn WA 98092

WASHINGTON ST DEPT OF
TRANS PLANNING DIVISION
PO BOX 330310
SEATTLE WA 98133-9710

MUCKLESHOOT TRIBE FISHERIES DEPT
39015 172ND AV SE
AUBURN WA 98092

SUQUAMISH TRIBE
PO BOX 498
SUQUAMISH WA 98392

UNITED INDIANS OF ALL TRIBES
PO BOX 99100
SEATTLE WA 98199

ENVIRONMENTAL MANAGMENT
PORT SEATTLE
PO BOX 1209
SEATTLE WA 98111

PUGET SOUND CLEAN AIR AGENCY
1904 3RD AVE STE 105
SEATTLE WA 98101-3317

ENVIRONMENTAL PLANNING - OAP
KC WASTEWATER TREATMENT DIV
201 S JACKSON ST MS KSC-NR-0505
SEATTLE WA 98104

GARY KRIEDT
KC METRO TRANSIT ENVIRON PLNG
201 S JACKSON ST MS KSC-TR-0431
SEATTLE WA 98104-3856

KELLY COOPER
DEPT OF HEALTH
ENVIRONMENTAL HEALTH DIVISION
PO BOX 47820
OLYMPIA, WA 98504-7822

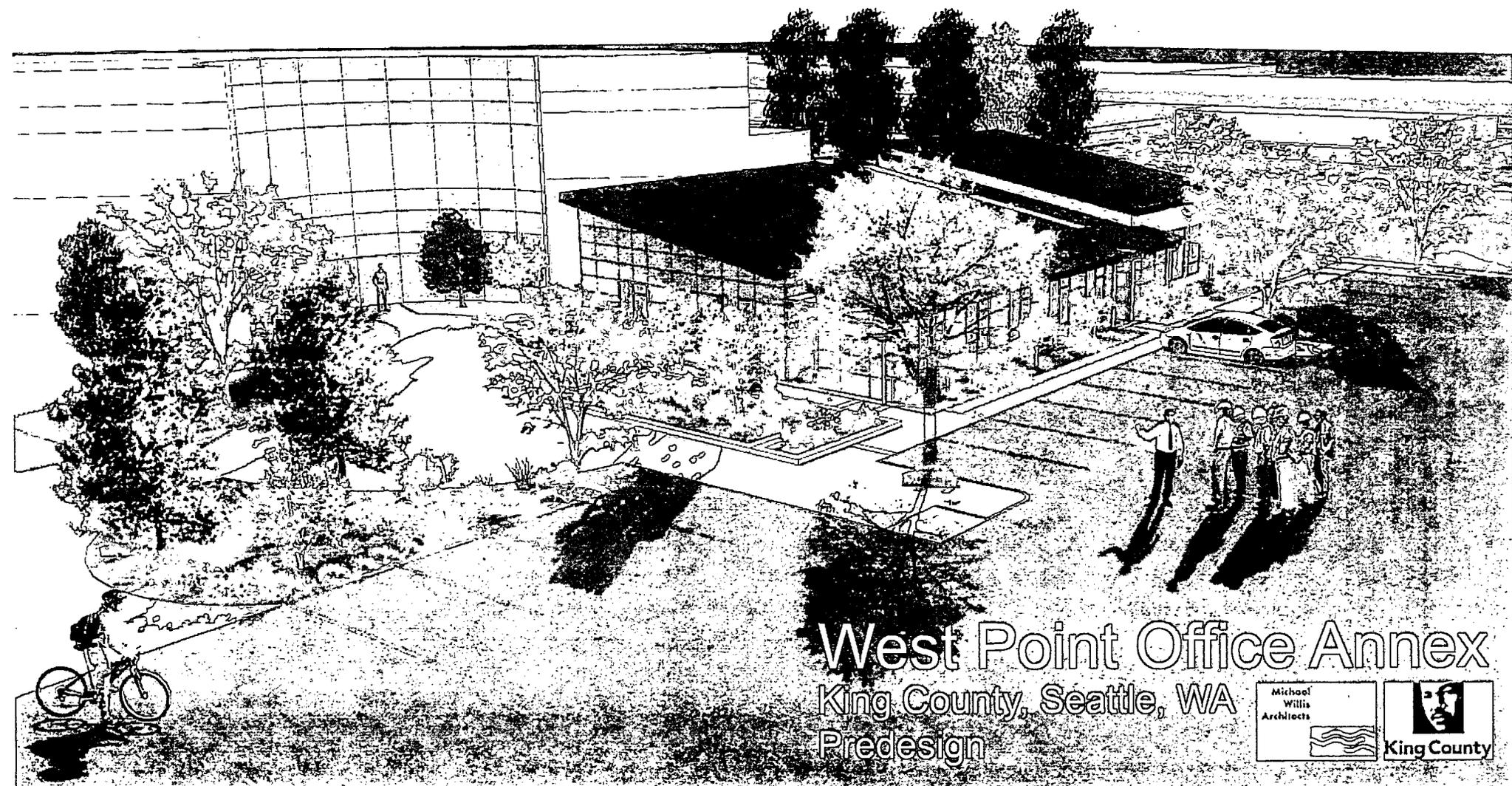
DUWAMISH TRIBE
4705 W MARGINAL WY SW
SEATTLE WA 98106-1514

JOHN SHEETS*
SEATTLE PUBLIC LIBRARY
GENERAL REFERENCE SERVICES
LB-03-01

X 1- hearing & EIR (notice & report)
1- Planner notice only

EDIJER & OLIVIA CRELENCIA
3208 RAINIER AVE S
SEATTLE, WA 98144

U



West Point Office Annex
 King County, Seattle, WA
 Predesign



City of Seattle Hearing Examiner
EXHIBIT

Appellant _____
 Applicant ADMITTED
 Department DENIED

1

FILE CE 310900 Proj # 3011263

WEST POINT OFFICE ANNEX

WEST POINT TREATMENT PLANT
1400 UTAH STREET WEST
SEATTLE, WA 98199

PROJECT TEAM

OWNER
KING COUNTY
WASTE WATER TREATMENT DIVISION
201 SOUTH JACKSON ST
SEATTLE, WA 98104
CONTACT: DAVID STARK

CIVIL
TRIAD ASSOCIATES
12112 115TH AVE NE
KIRKLAND, WA 98034
CONTACT: ALAN MURRAY

LANDSCAPE
OSBORN PACIFIC GROUP
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SEATTLE, WA 98121
CONTACT: LINDA OSBORN

ARCHITECTURAL
MICHAEL WILLIS ARCHITECTS
70 NW COUCH ST, SUITE 401
PORTLAND, OR 97209
CONTACT: JEAN VON BARGEN

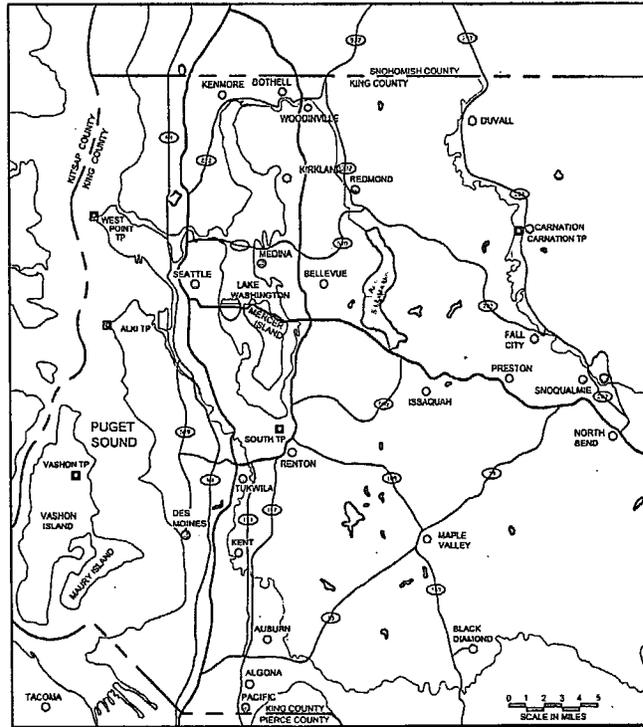
STRUCTURAL
ROBERTS ENGINEERING
17503 NE 137TH ST.
REDMOND, WA 98052
CONTACT: RON ROBERTS

MECHANICAL/PLUMBING
THE GREENBUSCH GROUP
1900 W. NICKERSON ST, SUITE 201
SEATTLE, WA 98119
CONTACT: JOHN GREENLAW

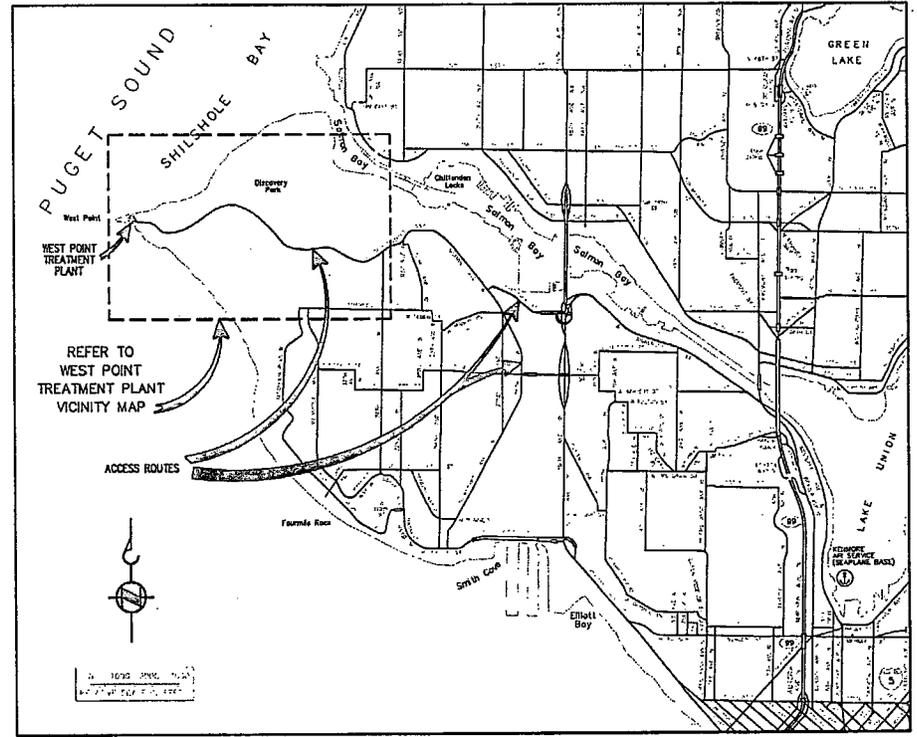
ELECTRICAL
CASNE ENGINEERING INC.
10604 NE 38TH PL, SUITE 205
KIRKLAND, WA 98033
CONTACT: JOE SKINNER

GEOTECHNICAL
CORNERSTONE GEOTECHNICAL, INC.
17625 130TH AVE NE, C102
WOODINVILLE, WA 98072
CONTACT: RICK POWELL

ARCHITECTURAL COST CONSULTANTS
8060 SW PFAFFLE ST, SUITE 110
TIGARD, OR 97223
CONTACT: STAN PSZCZOLKOWSKI



GENERAL VICINITY MAP
SCALE: NONE



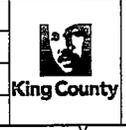
LOCATION MAP
SCALE: NONE

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No.	REVISION	BY	APP'D	DATE



DESIGNED/DRAWN: J VON BARGEN	DATE:
PROJECT ENGINEER: J MCGRAW	SCALE: NONE
DESIGN APPROVAL: J BELCHER	ONE INCH (REFERENCED)
PROJECT ACCEPTANCE: D STARK	CONTRACT NO: C00582C11



DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
WEST POINT OFFICE ANNEX

**LOCATION AND GENERAL
VICINITY MAPS**

DATE: SEPTEMBER 2010
PROJECT FILE NO: 423023
GRAND NO: G001
SHEET NO. OF 01 81



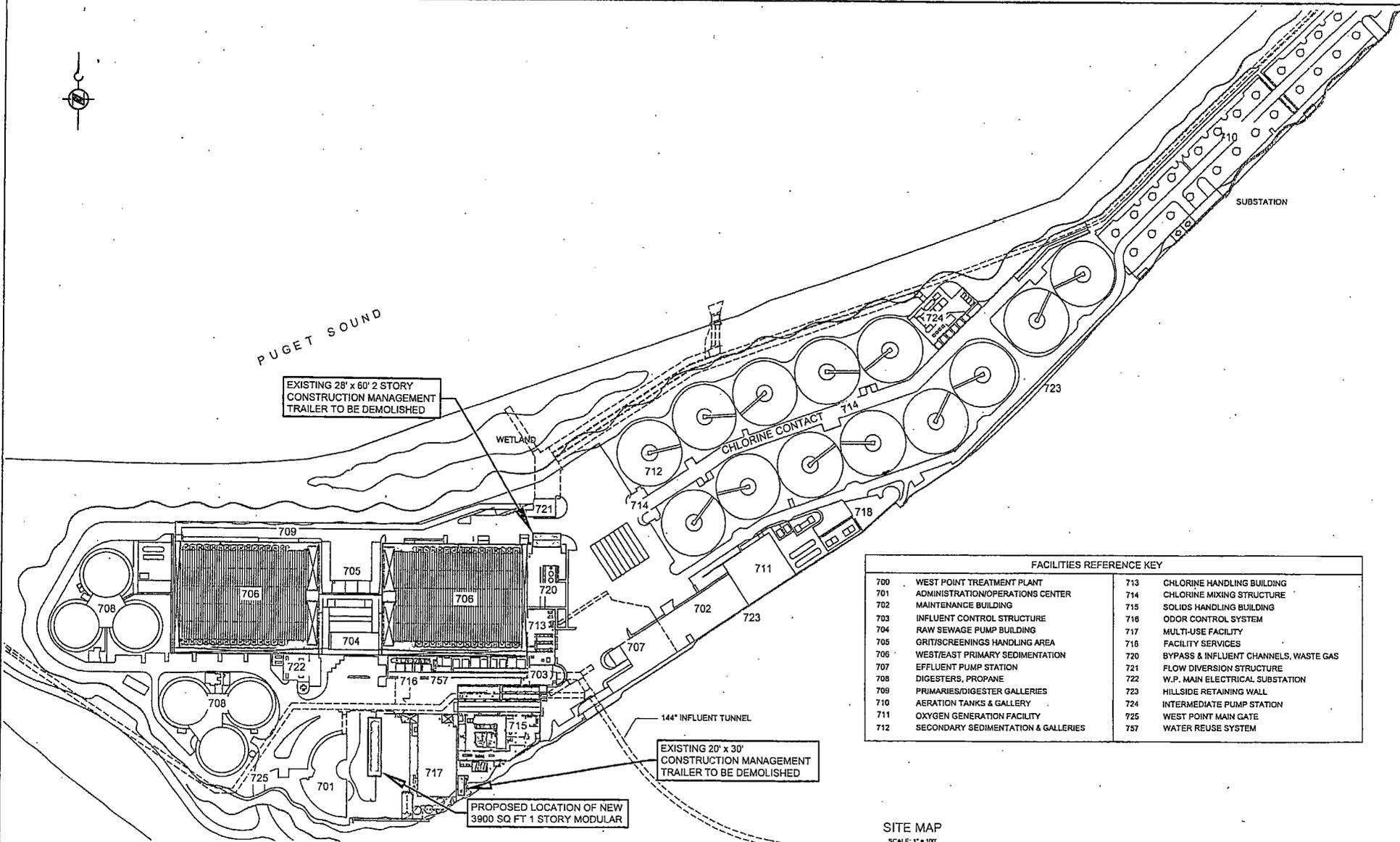
PUGET SOUND

EXISTING 28' x 60' 2 STORY
CONSTRUCTION MANAGEMENT
TRAILER TO BE DEMOLISHED

WETLAND

CHLORINE CONTACT

SUBSTATION



FACILITIES REFERENCE KEY			
700	WEST POINT TREATMENT PLANT	713	CHLORINE HANDLING BUILDING
701	ADMINISTRATION/OPERATIONS CENTER	714	CHLORINE MIXING STRUCTURE
702	MAINTENANCE BUILDING	715	SOLIDS HANDLING BUILDING
703	INFLUENT CONTROL STRUCTURE	716	ODOR CONTROL SYSTEM
704	RAW SEWAGE PUMP BUILDING	717	MULTI-USE FACILITY
705	GRITS/SCREENINGS HANDLING AREA	718	FACILITY SERVICES
706	WEST/EAST PRIMARY SEDIMENTATION	720	BYPASS & INFLUENT CHANNELS, WASTE GAS
707	EFFLUENT PUMP STATION	721	FLOW DIVERSION STRUCTURE
708	DIGESTERS, PROPANE	722	W.P. MAIN ELECTRICAL SUBSTATION
709	PRIMARIES/DIGESTER GALLERIES	723	HILLSIDE RETAINING WALL
710	AERATION TANKS & GALLERY	724	INTERMEDIATE PUMP STATION
711	OXYGEN GENERATION FACILITY	725	WEST POINT MAIN GATE
712	SECONDARY SEDIMENTATION & GALLERIES	757	WATER REUSE SYSTEM

EXISTING 20' x 30'
CONSTRUCTION MANAGEMENT
TRAILER TO BE DEMOLISHED

PROPOSED LOCATION OF NEW
3900 SQ FT 1 STORY MODULAR

144" INFLUENT TUNNEL

SITE MAP
SCALE: 1" = 100'

No.	REVISION	BY	APPD	DATE

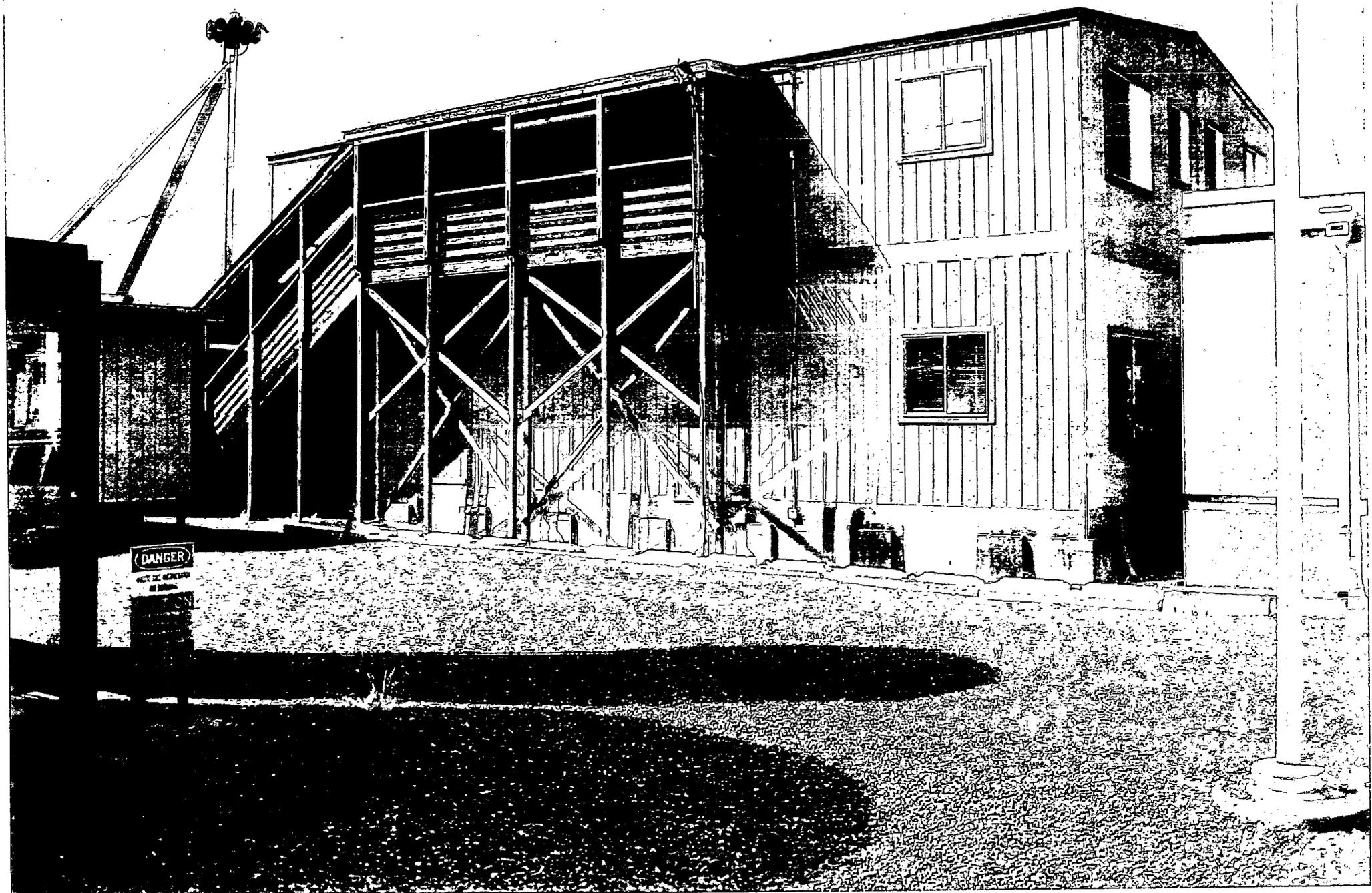
DESIGNED/REVIEWED:
RE WARD
PROJECT ENGINEER:
DESIGN APPROVAL:
PRODUCT ACCEPTANCE:

SCALE:
1" = 100'
ONE INCH AT
FULL SIZE
IF NOT ONE INCH SCALE
ACCORDINGLY
CONTRACT NO.:



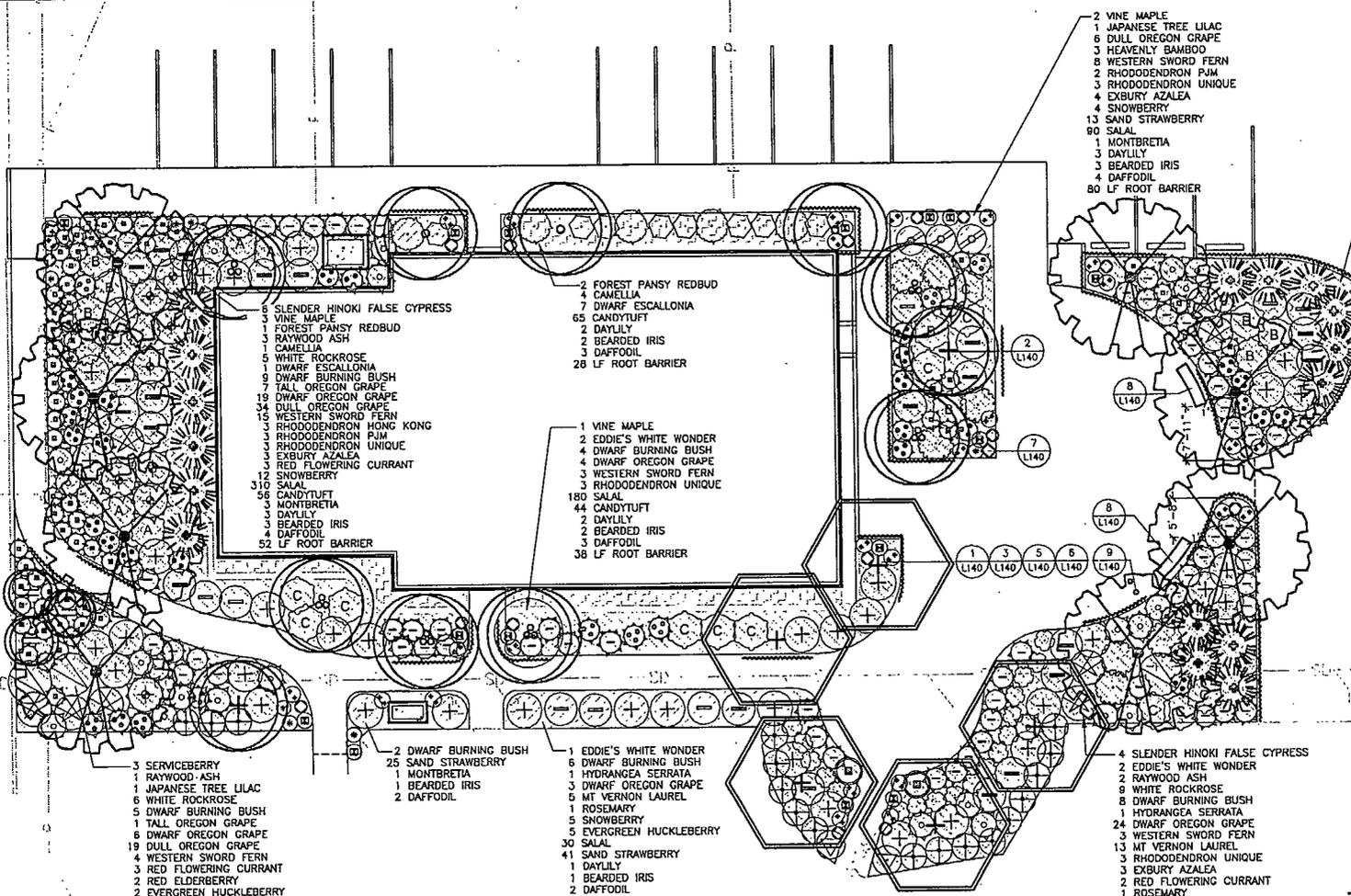
DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
WEST POINT TREATMENT PLANT
MODULAR BUILDING
**PROPOSED BUILDING LOCATION
AND
EXISTING TRAILER DEMOLITION**

DATE:
NOV 2000
FILE NO:
DRAWING NO.
G001
SHEET NO. OF 1





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- 6 SLENDER HINOKI FALSE CYPRESS
- 3 VINE MAPLE
- 1 FOREST PANSY REDBUD
- 3 RAYWOOD ASH
- 1 CAMELLIA
- 5 WHITE ROCKROSE
- 1 DWARF ESCALLONIA
- 9 DWARF BURNING BUSH
- 7 TALL OREGON GRAPE
- 19 DWARF OREGON GRAPE
- 34 DULL OREGON GRAPE
- 15 WESTERN SWORD FERN
- 3 RHODODENDRON HONG KONG
- 3 RHODODENDRON PJM
- 3 RHODODENDRON UNIQUE
- 3 EXBURY AZALEA
- 3 RED FLOWERING CURRANT
- 12 SNOWBERRY
- 310 SALAL
- 58 CANDYTUFT
- 1 MONTBRETIA
- 3 DAYLILY
- 3 BEARDED IRIS
- 4 DAFFODIL
- 52 LF ROOT BARRIER

- 2 FOREST PANSY REDBUD
- 4 CAMELLIA
- 7 DWARF ESCALLONIA
- 65 CANDYTUFT
- 2 DAYLILY
- 2 BEARDED IRIS
- 3 DAFFODIL
- 28 LF ROOT BARRIER

- 1 VINE MAPLE
- 2 EDDIE'S WHITE WONDER
- 4 DWARF BURNING BUSH
- 4 DWARF OREGON GRAPE
- 3 WESTERN SWORD FERN
- 3 RHODODENDRON UNIQUE
- 180 SALAL
- 44 CANDYTUFT
- 2 DAYLILY
- 2 BEARDED IRIS
- 3 DAFFODIL
- 38 LF ROOT BARRIER

- 3 SERVICEBERRY
- 1 RAYWOOD ASH
- 1 JAPANESE TREE LILAC
- 6 WHITE ROCKROSE
- 5 DWARF BURNING BUSH
- 1 TALL OREGON GRAPE
- 6 DWARF OREGON GRAPE
- 19 DULL OREGON GRAPE
- 4 WESTERN SWORD FERN
- 3 RED FLOWERING CURRANT
- 2 RED ELDERBERRY
- 2 EVERGREEN HUCKLEBERRY
- 120 SALAL
- 2 MONTBRETIA
- 1 DAYLILY
- 1 BEARDED IRIS
- 1 DAFFODIL
- 14 LF ROOT BARRIER

- 2 DWARF BURNING BUSH
- 25 SAND STRAWBERRY
- 1 MONTBRETIA
- 1 BEARDED IRIS
- 2 DAFFODIL

- 1 EDDIE'S WHITE WONDER
- 6 DWARF BURNING BUSH
- 1 HYDRANGEA SERRATA
- 3 DWARF OREGON GRAPE
- 5 MT VERNON LAUREL
- 1 ROSEMARY
- 5 SNOWBERRY
- 5 EVERGREEN HUCKLEBERRY
- 30 SALAL
- 41 SAND STRAWBERRY
- 1 DAYLILY
- 1 BEARDED IRIS
- 2 DAFFODIL

- 2 VINE MAPLE
- 1 JAPANESE TREE LILAC
- 6 DULL OREGON GRAPE
- 3 HEAVENLY BAMBOO
- 8 WESTERN SWORD FERN
- 2 RHODODENDRON PJM
- 3 RHODODENDRON UNIQUE
- 4 EXBURY AZALEA
- 4 SNOWBERRY
- 13 SAND STRAWBERRY
- 90 SALAL
- 1 MONTBRETIA
- 3 DAYLILY
- 3 BEARDED IRIS
- 4 DAFFODIL
- 80 LF ROOT BARRIER

- 6 SLENDER HINOKI FALSE CYPRESS
- 2 RAYWOOD ASH
- 3 WHITE ROCKROSE
- 3 DWARF BURNING BUSH
- 14 DWARF OREGON GRAPE
- 5 DULL OREGON GRAPE
- 5 WESTERN SWORD FERN
- 3 RHODODENDRON PJM
- 2 RED FLOWERING CURRANT
- 4 SNOWBERRY
- 130 SALAL
- 2 DAYLILY
- 1 BEARDED IRIS
- 4 DAFFODIL
- 84 LF ROOT BARRIER

- 8 L140
- 7 L140

- 1 L140
- 3 L140
- 5 L140
- 6 L140
- 9 L140

- 4 SLENDER HINOKI FALSE CYPRESS
- 2 EDDIE'S WHITE WONDER
- 2 RAYWOOD ASH
- 9 WHITE ROCKROSE
- 8 DWARF BURNING BUSH
- 1 HYDRANGEA SERRATA
- 24 DWARF OREGON GRAPE
- 3 WESTERN SWORD FERN
- 13 MT VERNON LAUREL
- 3 RHODODENDRON UNIQUE
- 3 EXBURY AZALEA
- 2 RED FLOWERING CURRANT
- 1 ROSEMARY
- 1 RED ELDERBERRY
- 4 SNOWBERRY
- 9 EVERGREEN HUCKLEBERRY
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- 2 DAYLILY
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- 4 DAFFODIL
- 52 LF ROOT BARRIER

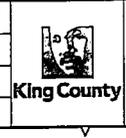
LANDSCAPE PLAN
SCALE: 1/8"=1'-0"

NOTES:
 1. SEE SHEET L100 FOR LANDSCAPE ABBREVIATIONS
 2. SEE SHEET L100 FOR PLANTING SCHEDULE
 3. SEE SHEET L140 FOR PLANTING DETAILS

No.	REVISION	BY	APP'D	DATE

Michael Willis Architects
 1123 Westside Avenue, Suite 302
 Seattle, Washington 98119
 Phone: (206) 461-1111
 Fax: (206) 461-1112
 www.mwillis.com

DESIGNED/DRAWN: D. BERTHOLD	Q/C: J. MCGRAW
PROJECT ENGINEER: K.H. MACKLER	SCALE: AS NOTED
DESIGN APPROVAL: J. DELCHER	ONE INCH REFERENCE
PROJECT ACCEPTANCE: D. STARK	DRAWING NO: C05282C11



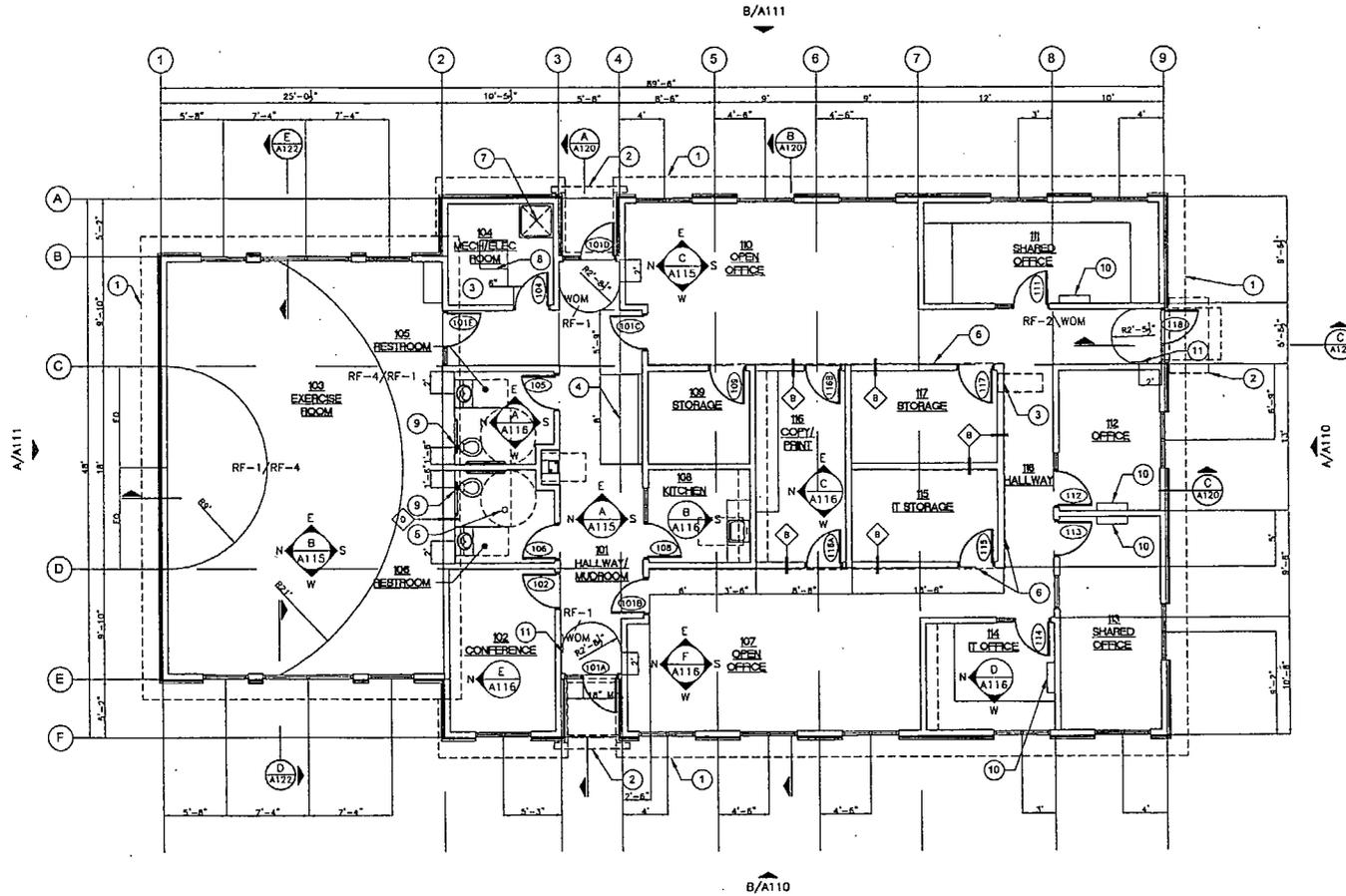
DEPARTMENT OF NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIVISION WEST POINT OFFICE ANNEX	DATE: SEPTEMBER 2010
LANDSCAPE PLANTING PLAN	PROJECT FILE NO: 423823
	DRAWING NO: L101
	SHEET NO. OF

SHEET GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, STEEL AND CENTERLINE OF COLUMN, UNO.
2. GRIDLINES ARE LOCATED AT ANTICIPATED MATE LINES FOR MODULAR CONSTRUCTION.
3. ALL EXTERIOR WALLS TO BE TYPE A UNO.
4. ALL INTERIOR WALLS TO BE TYPE C UNO.
5. DOOR SCHEDULES LOCATED ON SHEET A150 ARCHITECTURAL SCHEDULES.
6. WINDOW AND LOUVER MARKS LOCATED ON SHEET A110 AND A111 ARCHITECTURAL ELEVATIONS AND SHEET A102 ARCHITECTURAL ROOF PLAN.
7. SEE INTERIOR ELEVATIONS FOR INTERIOR WINDOW RELITE DIMENSIONS.
8. PLANS REPRESENT CONCEPTUAL BUILDING CONSTRUCTION PLANS. FINAL DESIGN TO BE PROVIDED BY THE MODULAR BUILDING MANUFACTURER.

KEYNOTES

- 1 ROOF LINE ABOVE
- 2 LAMINATED GLASS CANOPY ABOVE
- 3 EQUIPMENT. SEE 3/P140 AND E101
- 4 BENCH. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 5 FLOOR DRAIN. SEE DETAIL 2/A148 AND PLUMBING FOR ADDITIONAL INFORMATION (SIM AT RESTROOM 105)
- 6 LINE OF VENTILATION SCREEN ABOVE. SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- 7 MOP SINK
- 8 FLOOR HATCH FOR CRAWLSPACE
- 9 PROVIDE ADDITIONAL BLOCKING AT WALL MOUNTED TOILET PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- 10 WALL MOUNTED A/C UNIT, 7'-6" CENTERLINE AFF. TYP. SEE MECHANICAL FOR ADDITIONAL INFORMATION.
- 11 FIRE EXTINGUISHER AND CABINET, SEE DETAIL 6/A148



GROUND LEVEL PLAN
SCALE: 3/16" = 1'-0"

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 PLOTTED: Sep 08, 2010 10:21:16.55am By: jmcgraw
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No.	REVISION	BY	APP'D	DATE



DESIGNED/DRAWN: J VON BARGEN	DATE:
PROJECT ENGINEER: J MCGRAW	SCALE: 3/16" = 1'-0"
DESIGN APPROVAL: J BELCHER	ONE INCH (REFERENCE)
PROJECT ACCEPTANCE: D STARK	CONTRACT NO.: C00820C11



DEPARTMENT OF NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIVISION WEST POINT OFFICE ANNEX	DATE: SEPTEMBER 2010
ARCHITECTURAL GROUND FLOOR PLAN	PROJECT FILE NO: 423623
	DRAWING NO: A101
	SHEET NO. OF 29 81

D

BUILDING DESCRIPTION	PARKING REQUIRED	OCCUPIABLE GROSS FLOOR AREA SQUARE FEET	OCCUPIABLE GROSS FLOOR AREA LESS 2500 SQ. FT. WAIVER
	ADMINISTRATION - EXISTING	18,500	18,000
ADMINISTRATION - NEW	4,078	1,578	
MAINTENANCE	28,417	25,917	
INFLUENT CONTROL STRUCTURE	903	0	
INFLUENT PUMP STATION	23,703	21,203	
SCREENINGS AND GRIT REMOVAL	3,943	1,443	
EFFLUENT PUMPING	13,078	10,578	
DIGESTER CONTROL BUILDINGS	7,095	4,595	
OXYGEN PRODUCTION	13,825	11,125	
CHLORINE HANDLING	7,688	5,188	
SOLIDS HANDLING	28,700	27,200	
FACILITY SERVICES	4,768	2,268	
INTERMEDIATE PUMP STATION	11,940	9,440	
TOTAL	167,012	136,533	

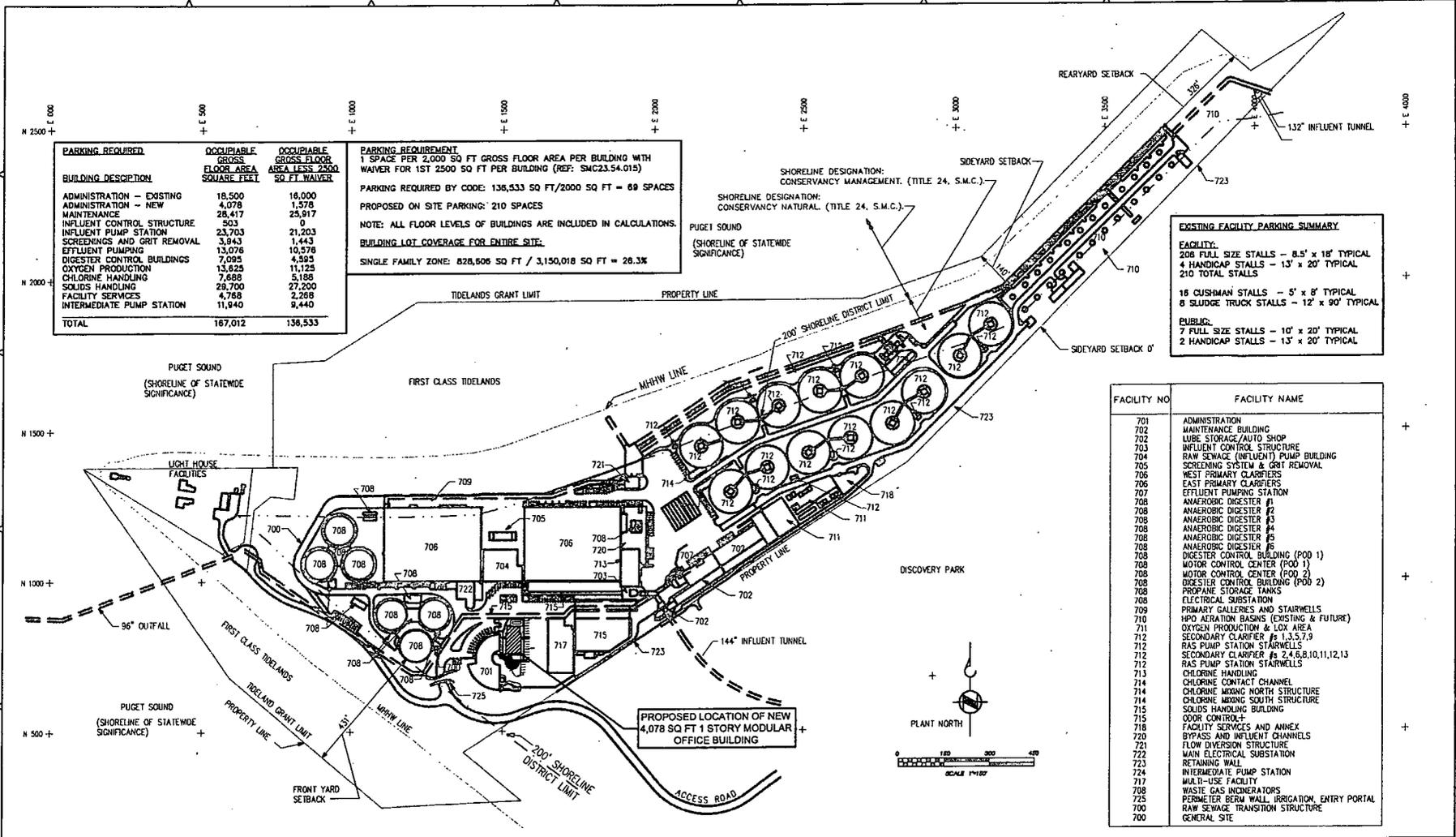
PARKING REQUIREMENT
 1 SPACE PER 2,000 SQ FT GROSS FLOOR AREA PER BUILDING WITH WAIVER FOR 1ST 2500 SQ FT PER BUILDING (REF: SMC23.54.015)

PROPOSED ON SITE PARKING: 210 SPACES

NOTE: ALL FLOOR LEVELS OF BUILDINGS ARE INCLUDED IN CALCULATIONS.

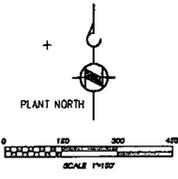
BUILDING LOT COVERAGE FOR ENTIRE SITE:
 SINGLE FAMILY ZONE: 828,606 SQ FT / 3,150,018 SQ FT = 26.3%

EXISTING FACILITY PARKING SUMMARY	
FACILITY:	208 FULL SIZE STALLS - 8.5' x 18' TYPICAL
	4 HANDICAP STALLS - 13' x 20' TYPICAL
	210 TOTAL STALLS
18 CUSHMAN STALLS - 5' x 8' TYPICAL	
8 SLUDGE TRUCK STALLS - 12' x 90' TYPICAL	
PUBLIC:	7 FULL SIZE STALLS - 10' x 20' TYPICAL
	2 HANDICAP STALLS - 13' x 20' TYPICAL



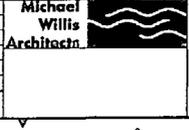
FACILITY NO	FACILITY NAME
701	ADMINISTRATION
702	MAINTENANCE BUILDING
702	LUBE STORAGE/AUTO SHOP
703	WELFENT CONTROL STRUCTURE
704	RAW SEWAGE (INFLUENT) PUMP BUILDING
705	SCREENING SYSTEM & GRIT REMOVAL
706	WEST PRIMARY CLARIFIERS
706	EAST PRIMARY CLARIFIERS
707	EFFLUENT PUMPING STATION
708	ANAEROBIC DIGESTER #1
708	ANAEROBIC DIGESTER #2
708	ANAEROBIC DIGESTER #3
708	ANAEROBIC DIGESTER #4
708	ANAEROBIC DIGESTER #5
708	ANAEROBIC DIGESTER #6
708	DIGESTER CONTROL BUILDING (POD 1)
708	MOTOR CONTROL CENTER (POD 1)
708	DIGESTER CONTROL BUILDING (POD 2)
708	PROPANE STORAGE TANKS
708	ELECTRICAL SUBSTATION
709	PRIMARY GALLERIES AND STAIRWELLS
710	HPO AERATION BASINS (EXISTING & FUTURE)
711	OXYGEN PRODUCTION & LOX AREA
712	SECONDARY CLARIFIER #s 1,3,5,7,9
712	RAS PUMP STATION STAIRWELLS
712	SECONDARY CLARIFIER #s 2,4,6,8,10,11,12,13
712	RAS PUMP STATION STAIRWELLS
713	CHLORINE HANDLING
714	CHLORINE CONTACT CHANNEL
714	CHLORINE MIXING NORTH STRUCTURE
714	CHLORINE MIXING SOUTH STRUCTURE
715	SOLIDS HANDLING BUILDING
715	ODOR CONTROL
718	FACILITY SERVICES AND ANNEX
720	BYPASS AND INFLUENT CHANNELS
722	FLOW DIVERSION STRUCTURE
722	MAIN ELECTRICAL SUBSTATION
723	RETAINING WALL
724	INTERMEDIATE PUMP STATION
717	MULTI-USE FACILITY
708	WASTE GAS INCINERATORS
725	PERIMETER BERM WALL, IRRIGATION, ENTRY PORTAL
700	RAW SEWAGE TRANSITION STRUCTURE
700	GENERAL SITE

PROPOSED LOCATION OF NEW
 4,078 SQ. FT 1 STORY MODULAR
 OFFICE BUILDING



2/10/2010, PROJECT #2008, W.P.T. 21' 40' AREA, P.W.M. 554, JUN 22 10:41:31 873 003, LAYOUT, LAYOUT
 1/15/2010, PROJECT #2008, W.P.T. 21' 40' AREA, P.W.M. 554, JUN 22 10:41:31 873 003, LAYOUT, LAYOUT
 1/15/2010, PROJECT #2008, W.P.T. 21' 40' AREA, P.W.M. 554, JUN 22 10:41:31 873 003, LAYOUT, LAYOUT
 1/15/2010, PROJECT #2008, W.P.T. 21' 40' AREA, P.W.M. 554, JUN 22 10:41:31 873 003, LAYOUT, LAYOUT

No.	REVISION	BY	APP'D	DATE

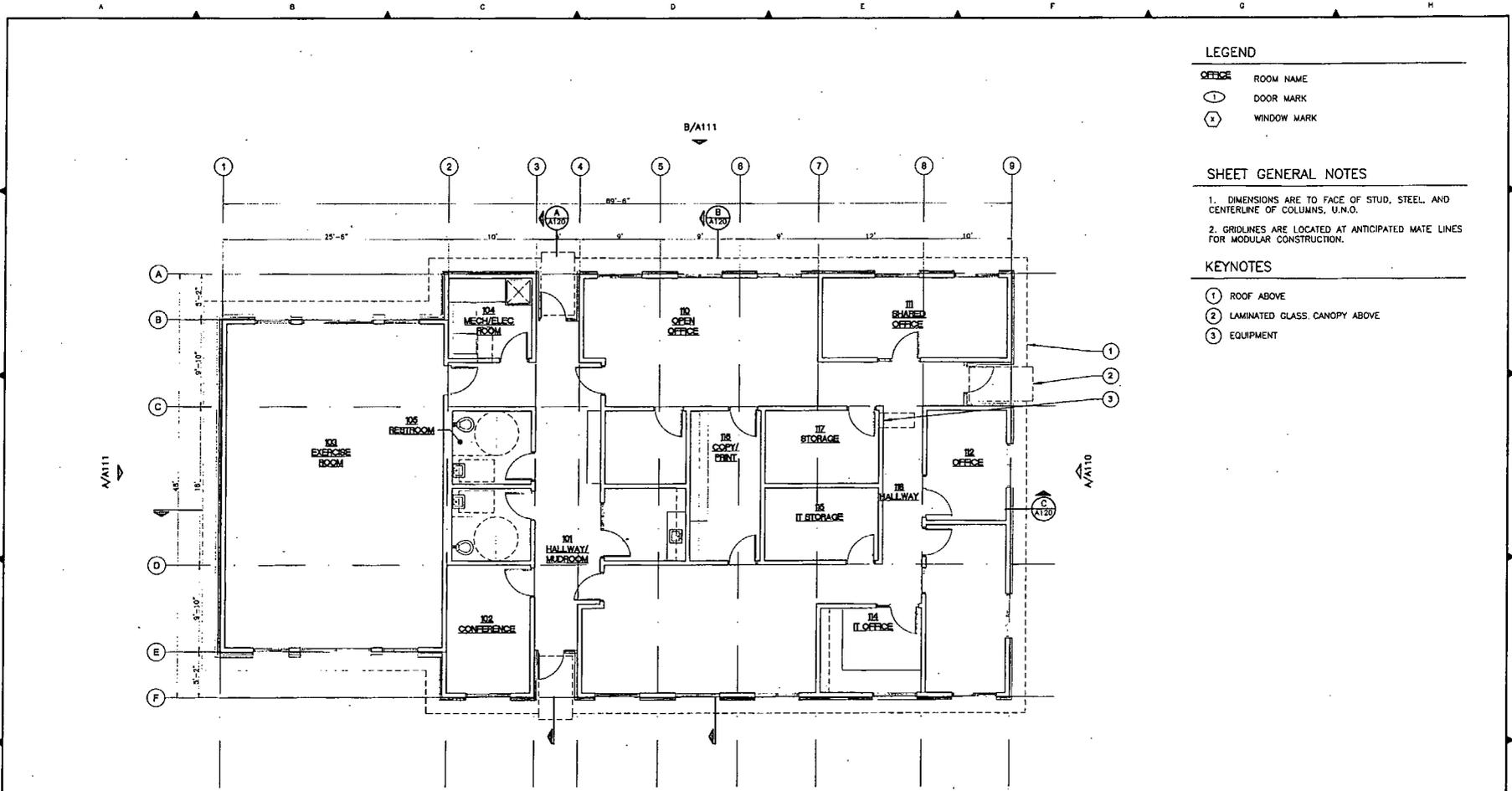


**CONDITIONAL
 USE SUBMITTAL**

DESIGNED/DRAWN J VON BARGEN	DATE 06/08/2010
PROJECT ENGINEER J MCGRAW	SCALE AS NOTED
DESIGN APPROVAL J BELCHER	ONE INCH EQUIVALENT
PROJECT APPROVAL D STARK	CONTRACT NO. E00152209



DEPARTMENT OF NATURAL RESOURCES & PARKS	DATE JUNE 2010
WEST POINT TREATMENT PLANT OFFICE ANNEX	PROJECT FILE NO. 1324923
FACILITY PLOT PLAN AND PARKING SUMMARY	ISSUE NO. 0003
	SHEET NO. 3 OF 15



LEGEND

- | | |
|--------|-------------|
| OFFICE | ROOM NAME |
| ⊙ | DOOR MARK |
| ⊗ | WINDOW MARK |

SHEET GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, STEEL, AND CENTERLINE OF COLUMNS, U.N.O.
2. GRIDLINES ARE LOCATED AT ANTICIPATED MATE LINES FOR MODULAR CONSTRUCTION.

KEYNOTES

- 1 ROOF ABOVE
- 2 LAMINATED GLASS CANOPY ABOVE
- 3 EQUIPMENT

GROUND LEVEL PLAN
SCALE: 3/16" = 1'-0"

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 PLOTTED: May 27, 2010 11:37:00am By: jenny
 PROJECT: WEST POINT OFFICE ANNEX
 DRAWING: ARCHITECTURAL FLOOR PLAN
 USER: jenny

Michael Willis Architects	
No. ISSUE FOR BID	REVISION
BY	APP'D DATE

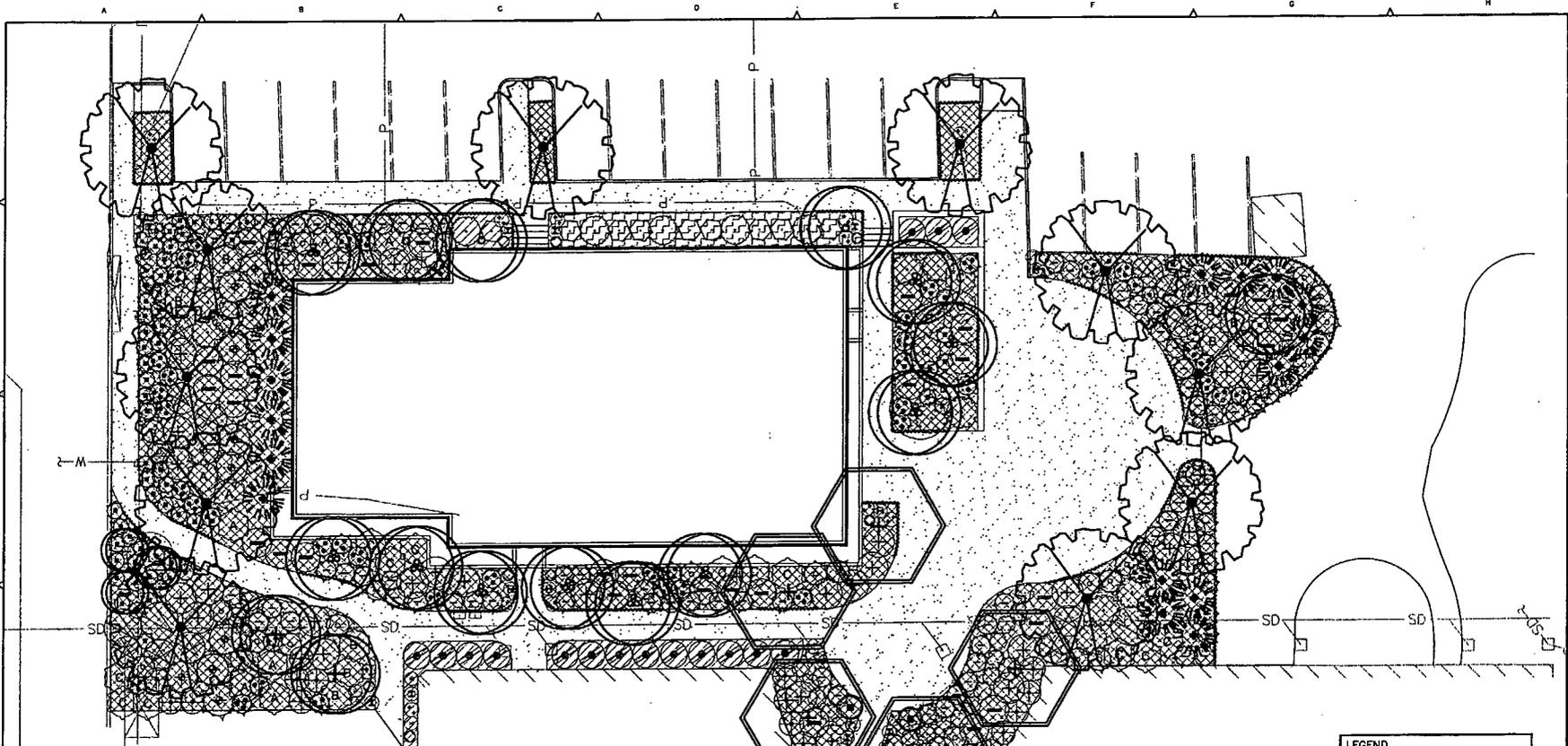


**CONDITIONAL
USE SUBMITTAL**

	DESIGNER/DRAWN J VON BARGA	DATE MAY 2010
	PROJECT ENGINEER J MCGRAW	SCALE 3/16" = 1'-0"
	DESIGN APPROVAL J BELCHER	ONE INCH (REFERENCE)
	PROJECT ACCEPTANCE D STARK	CONTRACT NO. E0015208



DEPARTMENT OF NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIVISION WEST POINT OFFICE ANNEX	PROJECT FILE NO. 4736823 JUN 08 2010 DRAWING NO. A101
ARCHITECTURAL GROUND FLOOR PLAN	SHEET NO. 1 OF 1



CITY OF SEATTLE
 THIS SITE OF THE KING COUNTY OFFICE ANNEX IS ZONED SF 7200. PER SMC 23.51A.002 PUBLIC FACILITIES IN SINGLE FAMILY ZONES, D. SEWAGE TREATMENT PLANTS, THE EXPANSION OF EXISTING SEWAGE TREATMENT PLANTS MAY BE PERMITTED IF THERE IS NO FEASIBLE ALTERNATIVE LOCATION WHERE THE USE IS PERMITTED AND THE CONDITIONS IMPOSED UNDER SUBSECTIONS 11.14.02A.1 AND D.4 ARE MET. D.3 IS MET BECAUSE LANDSCAPING AND SCREENING CURRENTLY EXISTS TO ENSURE THE COMPATIBILITY OF THE USE WITH THE SURROUNDING AREA. D.4 IS MET BECAUSE THERE IS NO NET SUBSTANTIAL INCREASE IN THE ENVIRONMENTAL IMPACTS OF THE PROJECT. ACCORDING TO THE DEFINITION OF "EXCEPTIONAL TREE" (DEFINED AS "A TREE OR GROUP OF TREES THAT BECAUSE OF ITS UNIQUE HISTORICAL, ECOLOGICAL, OR AESTHETIC VALUE CONSTITUTES AN IMPORTANT COMMUNITY RESOURCE), THERE ARE NO "EXCEPTIONAL TREES" ON SITE AND ALL EXISTING TREES MAY BE REMOVED.

KING COUNTY
 PROPOSED LANDSCAPING WILL RE-VEGETATE THE ADJACENT AREAS DISTURBED BY CONSTRUCTION IN A MANNER CONSISTENT WITH EXISTING PLANT LANDSCAPING. LANDSCAPING WILL MEET OR EXCEED KING COUNTY POST-CONSTRUCTION SOIL STANDARDS, AND NEW PLANTINGS WILL BE IRRIGATED USING ON-SITE RECLAIMED WATER GENERATED BY THE PLANT.

LEGEND
 ROOT BARRIER

LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"

Call 2 Working Days Before You Dig!
 1-800-424-5555

- NOTES:
 1. SEE SHEET L'00 FOR LANDSCAPE PLANTING ABBREVIATIONS
 2. SEE SHEET L'00 FOR PLANTING SCHEDULE
 3. SEE SHEET L'40 FOR PLANTING DETAILS

No.	REVISION	BY	APP'D.	DATE

Michael Willis Architects
 1111 1st Avenue, Suite 200
 Seattle, WA 98101
 Phone: 206.461.1111
 Fax: 206.461.1112
 www.mwillis.com

CONDITIONAL USE SUBMITTAL

DESIGNED/DRAWN: J. VON BARGEN
 CHECKED: J. VON BARGEN
 PROJECT OWNER: J. VON BARGEN
 DESIGN PARTNER: J. VON BARGEN
 PROJECT ACCEPTANCE: D. STARK

GVOC: J. MCGRAW
 SCALE: AS NOTED
 ONE INCH = FEET (INDICATED)
 GRAPHIC TITLE: E00152202



DEPARTMENT OF NATURAL RESOURCES & PARKS
 WASTEWATER TREATMENT DIVISION
 WEST POINT OFFICE ANNEX
 RECEIVED JUN 08 2010
 DRAWING NO. L101
 SHEET NO. 1 OF 1

N:\Active Projects\2009\05081103 West Point\Working Office\Bldg\Documents\Active\131-822-L10.dwg | Layout: L101
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 USER: Michael Willis
 PROJECT: 131-822-L101.dwg
 PLOT: 131-822-L101.dwg | Plot: 131-822-L101.dwg | Plot: 131-822-L101.dwg

PLANTING SCHEDULE								
SYMBOL	QUANTITY	RAIN GARDEN	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	COMMENTS
CONFERS								
	-		CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HNOCKI FALSE CYPRESS	MIN. 4' HT.	B&B OR CONTAINER	AS SHOWN	MULTI-STEM, 3 STEMS, STAKED
DECIDUOUS AND SHADE TREES								
	-		ACER CIRCINATUM	VINE MAPLE	MIN. 4' HT.	B&B OR CONTAINER	AS SHOWN	MULTI-STEM, 3 STEMS, STAKED
	-		AMELANCHIER ALNFOLIA	SERVICEBERRY	MIN. 4' HT.	B&B OR CONTAINER	AS SHOWN	MULTI-STEM, 3 STEMS, STAKED
	-		CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	1 GAL.	CONTAINER	AS SHOWN	MULTI-STEM, 3 STEMS, STAKED
	-		CORNUS X 'EDDIE'S WHITE WONDER'	EDDIE'S WHITE WONDER DOGWOOD	MIN 1" CAL. 6' HT.	B&B OR CONTAINER	AS SHOWN	STANDARD, STAKED
	-		FRAXINUS 'RAYWOOD'	RAYWOOD ASH	MIN 2" CAL. 10' HT.	B&B OR CONTAINER	AS SHOWN	STANDARD, STAKED
	-		SYRINGA RETICULATA	JAPANESE TREE LILAC	MIN 1" CAL. 8' HT.	CONTAINER	AS SHOWN	STANDARD, STAKED
SHRUBS								
	-		CAMELLIA SASANQUA	CAMELLIA	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		GISTUS CORBARIENSIS	WHITE ROCKROSE	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		ECCALLONIA RUBRA 'COMPACTA'	DWARF ESCALLONIA	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		EUONYMUS 'ALATUS 'COMPACTA'	DWARF BURNING BUSH	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		HYDRANGEA SERRATA	HYDRANGEA SERRATA	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		MAHONIA AQUIFOLIUM	TALL OREGON GRAPE	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		MAHONIA AQUIFOLIUM 'COMPACTA'	DWARF OREGON GRAPE	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY, BIOTENTION FACILITY AREA SPACING AT 24"
	-		MAHONIA NERVOSEA	DULL OREGON GRAPE	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY, BIOTENTION FACILITY AREA SPACING AT 24"
	-		NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		POLYSTICHUM MUNITUM	WESTERN SWORD FERN	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY, BIOTENTION FACILITY AREA SPACING AT 24"
	-		PRUNUS LAUROCARPUS 'MT. VERNON'	MT. VERNON LAUREL	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		RHODODENDRON HYBRIDS	RHODODENDRON 'HONG KONG'	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		RHODODENDRON HYBRIDS	RHODODENDRON 'PJM'	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		RHODODENDRON HYBRIDS	RHODODENDRON 'UNIQUE'	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		RHODODENDRON DECIDUOUS	EXBURY AZALEA	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		RIBES SANGUINEUM	RED FLOWERING CURRANT	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY, BIOTENTION FACILITY AREA SPACING AT 24"
	-		ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	ROSEMARY	2 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		SAMBUCUS RACEMOSA	RED ELDERBERRY	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY

PLANTING SCHEDULE								
SYMBOL	QUANTITY	RAIN GARDEN	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	COMMENTS
SHRUBS CONTINUED								
	-		SYMPHORCARPOS ALBUS	SNOWBERRY	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY, BIOTENTION FACILITY AREA SPACING AT 24"
	-		VACCINIUM OVALIFOLIUM	EVERGREEN HUCKLEBERRY	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
GROUNDCOVER								
	-		FRAGARIA CHLODENSIS	SAND STRAWBERRY	1 GAL.	CONTAINER	24" O.C.	FULL AND BUSHY
	-		GAULTHERIA SHALLON	SALAL	1 GAL.	CONTAINER	24" O.C.	FULL AND BUSHY, BIOTENTION FACILITY AREA SPACING AT 24"
	-		IBERIS SEMPERVIRENS	CANDYTUFT	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
SEASONAL COLOR								
	-		CROCOSMIA 'LUCIFER'	MONTBRETIA	1 GAL.	CONTAINER	AS SHOWN	3 BULBS PER CONTAINER
	-		HEMEROCALLIS	DAYLILY	1 GAL.	CONTAINER	AS SHOWN	3 BULBS PER CONTAINER
	-		IRIS GREMANICA	BEARDED IRIS	1 GAL.	CONTAINER	AS SHOWN	5 BULBS PER CONTAINER
	-		NARCISSUS SPP.	DAFFODIL	1 GAL.	CONTAINER	AS SHOWN	5 BULBS PER CONTAINER
ROOT BARRIER								
	-	L.F.	ROOT BARRIER				PROVIDE ROOT BARRIER WITHIN 5' OF PAVEMENT, PROVIDE 10' L.F. CENTERED ON TREE.	

PLANTING NOTES:
 1. BARE-ROOT PLANTS, BULBS OR TUBERS MAY BE SUBSTITUTED SEASONALLY FOR CONTAINER STOCK WITH PRIOR APPROVAL OF PROJECT REPRESENTATIVE.
 2. ALL PLANTING AREAS TO BE MULCHED TO 3" DEPTH.

ABBREVIATIONS

B&B	—	BALL AND BURLAP
CAL.	—	CALIPER
CL	—	CENTER LINE
EQL. SP.	—	EQUALLY SPACED
GAL.	—	GALLON
HT.	—	HEIGHT
L.F.	—	LINEAR FEET
MIN.	—	MINIMUM
O.C.	—	ON CENTER
SPP.	—	SPECIES

Call 2 Working Days Before You Dig!

 1-800-424-5555

NOTES:
 1. SEE SHEET L101 FOR PLANTING PLAN
 2. SEE SHEET L140 FOR PLANTING DETAILS

 Michael Willis Architects <small>12500 15th Avenue, Suite 102, Golden, CO 80401</small>	<p align="center">CONDITIONAL USE SUBMITTAL</p>	DESIGNED/DRAWN: R. HACHLER / S. BETHFIELD PROJECT ENGINEER: J. VON BARGEN DESIGN APPROVAL: J. VON BARGEN PROJECT ACCEPTANCE: D. STARK	DWGNO: J. MCCRAW SCALE: 1/4" = 1'-0" ONE INCH (REFERENCE)	DEPARTMENT OF NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIVISION WEST POINT OFFICE ANNEX JUN 08 2010 LANDSCAPE PLANTING SCHEDULE	DATE: MARCH 2010 PROJECT FILE NO: 423023 DRAWING NO: L100 SHEET NO. 1 OF 1
		ISSUE FOR BID No. _____ REVISION _____ BY: _____ APP'D: _____ DATE: _____		CONTRACT NO: E00152209	

III

3011263



Department of Natural Resources and Parks • Wastewater Treatment Division
Community Services and Environmental Planning • 201 S. Jackson St., MS KSC-NR-0505
Seattle, WA 98104-3855 • Phone (206) 684-1714 • FAX (206) 684-1278

DETERMINATION OF NONSIGNIFICANCE (DNS)

TITLE OF PROPOSAL: West Point Treatment Plant Office Annex Building Project

DESCRIPTION OF PROPOSAL: The King County Wastewater Treatment Division (WTD) is proposing to construct a one-story office building of approximately 4,000 square feet that will accommodate 12 staff and associated functional areas, including offices, a conference room, restrooms, a kitchen, file storage, a copy room, and an exercise facility. The building will be located at the West Point Treatment Plant behind the existing Administration Building. The building foundation will be on conventional footings with 2 feet of overexcavation in the building footprint.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The project will be located within the boundaries of the existing West Point Treatment Plant, adjacent to Discovery Park in Seattle, WA. The West Point Treatment Plant is located at 1400 Utah Street, Seattle, WA. The site is in Section 9, Township 25N, Range 3E

Responsible Official: Christie True
Position/Title: Division Director, King County Wastewater Treatment Division

Address: 201 S. Jackson St., MS KSC-NR-0501
Seattle, WA 98104-3855

Date: 6/8/2010

Signature:

Proponent and Lead Agency: King County Department of Natural Resources and Parks
Wastewater Treatment Division

Contact Person: Meredith Redmon, Environmental Planner
King County Wastewater Treatment Division
201 S. Jackson St., MS KSC-NR-0505
Seattle, WA 98104;
phone: 206-263-6534; e-mail: meredith.redmon@kingcounty.gov

Issue Date: June 10, 2010

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. The environmental checklist may be viewed and downloaded at: <http://www.kingcounty.gov/environment/wtd/Programs/EnvPlanning.aspx>

This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 17 days from the issue date. **Comments must be submitted by June 26, 2010.** Submit comments to Wesley Sprague, Supervisor Community Services and Environmental Planning Unit, King County Wastewater Treatment Division, 201 S. Jackson St., MS KSC-NR-0505, Seattle, WA 98104-3855.

The King County Wastewater Treatment Division intends to submit an application for a Conditional Use Permit to the City of Seattle. Thus there is no administrative appeal of this DNS pursuant to RCW 43.21C.075, WAC 197-11-680, KCC 20.44.120 and King County Public Rule 7-4-1.

Statutory authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), §197-11-970, filed 2/10/84, effective 4/4/84

City of Seattle Hearing Examiner
EXHIBIT
Appellant _____ ADMITTED _____
Department _____ DENIED _____
FILE CF 310900, Proj. # 3011263
2

LAND USE FULL C CMRCL \$450000 4215 36TH AVE W Use: N
Appl: 6/10/2010 Filed at: 4215 36TH AVE W
Council land use application to install a one-story 4,087 sq. ft. office accessory to the West Point Treatment Plant in an environmentally critical area. Project includes 1,000 cu. yds. of grading. Determination of Non-Significance prep Build ID: NONE 3011263
Parent: Related AP: 6245924

FINDINGS, CONCLUSIONS AND DECISION
OF THE CITY COUNCIL OF THE CITY OF SEATTLE

In the matter of:)	C.F. 310900
)	
Council Conditional Use application of)	FINDINGS, CONCLUSIONS
King County to construct a one-story)	AND DECISION
4,087 square foot office accessory to)	
the West Point Treatment Plant in an)	
environmentally critical area, located at)	
4215 36th Avenue West (Project No.)	
3011263, Type IV).)	

This matter involves the petition of King County (“Proponent”) for approval of a Council Conditional Use permit to construct a one-story, 4,087 square foot office accessory to the West Point Treatment Plant in an environmentally critical area, located at 4215 36th Avenue West. Attachment A is a site map that shows the location of the project in relation to the overall facility.

On September 16, 2010, the Director of the Department of Planning and Development (DPD) recommended approval of the request for a Council Conditional Use permit with no conditions. The Hearing Examiner held an open record hearing on October 26, 2010 and left the record open until October 28, 2010 to allow for the Hearing Examiner’s site visit. Following the close of the record, the Hearing Examiner issued Findings, Conclusions and Recommendations, recommending approval of the Council Conditional Use permit, dated October 28, 2010. The Hearing Examiner’s recommendation included no conditions.



On January 12, 2011 the matter came before the Committee on the Built Environment (COBE) that included a review of the Hearing Examiner file and staff report. COBE recommended approval of the Conditional Use permit. COBE then requested staff to prepare Findings, Conclusions and a Decision, and referred the matter to a full Council vote.

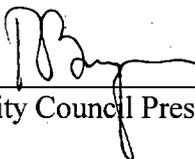
Findings of Fact and Conclusions

The Council hereby adopts the Hearing Examiner's Findings of Fact, Conclusions and Recommendation for C.F. 310900 dated October 28, 2010, and imposes no conditions on the permit.

Decision

The Council hereby APPROVES the request by King County for a Council Conditional Use permit to construct a 4,087 square foot structure as reflected in C.F. 310900.

Dated this 24th day of January, 2011.



City Council President Pro Tem

Council

Application Form for ~~Administrative~~ Conditional Use in Residential Commercial and Commercial Zones

GENERAL DESCRIPTION

1. What type of conditional use are you requesting? Council Conditional Use For

(Applicant - Please use one of the category headings from Attachment A. Examples: Residential Use in a C2 Zone, Drinking Establishment in a NC2 Zone, etc)

reconfiguration of a Wastewater treatment Plant.

2. Is the proposal a new use? NO or an expansion of an existing use? NO If this is a new use, what is the existing use of the site or structure?

3. Describe the proposed project. Include specific details that explain the nature and use of the proposed development that are not included in your plans or in your responses to specific standards in attachment A.

Construct new admin office annex to improve working conditions for existing staff (4,078 sq ft)

SPECIFIC REQUIREMENTS

On a separate sheet of paper, describe how your proposal meets the criteria or requirements shown on Attachment A for the specific type of conditional use you are requesting. Reference the criteria number for each response.

Attachment A is only a summary of Land Use Code requirements. Before completing this application, you should read the entire portion of the Code which is applicable to your proposal because you are responsible for ensuring that your application meets all Land Use Code requirements.

If you are requesting any waiver or modification to the development standards or criteria, please provide your reasons or justification for the waiver request.

If a presubmittal conference was conducted with a land use planner, please attach a copy of the conference notes to this application.



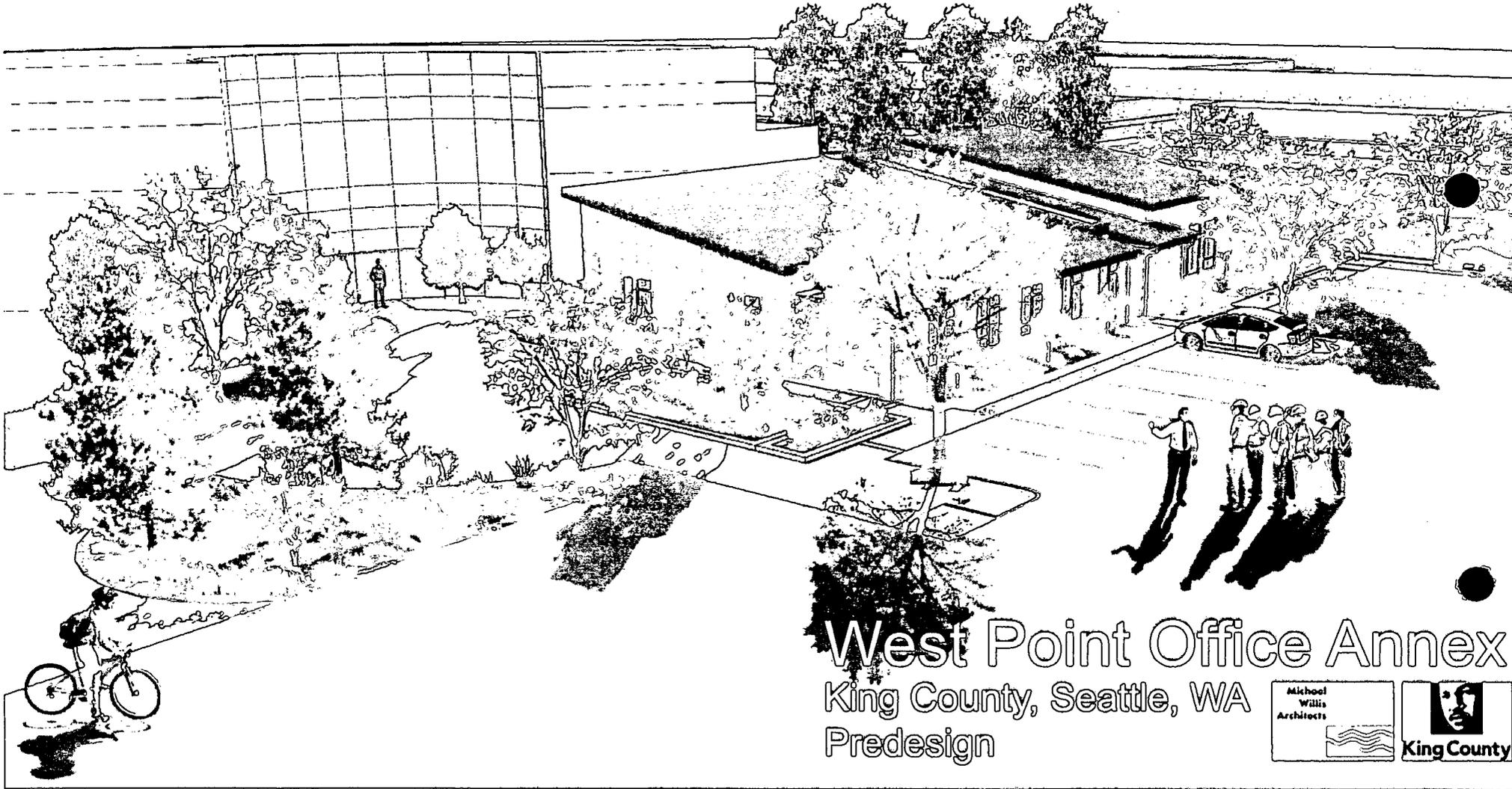


West Point Office Annex

King County, Seattle, WA

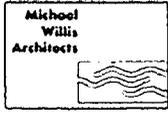
Pre-design





West Point Office Annex

King County, Seattle, WA
Predesign



Attachment A

SMC 23.51A.002 D Sewage Treatment Plants - Reconfiguration of a Sewage Treatment Plant (Type IV Council Conditional Use)

Code requirements are bolded.

King County's responses follow in indented, non-bold type.

No feasible alternative location in a zone where the establishment of the use is permitted and the conditions imposed under subsection 23.51A.002.D.3 and D4 are met.

The Council's decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social and economic impacts on the community, and the intent to preserve and to protect the physical character of single-family areas, and to protect single-family areas from intrusions of non-single-family uses.

The West Point Treatment Plant (the Plant) is located about four miles northwest of downtown Seattle on the shores of Puget Sound. It is part of King County's regional system that treats wastewater for about 1.5 million people and covers 420 square miles in the Puget Sound region. Every day, the West Point Plant cost-effectively treats wastewater and stormwater from homes, offices, schools, agencies, businesses and industries in Seattle, north King County, south Snohomish County, and some areas of Lake Washington.

The history of the Plant actually began in 1958, when voters in Seattle and King County created Metro, an agency charged with developing and operating a regional wastewater treatment system.

In 1966, construction of a primary treatment plant is completed at West Point.

In 1994, resulting from a voter approved proposal to merge Metro with King County, King County assumes responsibility for West Point Plant.

In 1991, to comply with the 1972 federal Clean Water Act, Metro begins an expansion of the Plant to provide secondary treatment. Expansion and upgrading to secondary treatment is completed in 1996. The average capacity for wet weather flow is 133 million gallons per day. The maximum capacity is 440 million gallons per day during peak storms.

Construction offices used for the secondary treatment expansion were kept on site and were used continuously since that time for capital projects offices for upgrades and construction activities on the site. The Plant usually has a number of construction projects to maintain the facilities or meet new regulatory requirements. In 2009 the trailers were removed from the site due to age, disrepair, and hazardous conditions regarding occupancy.

Since this time, there has been a shortage of office space for existing staff. As a result of a space needs review, it was determined that a 4,078 square foot (SF) Administrative Office Annex (the Annex), with office space for eleven (11) existing employees, together with an improved exercise facility was needed. Efficiencies are gained by locating the displaced staff as close as possible to the existing administration building. Staff that will occupy the proposed office space work at the Plant in operation, capital improvements and computer networks. They attend meetings and interact with other administrative staff. All staff to occupy the proposed space are existing Plant employees. No new staff is proposed. A cost analysis showed that a modular office annex would provide the needed space and exercise room for approximately 50 years and at a considerable savings compared to an addition to the administration building.

There is no feasible alternative to co-locating all Plant staff into one central location on the site.

D.3.a. The project shall be located so that adverse impacts on residential areas shall be minimized.

The proposed office annex is located in an area that is tucked back against a high retaining wall along the east perimeter of the site and should not be visible from the exterior of the Plant. It is screened from the south by the administration building. Views into the Plant are obscured by a perimeter wall and berm planted with native vegetation.

Landscaping will be provided to further screen the 4,078 SF building. Existing standard lighting will be reused for no net increase in outdoor area lighting. Lighting is directed downward so as not to increase glare from the Plant.

D.3.b. The expansion of a facility shall not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences.

The proposed administrative office annex is not an expansion of the plant. It replaces an equivalent square footage of trailers that were part of the secondary upgrades. It houses existing staff, locating them close to the administrative building for added efficiencies.

D.3.c. Facility management and transportation plan shall be required. The level and kind of detail to be disclosed in the plan shall be based on the probable impacts and/or scale of the proposed facility, and shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood.

The West Point Treatment Plant has a West Point Secondary Treatment Facilities Project Facilities Plan (Metro; March 1989) Plan registered with the Department of Ecology. There have been three addenda to the plan (October 1990) for the secondary upgrade, (November 2004) for the solids handling and odor control, and recently for the cogeneration project. A Transportation Plan developed as part of the 1996 secondary upgrade project conditions.

Sludge transportation shall not be affected by this proposal

No noise will be created by the Annex except during construction. Modular construction will minimize the amount of onsite construction noise. Construction will be limited to construction hours set by the City of Seattle and in compliance with its noise ordinance.

Hours of operation - The Plant is operated continuously.

No increased truck or passenger vehicle trips are anticipated, except for the construction phase of the project. Truck traffic will be by the access road from W Government Way. Delivery of modular units will require pre-delivery route analysis for obstructions/clearance, turning radii, and feasibility.

D.3.d. Measures to minimize potential odor emissions and airborne pollutants including methane shall meet standards of and be consistent with best available technology as determined in consultation with the Puget Sound Clean Air Agency (PSCAA), and shall be incorporated into the design and operation of the facility.

WPTP is regulated under Puget Sound Clean Air Agency's Air Operating Permit #10088. The permit covers the control and reduction of odor emitting compounds and airborne pollutants.

WPTP also has a policy of reusing its digester gas for energy. The methane produced from the digestion of wastewater runs the raw sewage influent pumps, and 3 boilers at the plant. WPTP is also constructing co-generation units that will use the digester gas to produce energy for use by Puget Sound Energy.

Puget Sound Clear Air Agency inspects WPTP yearly for permit compliance.

D.3.e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility.

The Plant currently uses gaseous chlorine to disinfect wastewater effluent. Most treatment plants no longer use chlorine for disinfection due to safety issues. King County is evaluating methods to change its disinfection processes to Sodium Hypochlorite. The proposed Annex will not negatively impact or delay these disinfection upgrades.

Storage of hazardous materials at the Plant are under various 801(c) permits on file with the Seattle Fire Marshal's Office.

D.3.f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

Current access is by W. Government Way. This project will not alter the existing access route.

D.3.g. The bulk of facilities shall be compatible with the surrounding community. Public facilities that do not meet bulk requirements may be located in single-family residential areas if there is a public necessity for their location there.

The proposed Annex will be 4078 SF in gross floor area and will be 21 feet from grade at its highest point. The Annex replaces a two-story construction trailer that was visible from Discovery Park. The new Annex will not be visible from the park. The Annex will be landscaped, and be constructed with neutral and/or earth tones.

D.3.h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility.

The proposed Annex project includes a detailed landscaping plan to soften and screen the Annex. Existing light standards in the paved area north of the proposed Annex will be reused and relocated. No increase in outdoor area light or glare is anticipated. Lighting will be directed downward and shielded to prevent errant light from creating light and glare to Puget Sound or the surrounding Discovery Park.

The positioning of the proposed Annex relative to the existing administration building will create a courtyard as a gathering place for employees and visitors. The Plant conducts tours, Earth Day events, and educational programs as part of its mission to promote a clean environment and protect public health. The courtyard will serve as a natural gathering place between the lobby of the administrative building and the Annex.

D.3.i. Residential structures, including those modified for nonresidential use, shall not be demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community.

No residential structures shall be demolished or modified for nonresidential use.

D.4. Substantial Conformance. If the application for a project specific proposal is submitted after an early determination that location of the sewage treatment plant is not feasible in a zone where establishment of the use is permitted, the proposed project must be in substantial conformance with the feasibility determination.

Substantial conformance shall include, but not be limited to, a determination that:

- a. There is no net substantial increase in the environmental impacts of the project-specific proposal as compared to the impacts of the proposal as approved in the feasibility determination.**
- b. Conditions included in the feasibility determination are met.**

The feasibility determination and the application for a project specific proposal are combined for this Administrative Office Annex.

Report Date 06/10/2010 01:30 PM

Submitted By

Page 1

A/P # 3011263 DISCRETIONARY LAND USE ACTION

Application Information

Stages

	Date / Time	By	Temp COO	Date / Time	By
Processed	06/10/2010 13:01	CAPESTT	Temp COO		
Approved			COO Issued		
Final			Expires		

Associated Information

Associated Information				Valuation	
Type of Work	FULL C FULL REVIEW (COMPLEX)	# Plans	6	Declared Valuation	450000.00
Dept of Commerce	CMRCL COMMERCIAL	# Plans	0	Calculated Valuation	0.00
Priority	<input checked="" type="checkbox"/> Auto Reviews	Bill Group		Actual Valuation	0.00

Description of Work

Council land use application to install a one-story 4,087 sq. ft. office accessory to the West Point Treatment Plant in an environmentally critical area. Project includes 1,000 cu. yds. of grading. Determination of Non-Significance prepared by King County.

Parent A/P #

Project #	3011263	Project/Phase Name	Phase #
Size/Area	0.00	Size Description	Subdivision Code
Proposed Start		Proposed Stop	% Completed 0.00
% Complete Formula			

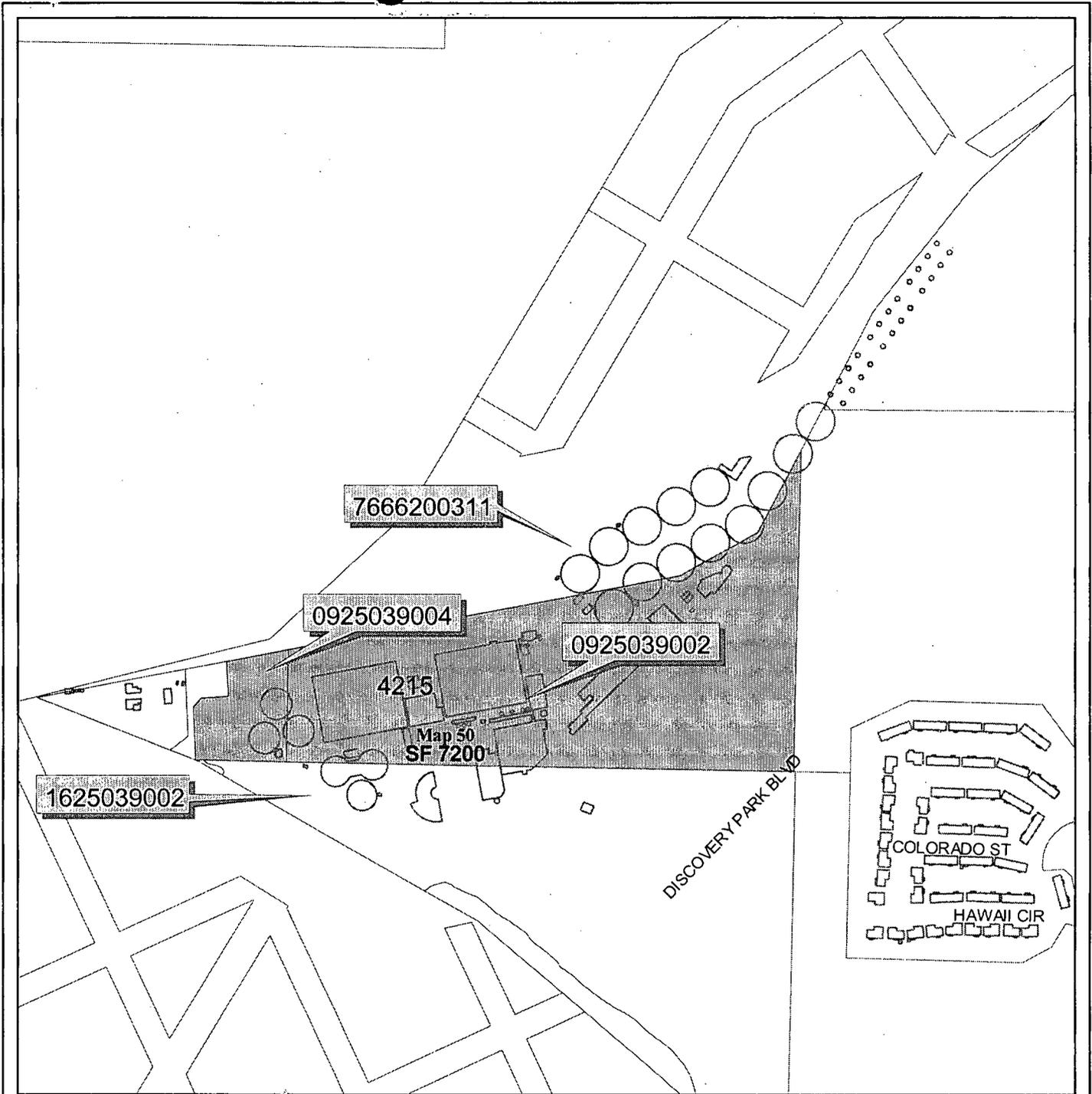
Template Type	A/P #	A/P Type	Status	Stage
BLDG	6245924	CONSTRUCTN		Pre-Processed

Employee ID	Last	First	MI	Comments
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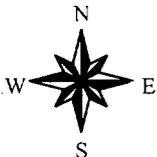
No Employee Entries

Log Action	Description	Entered By	Start	Stop	Hours
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No Log Entries



#3011263 - SEPA
 Council Cond Use
 4215 36th Ave W



Scale: 1" = 545'

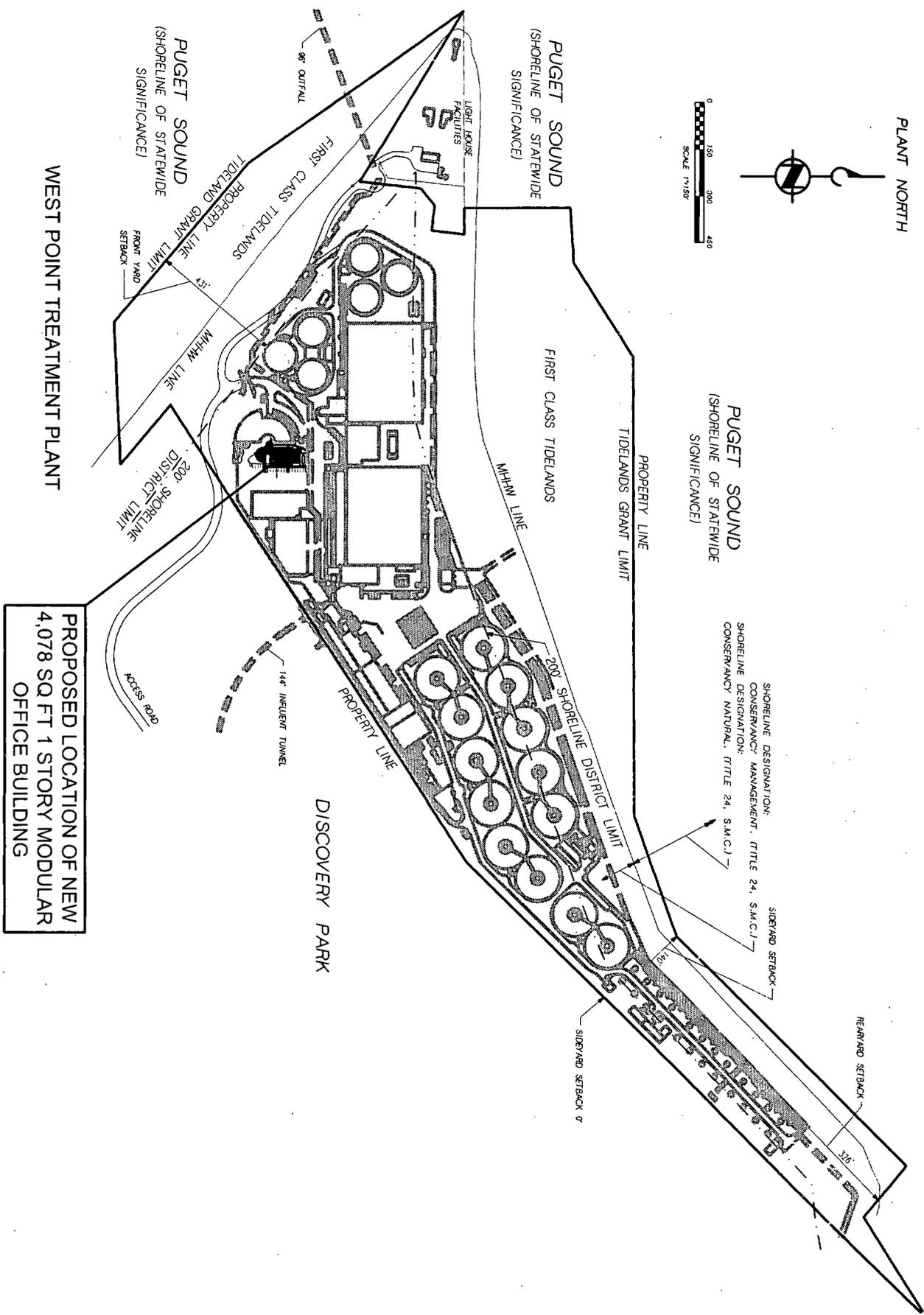
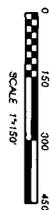
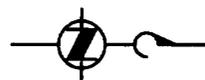
Prepared by DPD, June 10, 2010

No warranties of any sort, including accuracy, fitness,
 or merchantability, accompany this product.

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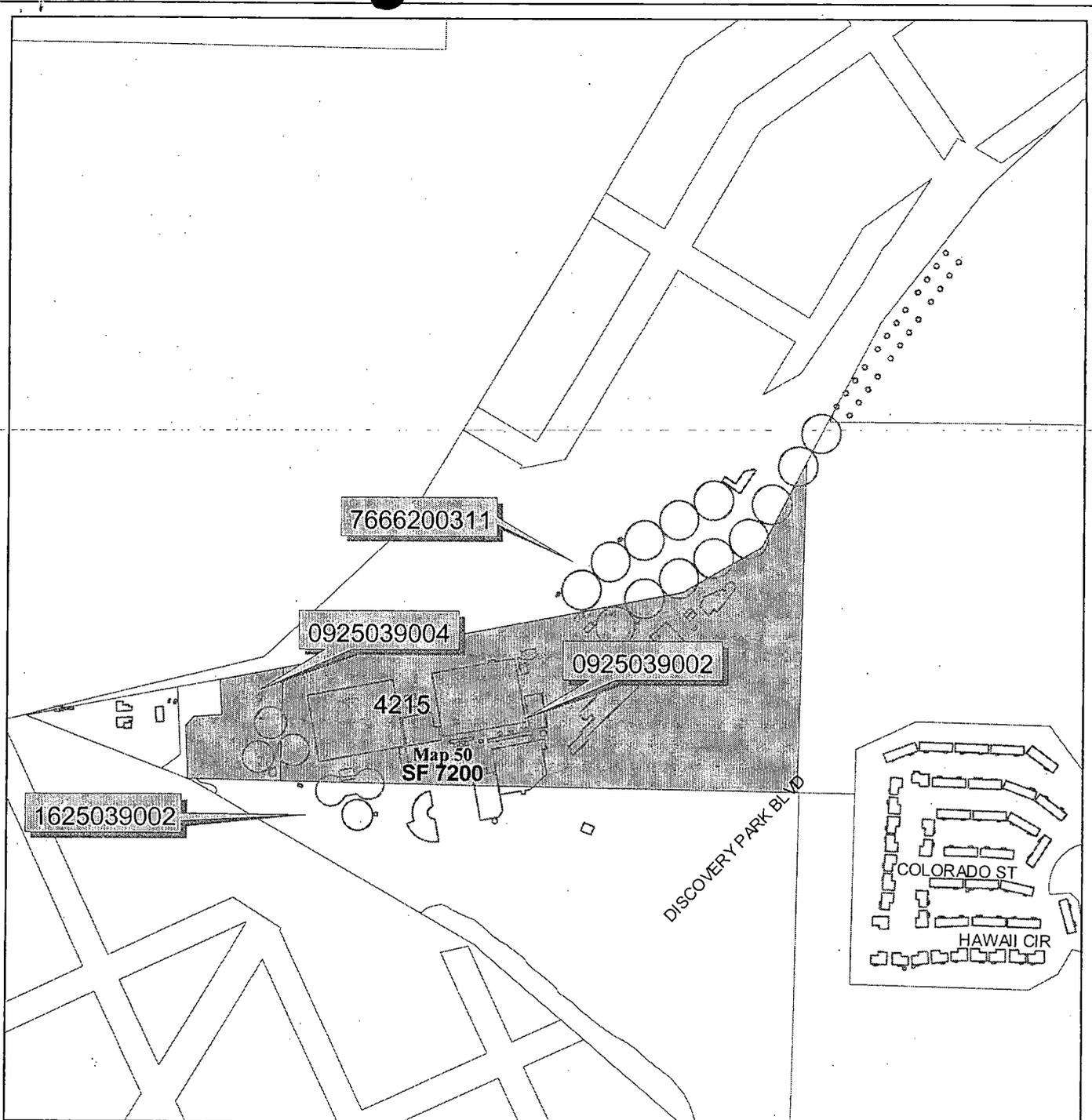
-  Pavement Edge
-  Building Outlines
-  Parcels
-  Legal Lines

PLANT NORTH



WEST POINT TREATMENT PLANT

PROPOSED LOCATION OF NEW
4,078 SQ. FT. 1 STORY MODULAR
OFFICE BUILDING



#3011263 - SEPA
 Council Cond Use
 4215 36th Ave W



Scale: 1" = 545'

Prepared by DPD, June 10, 2010
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 or merchantability, accompany this product.
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-  Pavement Edge
-  Building Outlines
-  Parcels
-  Legal Lines

**FINDINGS AND RECOMMENDATION OF THE HEARING EXAMINER
KING COUNTY, DEPARTMENT OF NATURAL RESOURCES, WASTEWATER TREATMENT DIVISION
Project No. 3011263, CF 310900
Hearing Date: October 26, 2010
Forwarded to the City Clerk on October 28, 2010**

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- Section 1** - Hearing Examiner Findings and Recommendation
- Affidavit of Mailing
- Minutes of Hearing
- Department of Planning Development Analysis and Recommendation
- Section 2** - Exhibits
1) Packet of Predesigned Information
2) Determination of Non-Significance (DNS) from King County
3) Environmental Checklist
4) Important Information for Issuance of the Master Use Permit, Analysis and Recommendation of the Director, and Mailing List
5) Set of Plans
6) Application Form for Council Conditional Use in Residential Commercial and Commercial Zones
7) Notice of Proposed Land Use Action 6/8/10
8) Email Exchange Concerning the Proposal
9) Public Comment on the Proposal
- Section 3** - Emails to and from the Office of Hearing Examiner
- Section 4** - CD of hearing held on October 26, 2010



King County

Alton Gaskill

*Regulatory and Acquisitions Lead
Environmental and Communications Services*

Wastewater Treatment Division

Department of Natural Resources and Parks
KSC-NR-0503
201 South Jackson Street, Suite 503
Seattle, WA 98104-3855
alton.gaskill@kingcounty.gov

206-205-8642
Fax 206-684-1741
TTY Relay: 711



**FILED
CITY OF SEATTLE
2010 OCT 28 PM 12: 34
CITY CLERK**

Description	<p><u>Minutes</u> Tuesday, October 26, 2010 King County, Department of Natural Resources, Wastewater Treatment Division CF 310900, Project No. 3011263 4215 36th Avenue W. Time: 9:00 a.m. Hearing Examiner: Sue A. Tanner Assistant: Alvia Williams</p> <p>Party Representatives:</p> <p>Alton Gaskill King County DNRPWTD 201 South Jackson Street Suite 503 Seattle WA 98104</p> <p>Scott Kemp, representing Director DPD SMT-18-00</p>		
Date	10/26/2010	Location	LARGE HR
Time	NOTE	Additional Info	
<u>9:01:44 AM</u>	Introduction of hearing by the Hearing Examiner		
<u>9:01:54 AM</u>	Identification of party representatives		
<u>9:02:25 AM</u>	Further introduction remarks by the Hearing Examiner		
<u>9:04:22 AM</u>	Procedural matter by Scott Kemp		
<u>9:04:42 AM</u>	Oath administered to <u>Alton Gaskill</u> , Regulatory and Acquisitions Lead, Environmental and Communications Services, King County, 201 South Jackson Street, Suite 503, Seattle WA 98104-3855. He gives background information of the Proposal.		
<u>9:06:45 AM</u>	Gaskill offers <u>Exhibit 1</u> , Packet of Predesigned Material		
<u>9:08:49 AM</u>	Comment by <u>David Stark</u> , Capital Project Manager, Wastewater Treatment Division, King County, 201 South Jackson Street, Seattle WA 98104-3855		
<u>9:09:07 AM</u>	Hearing Examiner question Gaskill		

<u>9:10:07 AM</u>	Exhibit <u>1</u> admitted	
<u>9:10:10 AM</u>	Question by Scott Kemp of Gaskill	
<u>9:10:21 AM</u>	Oath administered to <u>Scott Kemp</u> , Senior Land Use Planner, DPD. He offers <u>Exhibit 2</u> , Determination of Nonsignificance (DNS) from King County, <u>Exhibit 3</u> , Environmental Checklist, <u>Exhibit 4</u> , Important Information for Issuance of the Master Use Permit, Analysis and Recommendation of the Director, and Mailing List	
<u>9:13:11 AM</u>	Comment by Gaskill	
<u>9:13:27 AM</u>	Continued presentation by Kemp	
<u>9:16:25 AM</u>	Hearing Examiner question applicant. Response by David Stout	
<u>9:17:35 AM</u>	Hearing Examiner question Kemp	
<u>9:17:43 AM</u>	Response by Gaskill	
<u>9:19:14 AM</u>	Comment by Kemp	
<u>9:21:16 AM</u>	Further comment by Gaskill	
<u>9:23:14 AM</u>	Kemp offers <u>Exhibit 6</u> , Application Form for Council Condition Use in Residential Commercial and Commercial Zones, <u>Exhibit 7</u> , Notice of Proposed Land Use Action 6/8/10	
<u>9:23:57 AM</u>	Hearing adjourned	

Exhibit List
CF 310900, Project No. 3011263
October 26, 2010

Exhibit #	Offered by	Admitted	Exhibit
1	Applicant	x	Packet of Predesigned Information
2	Department	x	Determination of Non-Significance (DNS) from King County
3	"	x	Environmental Checklist
4	"	x	Important Information for Issuance of the Master Use Permit, Analysis and Recommendation of the Director, and Mailing List
5	"	x	Set of Plans
6	"	x	Application Form for Council Conditional Use in Residential Commercial and Commercial Zones
7	"	x	Notice of Proposed Land Use Action 6/8/10
8	"	x	Email Exchange Concerning the Proposal
9	Public Comment	x	Public Comment on the Proposal



**Legislative Department
Seattle City Council
Memorandum**

Date: December 10, 2010

To: Persons on the mailing list compiled at the Hearing Examiner hearing

From: Michael Jenkins, Legislative Analyst, Council Central Staff

Subject: Clerk's File (CF) 310900, Council Conditional Use application of King County to construct a one-story 4,087 office accessory to the West Point Treatment Plant, in an environmentally critical area, located at 4215 – 36th Avenue West (Project No. 3011263, Type IV)

This matter is scheduled before the City Council's Committee on the Built Environment (COBE) on January 12, 2011. The meeting will commence at 9:00 a.m. and will be held in City Council chambers, 600 – 4th Avenue, 2nd Floor, in downtown Seattle.

At that meeting, COBE members will receive a briefing on the applicant's request to construct a one-story 4,087 office accessory to the West Point Treatment Plant. At that meeting, the Committee will review the record forwarded by the City's Hearing Examiner. As no timely requests were filed to supplement the record or appeal the Hearing Examiner recommendation, no such requests will be considered. No testimony will be permitted, as the Committee's review is based solely on the record forwarded by the Hearing Examiner. The Committee will consider the merits of the proposed action and may vote on a recommendation to full Council.

This request is a quasi-judicial action of the City Council and is subject to the Council's Quasi-judicial Rules. The Council's Quasi-judicial Rules were adopted by Resolution 31001 and are available at <http://www.seattle.gov/council/legdb.htm>

Print and communications access for Council meetings is provided on prior request. Please contact LaTonya Brown at (206) 684-5329 as soon as possible to request accommodations for a disability.

If you have any questions, please call me at 615-1674 or contact me by email at michael.jenkins@seattle.gov.

Mailing List for File: CF 310900, Application No. 3011263

**DAVID C. STARK
CAPITAL PROJECT MANAGER
WASTEWATER TREATMENT DIVISION
DEPARTMENT OF NATURAL RESOURCES & PARKS
201 SOUTH JACKSON STREET
SEATTLE WA 98104-3855**

**ALTON GASKILL
REGULATORY AND ACQUISITIONS LEAD
WASTEWATER TREATMENT DIVISION
DEPARTMENT OF NATURAL RESOURCES & PARKS
201 SOUTH JACKSON STREET, SUITE 503
SEATTLE WA 98104-3855**

**MARK BLOOME
4751 W. RUFFNER STREET
SEATTLE WA 98199**

**SCOTT KEMP
DPD
SMT-18-00**

**DIANE SUGIMURA
DPD
SMT-18-00**

**SUE PUTNAM
DPD
SMT-18-00**

**CITY CLERK
CH-03-10**

**ELAINE KO
CITY COUNCIL
CH-02-10**

**LUIB
SMT-18-00**

**ROGER WYNNE, LAW DEPARTMENT
CH-04-01**

~~**MICHAEL JENKINS
CH-02-10**~~

~~**KETHA FREEMAN
CH-02-10**~~

CERTIFICATE OF SERVICE

I certify that on the 13th day of December, 2010, I sent copies of the following documents:

1. Memo informing of Hearing Examiner Hearing @ COBE Committee on Jan. 12

(list the name of each document sent, including this Certificate of Service)

to the following parties by e-mail, at the e-mail address listed below for that party:

1. _____ at _____
Party Name e-mail address
2. _____ at _____
Party Name e-mail address

(add a line for each party served by e-mail)

and to the following parties by first class mail, by depositing the copies in the U.S. mail by 5:00 p.m., with proper postage affixed, at the post office address listed below.

- | | |
|---|--|
| <ol style="list-style-type: none">1. <u>David C. Stark</u>
Party Name
<u>Capital Project Manager</u>
<u>Wastewater Treatment Division</u>
<u>Department of Natural Resources</u>
<u>and Parks</u>
<u>201 South Jackson Street</u>
<u>Seattle, WA 98104-3855</u>
Mailing address | <ol style="list-style-type: none">2. <u>Alton Gaskill</u>
Party Name
<u>Regulatory and Acquisitions Lead</u>
<u>Wastewater Treatment Division</u>
<u>Dept. of Natural Resources & Parks</u>
<u>201 South Jackson Street, Suite 503</u>
<u>Seattle, WA 98104-3855</u>
Mailing address |
| <ol style="list-style-type: none">3. <u>Mark Bloome</u>
Party Name
<u>4751 W. Ruffner Street</u>
<u>Seattle, WA 98199</u>
Mailing address | <ol style="list-style-type: none">4. <u>Scott Kemp</u>
Party Name
<u>DPD</u>
<u>SMT – 18-00</u>
Mailing address |
| <ol style="list-style-type: none">5. <u>Diane Sugimura</u>
Party Name
<u>DPD</u>
<u>SMT-18-00</u> | <ol style="list-style-type: none">6. <u>Sue Putnam</u>
Party Name
<u>DPD</u>
<u>SMT-18-00</u> |



City of Seattle

Department of Planning & Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING & DEVELOPMENT**

Application Number: 3011263
Applicant Name: King County, Department of Natural Resources,
Wastewater Treatment Division
Address of Proposal: 4215 36th Ave. W.
Council File Number: 3010900

SUMMARY OF PROPOSED ACTION

Council Land Use Action for construction of a one-story 4,087 sq. ft. office building accessory to the West Point Treatment Plant in an environmentally critical area. Project includes 1,000 cubic yards of grading. Determination of Non-Significance prepared by King County.

The following approval is required:

Council Conditional Use – to allow minor reconfiguration of an existing sewage treatment plant - SMC 23.51D.002

SEPA – to condition pursuant to SMC 25.05.660

SEPA DETERMINATION: [] Exempt [X] DNS* [] MDNS [] EIS

[] DNS with conditions

[] DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

*

The King County Department of Natural Resources and Parks, Wastewater Treatment Division, issued a Determination of Non-Significance in this matter on June 10, 2010.

BACKGROUND DATA

Site and Vicinity Description

The West Point Treatment Plant (the Plant) is located about four miles northwest of downtown Seattle on the shores of Puget Sound and in Discovery Park. It is part of King County's regional system that treats wastewater for about 1.5 million people and covers 420 square miles in the Puget Sound region. West Point Plant treats wastewater and stormwater from homes, offices, schools, agencies, businesses and industries in Seattle, north King County, south Snohomish County, and some areas of Lake Washington.

Planning for the Plant began in 1958, when voters in Seattle and King County created Metro, an agency charged with developing and operating a regional wastewater treatment system.

In 1966, construction of a primary treatment plant was completed at West Point.

In 1994, resulting from a voter approved proposal to merge Metro with King County, King County assumed responsibility for West Point Plant.

In 1991, to comply with the 1972 federal Clean Water Act, Metro began an expansion of the Plant to provide secondary treatment. Expansion and upgrading to secondary treatment was completed in 1996. The average capacity for wet weather flow is 133 million gallons per day. The maximum capacity is 440 million gallons per day during peak storms.

West Point Treatment Plant is surrounded by retaining walls, berms, and extensive native landscaping to blend in with the surrounding Discovery Park.

Proposal Description

Construction offices used for the secondary treatment expansion were kept on site and were used continuously since that time for capital projects offices for upgrades and construction activities on the site. The Plant usually has a number of construction projects to maintain the facilities or meet new regulatory requirements. In 2009 the trailers were removed from the site due to age, disrepair, and hazardous conditions.

Since this time, there has been a shortage of office space for existing staff. As a result of a space needs review, it was determined that a 4,078 square foot (SF) Administrative Office Annex (the Annex), with office space for eleven-to-twelve (11-12) existing employees and associated functional areas, together with an exercise facility was needed. Efficiencies are gained by locating the displaced staff as close as possible to the existing administration building. Staff that will occupy the proposed office space work at the Plant in operations, capital improvements and computer networks. They attend meetings and interact with other administrative staff. All staff to occupy the proposed space are existing Plant employees. No new staff is proposed. A cost analysis showed that a modular office annex would provide the needed space and exercise room for approximately 50 years and at a considerable savings compared to an addition to the administration building.

Approximately 1,000 cubic yards of material will be excavated and hauled off the site during construction of the office annex to an approved disposal site outside of the City of Seattle limits.

ANALYSIS—COUNCIL CONDITIONAL USE

The Seattle Land Use Code provides as follows: “The decision on an application for the expansion or reconfiguration of a sewage treatment plant is a Type IV Council land use decision.” (SMC § 23.51A.002 D) The Code then sets forth specific criteria that shall be considered in evaluating and approving, conditioning or denying proposals for the expansion or reconfiguration of an existing sewage treatment plant.

D. Sewage Treatment Plants. The expansion or reconfiguration (which term shall include reconstruction, redevelopment, relocation on the site, or intensification of treatment capacity) of existing sewage treatment plants in single-family zones may be permitted if there is no feasible alternative location in a zone where the use is permitted and the conditions imposed under subsections 23.51A.002.D.3 and D4 are met.

2. Need for Feasible Alternative Determination. The proponent shall demonstrate that there is no feasible alternative location in a zone where establishment of that use is permitted.

a. The Council’s decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social and economic impacts on the community, and the intent to preserve and to protect the physical character of single-family areas, and to protect single-family areas from intrusions of non-single-family uses.

There is no feasible alternative to co-locating Plant staff into one central location on the Plant site. The site is physically isolated from other non-single-family zones where office uses are allowed by a long access easement through Discovery Park. The proposed annex will be occupied by Plant staff with primary responsibilities for Plant operations. Exercise facilities will be located near the existing administration building to maximize the potential for optimum utilization by staff.

Environmental Impacts

Environmental impacts expected from the project would be temporary construction impacts identified and reviewed the proponent’s SEPA document, including exhaust emissions from construction vehicles and fugitive dust. No long term environmental impacts are expected.

Social Impacts

The proposed office annex is contained within the walls of the existing Plant. The office use is screened by high retaining walls, berms and native plantings. Visitors to the Plant will most likely not use the office annex. No social impacts from the proposal are expected.

Economic Impacts

The construction of the Office Annex will create short term construction jobs. No long term economic impacts are expected from the proposal.

Intent to Protect the Physical Character of Single-Family Areas

There are no nearby single-family uses in the surrounding Discovery Park. The closest are those set back from the bluff above the Plant and approximately 3,000 feet from the site. The proposed structure, within the perimeter walls of the existing West Point Treatment Plant, would be expected to isolate it from surrounding areas, including Discovery Park, sufficiently to avoid any negative impacts on the character of single family areas.

Protect single family areas from intrusions of non-single-family uses

The proposed office annex will have no impacts on single-family uses do to its great distance and near invisibility from any such uses.

Intrusion of non-single-family uses would not increase under the proposed project

The proposed office annex will have no impacts on single-family uses.

b. The determination of feasibility may be the subject of a separate application for a Council land use decision prior to submission of an application for a project-specific approval if the Director determines that the expansion or reconfiguration proposal is complex, involves the phasing of programmatic and project-specific decisions or affects more than one site in a single-family zone.

The West Point Office Annex Project is not a complex proposal. A construction trailer (3,360 square feet) was vacated and removed, and an exercise trailer (600 square feet) will be vacated, due to deterioration and code issues. These trailers and their functions will be replaced by the Office Annex.

This reconfiguration of work and exercise space does not involve the phasing of programmatic and project-specific decisions. The proposed office annex will house existing staff and uses that are integral the plant operations.

The reconfiguration does not affect more than one site in a single-family zone. The West Point Treatment Plant has been in its present 32 acre configuration since the late 1990's, since the secondary treatment upgrades.

A separate determination of feasibility does not appear warranted here.

3. Conditions for Approval of Proposal.

a. The project is located so that adverse impacts on residential areas are minimized;

The proposed office annex is located in an area that is tucked back against a high retaining wall along the east perimeter of the site and should not be visible from the exterior of the Plant. It is

screened from the south by the administration building. Views into the Plant are obscured by a perimeter wall and berm planted with native vegetation.

Landscaping will be provided to further screen and soften the 4,078 SF building. Existing standard lighting will be reused for no net increase in outdoor area lighting. Lighting is directed downward so as not to increase glare from the Plant.

b. The expansion of a facility does not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences;

The proposed administrative office annex is not an expansion of the plant. It replaces an equivalent square footage of construction trailers that were part of the secondary upgrades. It houses existing staff, locating them close to the administrative building for added efficiencies.

c. A facility management and transportation plan is required. The level and kind of detail to be disclosed in the plan shall be based on the probable impacts and/or scale of the proposed facility, and shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood;

The Plant's Transportation Plan, developed as part of the 1996 secondary upgrade project conditions, would not change as a result of the proposal.

Sludge transportation would not be affected by this proposal.

No noise will be created by the Annex except temporary construction noise. Modular construction will minimize the amount of onsite construction noise. Construction in a manner and during hours as necessary to comply Seattle codified noise restrictions.

Hours of operation - The Plant is operated continuously.

No increased truck or passenger vehicle trips are anticipated, except for during the construction phase of the project when a minor amount of additional traffic would be expected. Truck traffic will be by the access road from W. Government Way. Delivery of modular units would be few in number, but would require pre-delivery route analysis for obstructions/clearance, turning radii, and feasibility.

d. Measures to minimize potential odor emission and airborne pollutants including methane shall meet standards of and be consistent with best available technology as determined in consultation with the Puget Sound Clean Air Agency (PSCAA), and shall be incorporated into the design and operation of the facility;

The Proposed Office Annex would not increase the generation of methane nor odor emissions or airborne pollutants.

The West Point plant itself is regulated under Puget Sound Clean Air Agency's Air Operating Permit #10088. Puget Sound Clear Air Agency inspects WPTP yearly for permit compliance.

Progress continues to be made in the control and use of methane gas generated. The methane produced from the digestion of wastewater is burned to power the raw sewage influent pumps, and 3 (three) boilers at the plant. WPTP is also constructing new co-generation units that will burn digester gas to produce energy for distribution by Puget Sound Energy

e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility;

The proposal would not have an effect upon the handling and use of hazardous and potentially hazardous chemicals at the facility.

The Plant currently uses gaseous chlorine to disinfect wastewater effluent. Most treatment plants no longer use chlorine for disinfection due to the potential health safety issues which could result from uncontrolled release. King County is evaluating methods to change its disinfection processes to Sodium Hypochlorite. The proposed Annex will not negatively impact or delay these disinfection upgrades. Storage of hazardous materials at the Plant is under various 801(c) permits on file with the Seattle Fire Marshal's Office.

f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

This project would not alter the existing access route via. W. Government Way.

g. The bulk of facilities shall be compatible with the surrounding community. Public facilities that do not meet bulk requirements may be located in single-family residential areas if there is a public necessity for their location there;

The proposed Annex will be 4,078 SF in gross floor area and will be 21 feet from grade at its highest point. The Annex replaces a two-story construction trailer that was visible from Discovery Park. The new Annex should not be visible from Discovery Park. The Annex will be landscaped, and be constructed with neutral and/or earth tones.

h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility;

The proposed Annex project includes a detailed landscaping plan to soften and screen the Annex. Existing light standards in the paved area north of the proposed Annex will be reused and relocated. No increase in outdoor area light or glare is anticipated. Lighting will be directed downward and shielded to prevent errant light from creating light and glare to Puget Sound or the surrounding Discovery Park.

The positioning of the proposed Annex relative to the existing administration building will create a courtyard as a gathering place for employees and visitors. The Plant conducts tours, Earth Day events, and educational programs as part of its mission to promote a clean environment and protect public health. The courtyard will serve as a natural gathering place between the lobby of the administrative building and the Annex.

i. No residential structures, including those modified for nonresidential use, are demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community;

No residential structures shall be demolished or modified for nonresidential use.

RECOMMENDED DECISION—COUNCIL CONDITIONAL USE

DPD recommends approval of the proposal.

RECOMMENDED CONDITIONS—COUNCIL CONDITIONAL USE

None.

ANALYSIS-SEPA

The Department of Natural Resources of King County is the SEPA Lead Agency. King County prepared a SEPA checklist and issued a Determination of Non-Significance. The information in the checklist, the supplemental information submitted by the applicant, the experience of the lead agency and the Department of Planning and Development with the review of similar projects from the basis for this analysis and conditioning decision.

The SEPA Overview Policy (SMC 25.05.665D) 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 limited circumstances (see SMC 25.05.665.D.1-7), mitigation may be considered by the Department.

Short-term Impacts

The project is likely to have short-term adverse, construction-related environmental impacts with respect to earth, noise, air, water quality, traffic and pedestrian circulation. No other elements of

the environment appear likely to be adversely affected, and no other elements have been identified in the SEPA document.

Air, Earth, and Water. The project is likely to cause some minor soil erosion from grading and other site work while the earth is exposed. Other potential impacts include decreased air quality due to dust and other particulates produced by construction equipment and operations, and tracking of mud and dirt onto adjacent streets by construction vehicles. These air and earth impacts are expected to be minor in scope and would be limited to the period of site preparation. Several adopted City codes and ordinances provide adequate mitigation. The Street Use Ordinance provides for watering the streets to suppress dust; the Stormwater, Grading and Drainage Control Code provides for mitigation of earth impacts related to grading and excavation, such as soil erosion and runoff and the Seattle Building Code provides for appropriate construction measures in general. The Puget Sound Clean Air Agency regulates to enforce limitations on the airborne emission of dust and other particulate material.

According to the SEPA Checklist approximately 1,000 cubic yards of cut and fill will be associated with the project. Soil stabilization will be assured by compliance with the Stormwater, Grading and Drainage Control Code and the Building Code. Further, Director's Rule 200-16 was developed to apply Best Management Practices (BMP's) to prevent erosion and sedimentation from leaving construction sites or where construction will impact receiving waters. The implementation of BMP's, as contained in the DR 200-16, is a requirement for permit approval. No significant erosion impacts are anticipated.

Construction activities including worker commutes, truck trips, the operation of construction equipment and machinery, and the 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.

No conditioning pursuant to SEPA Policy authority regarding air, earth and water impacts is warranted.

Noise. Short-term noise from construction would be generated during working hours. Noise levels during construction would be expected to comply with codified City of Seattle standards. The remoteness of the proposal site from receptor sites, the presence of a perimeter wall and berm around the West Point site, and the limited nature of the proposed construction activity would further limit noise impacts expected to reach adjoining sites.

Circulation and Traffic. Pedestrian and bicycle routes would be affected during the construction period, particularly in Discovery Park surrounding the proposal site. These impacts would be limited to those occurring in the use of existing roads through the park and would be expected to be minor in nature due to the limited amount of construction traffic expected.

Parking. All construction related parking is expected to be contained within the perimeter wall of the existing treatment plant and no impacts are expected in surrounding areas.

Williams, Alvia

From: Kemp, Scott
Sent: Thursday, October 21, 2010 12:23 PM
To: Williams, Alvia
Subject: RE: CF 310900, project 3011263

I will send those to you. Thank you Alvia.

From: Williams, Alvia
Sent: Thursday, October 21, 2010 12:22 PM
To: Kemp, Scott
Subject: CF 310900, project 3011263

Hi Scott,

The Hearing Examiner would like a copy of the following documents (per SMC 23.76.050.A & D):

- 1) The written comments of any City Departments or other agencies
- 2) Any City responses to written comments by citizens
- 3) Any environmental documents

I have 1 comment letter that I will forward to you via interoffice mail. Thanks.

Alvia

Alvia N. Williams
Paralegal
Office of Hearing Examiner
City of Seattle
PO Box 94729
Seattle WA 98124-4729
Phone: 206 615-1718
Fax: 206 684-0536

Tanner, Sue

From: Kemp, Scott
Sent: Wednesday, September 08, 2010 5:00 PM
To: Tanner, Sue
Subject: RE: West Point Treatment Plant Building

Thank you!

From: Tanner, Sue
Sent: Wednesday, September 08, 2010 5:00 PM
To: Kemp, Scott
Cc: Williams, Alvia
Subject: RE: West Point Treatment Plant Building

Thank you.

Sue A. Tanner
Hearing Examiner
City of Seattle
P O Box 94729
Seattle, WA 98124-4729
(206) 684-0521 (telephone)
(206) 684-0536 (fax)

From: Kemp, Scott
Sent: Wednesday, September 08, 2010 4:57 PM
To: Tanner, Sue
Subject: RE: West Point Treatment Plant Building

DPD # 3011263
CC# 310900
Address: 4215 36th Ave. W.

Alton Gaskill
King County DNRPWTD
201 S Jackson St, Suite 512
Seattle WA 98104

Alton.gaskill@kingcounty.gov

From: Tanner, Sue
Sent: Wednesday, September 08, 2010 4:29 PM
To: Kemp, Scott
Subject: RE: West Point Treatment Plant Building

And the other requested information will be forthcoming?

Sue A. Tanner
Hearing Examiner
City of Seattle
P O Box 94729
Seattle, WA 98124-4729

(206) 684-0521 (telephone)
(206) 684-0536 (fax)

From: Kemp, Scott
Sent: Wednesday, September 08, 2010 3:29 PM
To: Tanner, Sue
Subject: RE: West Point Treatment Plant Building

Sorry. A half day should be more than enough.

From: Tanner, Sue
Sent: Wednesday, September 08, 2010 3:28 PM
To: Kemp, Scott
Cc: Williams, Alvia
Subject: RE: West Point Treatment Plant Building

Mr. Kemp,

The hearing will be scheduled for 9 a.m. on October 26. Please advise if you believe more than ½ day should be allowed for the hearing. Also, can you please provide me with: the applicant's name and address, the DPD reference number, the property address, and the Council File number.

Thank you.

Sue A. Tanner
Hearing Examiner
City of Seattle
P O Box 94729
Seattle, WA 98124-4729
(206) 684-0521 (telephone)
(206) 684-0536 (fax)

From: Kemp, Scott
Sent: Wednesday, September 08, 2010 3:22 PM
To: Tanner, Sue
Subject: RE: West Point Treatment Plant Building

Yes. We can use that date. Thank you.

Scott

From: Tanner, Sue
Sent: Wednesday, September 08, 2010 8:42 AM
To: Kemp, Scott
Subject: RE: West Point Treatment Plant Building

Mr. Kemp,

Would October 26 work for this hearing? And am I correct in assuming that a half day will be a sufficient amount of time for the hearing?

Sue A. Tanner
Hearing Examiner

City of Seattle
P O Box 94729
Seattle, WA 98124-4729
(206) 684-0521 (telephone)
(206) 684-0536 (fax)

From: Kemp, Scott
Sent: Tuesday, September 07, 2010 2:14 PM
To: Tanner, Sue
Cc: Jenkins, Michael
Subject: West Point Treatment Plant Building

Ms. Tanner,

We are ready to publish a Director's Recommendation and SEPA review for a Council Conditional Use action to construct an office and exercise building adjacent to the existing offices within the West Point Treatment Plant compound.

DPD # 3011263
CC# 310900
Address: 4215 36th Ave. W.

A hearing date a month or more from Monday would work well. Please let me know what is available on your schedule. I think a hearing

Thank you.

Scott Kemp

City of Seattle

Scott Kemp, Senior Land Use Planner
Department of Planning and Development
scott.kemp@seattle.gov
206 233-3866

**FINDINGS AND RECOMMENDATION
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE**

In the Matter of the Application of

CF 310900

**KING COUNTY, DEPARTMENT
OF NATURAL RESOURCES,
WASTEWATER TREATMENT
DIVISION**

Department Reference:
3011263

for Council conditional use approval for
reconfiguration of an existing sewage
treatment plant

FILED
CITY OF SEATTLE
2010 OCT 28 PM 12: 35
CITY CLERK

Introduction

King County, Department of Natural Resources, Wastewater Treatment Division applied for Council conditional use approval to allow a minor reconfiguration of an existing sewage treatment plant located at 4215 36th Avenue West. The Director of the Department of Planning and Development (Director or Department) submitted a report recommending that the proposal be approved.

A hearing on the application was held before the Hearing Examiner (Examiner) on October 26, 2010. The Applicant was represented by Alton Gaskill, Regulatory and Acquisitions Lead, King County Environmental and Communications Services. The Director was represented by Scott Kemp, Senior Land Use Planner. The record closed on October 28, 2010, following the Examiner's site visit and receipt of an additional document from the Director.

For purposes of this recommendation, all section numbers refer to the Seattle Municipal Code (SMC or Code) unless otherwise indicated. Having considered the evidence in the record and visited the site, the Examiner enters the following findings of fact, conclusions and recommendation on the application.

Findings of Fact

Site and Vicinity

1. The West Point Treatment Plant (the Plant) is part of King County's wastewater treatment system and is located in Discovery Park, in the Magnolia neighborhood. The Plant is on the shores of Puget Sound, covers approximately 32 acres and provides primary and secondary waste treatment. It is surrounded by high retaining walls, berms, and native landscaping that blends in with the Park.

2. The Plant is regulated under an Air Operating Permit from the Puget Sound Clean Air Agency, which performs an annual inspection for permit compliance.
3. The site is surrounded by Discovery Park and is accessed via a long access easement through the Park. The closest single-family uses are set back from the bluff above the Plant, approximately 3000 feet from the site. Because of the extensive landscaping, the Plant is nearly invisible from that location.
4. Portable construction offices that were used for secondary treatment expansion in 1991 were kept on site at the Plant and used for capital projects offices and a staff exercise area. All but two of the portable structures were removed in 2009 due to age and disrepair. Both of the remaining portable structures (Exhibit 1 at 4 and 5) were also in disrepair. The two-story, 3,360 square-foot portable structure was recently removed, which exacerbated an existing shortage of office space for existing staff.

Proposal

5. The Applicant conducted a space needs review and proposes to construct a 4,078 square-foot Administrative Office Annex, with office space for 11 to 12 existing employees and associated functional areas, together with an exercise facility for staff. *See Exhibit 1.* The Annex will be 21 feet above grade at its highest point.
6. To allow for interaction among all staff, the modular Annex will be located close to the existing administration building, against a high retaining wall along the east edge of the site. It will be constructed in neutral or earth tones and screened from the south by the administration building. Additional landscaping will provide further screening.
7. Lighting at the Plant is directed downward to avoid glare and spillage, and this will be continued for lighting for the Annex. Existing lighting will be reused and relocated.
8. There will be no changes to the Plant's Transportation Plan, and sludge transportation will not change.
9. The Plant is operated 24 hours per day, and the hours will not change with the construction of the Annex.
10. The proposal will result in an increase in temporary construction noise, but construction will comply with the City noise ordinance.
11. During construction, truck and passenger vehicle trips will increase slightly along West Government Way, a designated arterial.
12. The remaining portable structure on the site (600 square feet) will be removed, as will 1000 cubic yards of material that will be excavated during construction.

Director's Review

13. The Director reviewed the proposal in light of Code requirements for reconfiguration of a sewage treatment plant and recommended approval without conditions.

14. On June 8, 2010, King County issued a Determination of Nonsignificance (DNS) for the proposal pursuant to the State Environmental Policy Act (SEPA), which was not appealed. The Director reviewed the DNS and SEPA checklist and analyzed the proposal's probable short-term impacts. The Director determined that the proposal would have no long-term adverse impacts, and that no SEPA-based conditions were required for its approval.

Public Comment

15. The Director received one public inquiry about the proposal. Exhibit 9. The Examiner received one comment from a member of the public stating that the Plant does not comply with limits on odors that were imposed when the Plant was constructed, and that the City should prohibit all new construction at the site until compliance is achieved.

Applicable Law

16. The Annex is not one of the types of facilities that is excluded from the definition of "sewage treatment plant" under SMC 23.84A.040. Therefore, it must meet the requirements of SMC 23.51A.002.D, which governs the expansion or reconfiguration of an existing sewer treatment plant.

17. SMC 23.51A.002.D reads as follows:

D. Sewage Treatment Plants. The expansion or reconfiguration (which term shall include reconstruction, redevelopment, relocation on the site, or intensification of treatment capacity) of existing sewage treatment plants in single-family zones may be permitted if there is no feasible alternative location in a zone where the use is permitted and the conditions imposed under ... 23.51A.002.D.3 ... [is] met.

1. Applicable Procedures. A decision on an application for the expansion or reconfiguration of a sewage treatment plant is a Type IV Council land use decision....

2. Need for Feasible Alternative Determination. The proponent shall demonstrate that there is no feasible alternative location in a zone where establishment of the use is permitted.

a. The Council's decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social and economic impacts on the community, and the intent to preserve

and to protect the physical character of single-family areas, and to protect single-family areas from intrusions of non-single-family uses.

b. The determination of feasibility may be the subject of a separate application for a Council land use decision prior to submission of an application for a project-specific approval if the Director determines that the expansion or reconfiguration proposal is complex, involves the phasing of programmatic and project-specific decisions or affects more than one site in a single-family zone.

....
3. Conditions For Approval of Proposal.

a. The project is located so that adverse impacts on residential areas are minimized;

b. The expansion of a facility does not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences;

c. A facility management and transportation plan is required [and] ... shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood;

d. Measures to minimize potential odor emissions and airborne pollutants including methane shall meet the standards of and be consistent with best available technology....

e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility;

f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

g. The bulk of facilities shall be compatible with the surrounding community....

h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility;

i. No residential structures, including those modified for nonresidential use, are demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community.

Conclusions

1. The Hearing Examiner has jurisdiction over this matter pursuant to SMC 23.76.052.
2. No long-term environmental or economic impacts and no social impacts are expected as a result of the proposal. Short-term environmental impacts would be limited to

temporary construction impacts identified and reviewed in the DNS and by the Director. Short-term economic impacts would be the creation of short-term construction jobs.

3. There is no evidence that the proposal would have any negative impact on the character of single-family areas because it is located a great distance from, and would be nearly invisible to single-family uses. There would be no intrusion of non-single-family uses.

4. There is no feasible alternative to locating Plant staff within one central location on the site.

5. Rather than an expansion, the proposal entails the replacement of two portable structures and their functions with a modular office structure of equivalent square footage. It is not complex and does not involve phasing of programmatic and project-specific decisions. It affects just one site in a single-family zone. Thus, a separate determination of feasibility is not required.

6. The siting, landscaping, and lighting for the proposal will minimize any adverse impacts on residential areas.

7. The Plant's Transportation Plan will remain intact and be unchanged by the proposal, as will the hours of operation. Noise, traffic and parking impacts will be temporary and related to construction. No safety problem or blighting is expected.

8. The proposed Annex would not affect the generation of methane or other emissions or airborne pollutants. The Code does not provide the authority to address any deficiencies in odor control at the existing Plant in the context of this application.

9. The proposal would have no effect upon the handling and use of hazardous and potentially hazardous chemicals at the Plant.

10. The proposal would have no effect on the Plant's existing vehicular access via West Government Way.

11. The proposal has been designed to be compatible with the surrounding community in terms of landscaping and screening, and control of light and glare. It is expected to be less visible to the community than the former portable structures were.

12. The proposal does not involve the demolition of residential structures or their modification for nonresidential use.

13. The proposal meets all applicable Code requirements for a reconfiguration of an existing sewer treatment plant.

Recommendation

The Hearing Examiner recommends that the City Council **APPROVE** the requested conditional use.

Entered this 28th day of October, 2010.


Sue A. Tanner
Hearing Examiner

CONCERNING FURTHER REVIEW

NOTE: It is the responsibility of the person seeking to appeal a Hearing Examiner's recommendation to consult appropriate Code sections to determine applicable rights and responsibilities.

Pursuant to SMC 23.76.054, any person substantially affected by a recommendation of the Hearing Examiner may submit an appeal of the recommendation in writing to the City Council. The appeal must be submitted within fourteen (14) calendar days following the date of the issuance of the recommendation of the Hearing Examiner, and be addressed to:

Seattle City Council
Built Environment Committee
c/o Seattle City Clerk
600 Fourth Avenue, Floor 3 (physical address)
P.O. 94728 (mailing address)
Seattle, WA 98124-4728

The appeal shall clearly identify specific objections to the Hearing Examiner's recommendation and specify the relief sought. Consult the City Council committee named above for further information on the Council review process.



Department of Natural Resources and Parks • Wastewater Treatment Division
Community Services and Environmental Planning • 201 S. Jackson St., MS KSC-NR-0505
Seattle, WA 98104-3855 • Phone (206) 684-1714 • FAX (206) 684-1278

DETERMINATION OF NONSIGNIFICANCE (DNS)

TITLE OF PROPOSAL: West Point Treatment Plant Office Annex Building Project

DESCRIPTION OF PROPOSAL: The King County Wastewater Treatment Division (WTD) is proposing to construct a one-story office building of approximately 4,000 square feet that will accommodate 12 staff and associated functional areas, including offices, a conference room, restrooms, a kitchen, file storage, a copy room, and an exercise facility. The building will be located at the West Point Treatment Plant behind the existing Administration Building. The building foundation will be on conventional footings with 2 feet of overexcavation in the building footprint.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The project will be located within the boundaries of the existing West Point Treatment Plant, adjacent to Discovery Park in Seattle, WA. The West Point Treatment Plant is located at 1400 Utah Street, Seattle, WA. The site is in Section 9, Township 25N, Range 3E

Responsible Official: Christie True

Position/Title: Division Director, King County Wastewater Treatment Division

Address: 201 S. Jackson St., MS KSC-NR-0501
Seattle, WA 98104-3855

Date: 6/8/2010

Signature:

Proponent and Lead Agency: King County Department of Natural Resources and Parks
Wastewater Treatment Division

Contact Person: Meredith Redmon, Environmental Planner
King County Wastewater Treatment Division
201 S. Jackson St., MS KSC-NR-0505
Seattle, WA 98104;
phone: 206-263-6534; e-mail: meredith.redmon@kingcounty.gov

Issue Date: June 10, 2010

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. The environmental checklist may be viewed and downloaded at: <http://www.kingcounty.gov/environment/wtd/Programs/EnvPlanning.aspx>

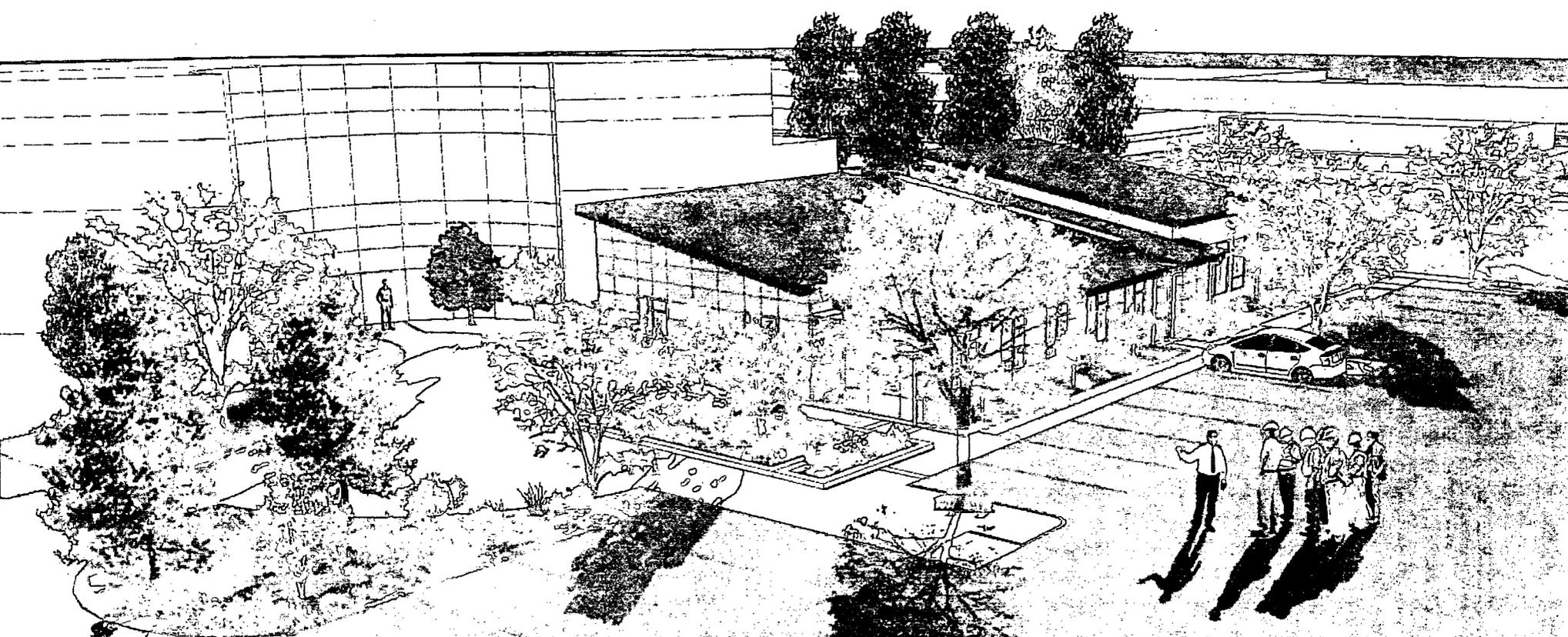
This DNS is issued under WAC 197-11-340 (2); the lead agency will not act on this proposal for 17 days from the issue date. **Comments must be submitted by June 26, 2010.** Submit comments to Wesley Sprague, Supervisor Community Services and Environmental Planning Unit, King County Wastewater Treatment Division, 201 S. Jackson St., MS KSC-NR-0505, Seattle, WA 98104-3855.

The King County Wastewater Treatment Division intends to submit an application for a Conditional Use Permit to the City of Seattle. Thus there is no administrative appeal of this DNS pursuant to RCW 43.21C.075, WAC 197-11-680, KCC 20.44.120 and King County Public Rule 7-4-1.

Statutory authority: RCW 43.21C.110. 84-05-020 (Order DE 83-39), §197-11-970, filed 2/10/84, effective 4/4/84

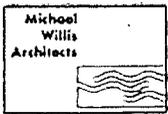
City of Seattle Hearing Examiner
EXHIBIT
Appellant _____
Department _____
FILE CF 310900, Proj. # 3011263
ADMITTED ✓
DENIED _____
2

LAND USE FULL C CMRCL \$450000 4215 36TH AVE W Use:N
Appl:6/10/2010 Prty. Filed at:4215 36TH AVE W
Council land use application to install a one-story 4,087 sq. ft. office accessory to the West Point Treatment Plant in an environmentally critical area. Project includes 1,000 cu. yds. of grading. Determination of Non-Significance prep Parent: Related AP:6245924 Build ID:NONE 3011263



West Point Office Annex

King County, Seattle, WA
 Predesign



City of Seattle Hearing Examiner
EXHIBIT

Appellant _____
 Applicant ADMITTED
 Department _____ DENIED _____

1

FILE CF 310900, Proj. # 3011263

WEST POINT OFFICE ANNEX

WEST POINT TREATMENT PLANT
1400 UTAH STREET WEST
SEATTLE, WA 98199

PROJECT TEAM

OWNER
KING COUNTY
WASTE WATERTREATMENT DIVISION
201 SOUTH JACKSON ST
SEATTLE, WA 98104
CONTACT: DAVID STARK

CIVIL
TRIAD ASSOCIATES
12112 115TH AVE NE
KIRKLAND, WA 98034
CONTACT: ALAN MURRAY

LANDSCAPE
OSBORN PACIFIC GROUP
2025 WESTERN AVE #502
SEATTLE, WA 98121
CONTACT: LINDA OSBORN

ARCHITECTURAL
MICHAEL WILLIS ARCHITECTS
70 NW COUCH ST, SUITE 401
PORTLAND, OR 97209
CONTACT: JEAN VON BARGEN

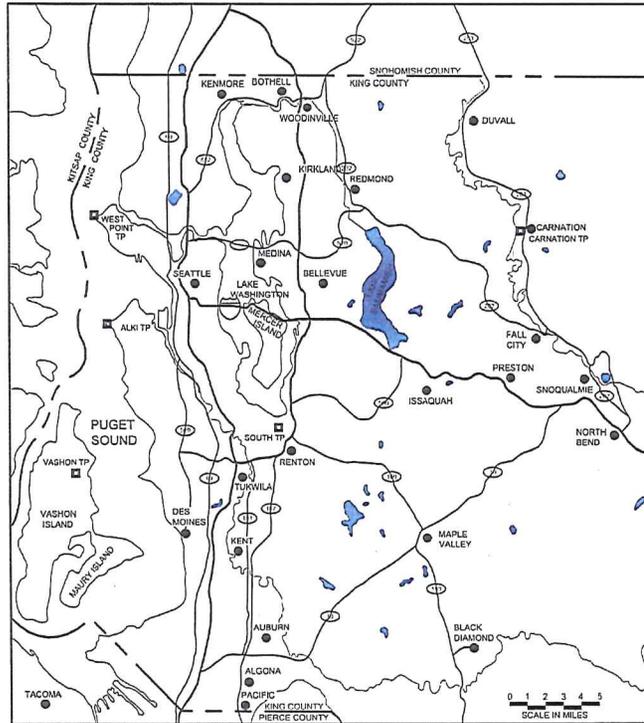
STRUCTURAL
ROBERTS ENGINEERING
17503 NE 137TH ST
REDMOND, WA 98052
CONTACT: RON ROBERTS

MECHANICAL/PLUMBING
THE GREENBUSCH GROUP
1900 W. NICKERSON ST, SUITE 201
SEATTLE, WA 98119
CONTACT: JOHN GREENLAW

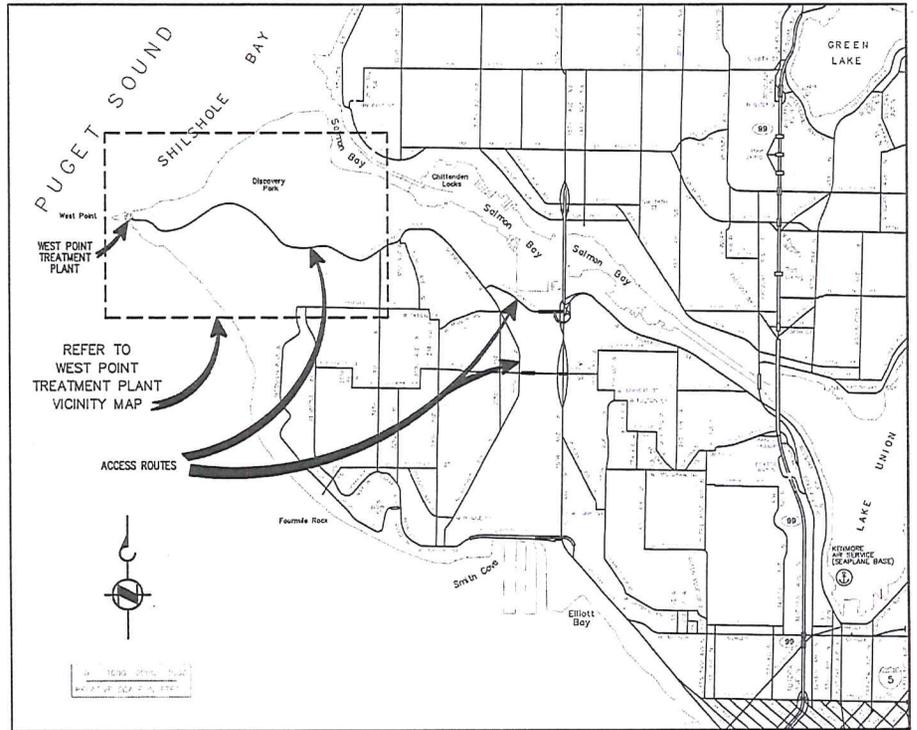
ELECTRICAL
CASNE ENGINEERING INC.
10604 NE 35TH PL, SUITE 205
KIRKLAND, WA 98033
CONTACT: JOE SKINNER

GEOTECHNICAL
CORNERSTONE GEOTECHNICAL, INC.
17525 130TH AVE NE, C102
WOODINVILLE, WA 98072
CONTACT: RICK POWELL

ARCHITECTURAL COST CONSULTANTS
8060 SW PFAFFLE ST, SUITE 110
TIGARD, OR 97223
CONTACT: STAN PSZCZOLKOWSKI



GENERAL VICINITY MAP
SCALE: NONE



LOCATION MAP
SCALE: NONE

P:\00093-000-RC-7010-Plan-Model\AreaD-drawings\0-04-CD00\current\731-03-03-001.dwg | Layout: Layout1
 PLOT: 09/01/2010 10:00:00 AM
 USER: jvonbargen
 PLOTTER: HP DesignJet 5000PS
 PLOT SCALE: 1:1
 PLOT SHEET: 01 of 01



No.	REVISION	BY	APP'D	DATE

DESIGNED/DRAWN: J VON BARGEN	QA/QC:
PROJECT ENGINEER: J MCGRAW	SCALE: NONE
DESIGN APPROVAL: J BELCHER	ONE INCH PREFERENCE
PROJECT ACCEPTANCE: D STARK	CONTRACT NO: 000582C11



DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
WEST POINT OFFICE ANNEX

LOCATION AND GENERAL
VICINITY MAPS

DGN:	DATE: SEPTEMBER 2010
	PROJECT FILE NO: 423623
	DRAWING NO: G001
	SHEET NO: OF 01 01



PUGET SOUND

EXISTING 28' x 60' 2 STORY
CONSTRUCTION MANAGEMENT
TRAILER TO BE DEMOLISHED

WETLAND

144" INFLUENT TUNNEL

EXISTING 20' x 30'
CONSTRUCTION MANAGEMENT
TRAILER TO BE DEMOLISHED

PROPOSED LOCATION OF NEW
3900 SQ FT 1 STORY MODULAR

SUBSTATION

FACILITIES REFERENCE KEY			
700	WEST POINT TREATMENT PLANT	713	CHLORINE HANDLING BUILDING
701	ADMINISTRATION/OPERATIONS CENTER	714	CHLORINE MIXING STRUCTURE
702	MAINTENANCE BUILDING	715	SOLIDS HANDLING BUILDING
703	INFLUENT CONTROL STRUCTURE	716	ODOR CONTROL SYSTEM
704	RAW SEWAGE PUMP BUILDING	717	MULTI-USE FACILITY
705	GRIT/SCREENINGS HANDLING AREA	718	FACILITY SERVICES
706	WEST/EAST PRIMARY SEDIMENTATION	720	BYPASS & INFLUENT CHANNELS, WASTE GAS
707	EFFLUENT PUMP STATION	721	FLOW DIVERSION STRUCTURE
708	DIGESTERS, PROPANE	722	W.P. MAIN ELECTRICAL SUBSTATION
709	PRIMARIES/DIGESTER GALLERIES	723	HILLSIDE RETAINING WALL
710	AERATION TANKS & GALLERY	724	INTERMEDIATE PUMP STATION
711	OXYGEN GENERATION FACILITY	925	WEST POINT MAIN GATE
712	SECONDARY SEDIMENTATION & GALLERIES	757	WATER REUSE SYSTEM

SITE MAP
SCALE: 1" = 100'

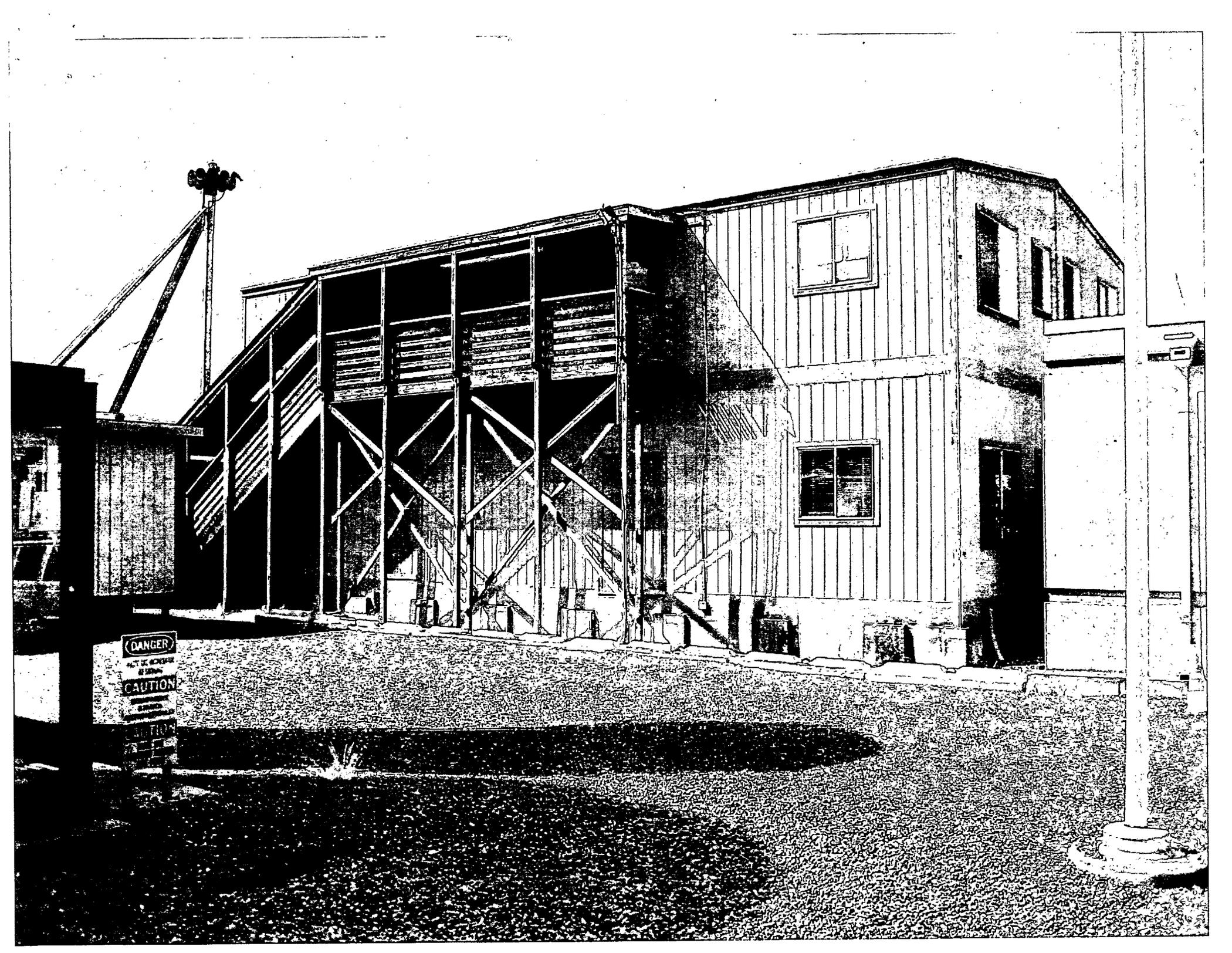
No.	REVISION	BY	APPD	DATE

DESIGNED/REVIEWED RE WARD	SCALE: 1"=100'
PROJECT ENGINEER:	ONE INCH AT FULL SIZE
DESIGN APPROVAL:	1" IF NOT ONE INCH SCALE ACCORDINGLY
PROJECT ACCEPTANCE:	CONTRACT NO.



DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
WEST POINT TREATMENT PLANT
MODULAR BUILDING
**PROPOSED BUILDING LOCATION
AND
EXISTING TRAILER DEMOLITION**

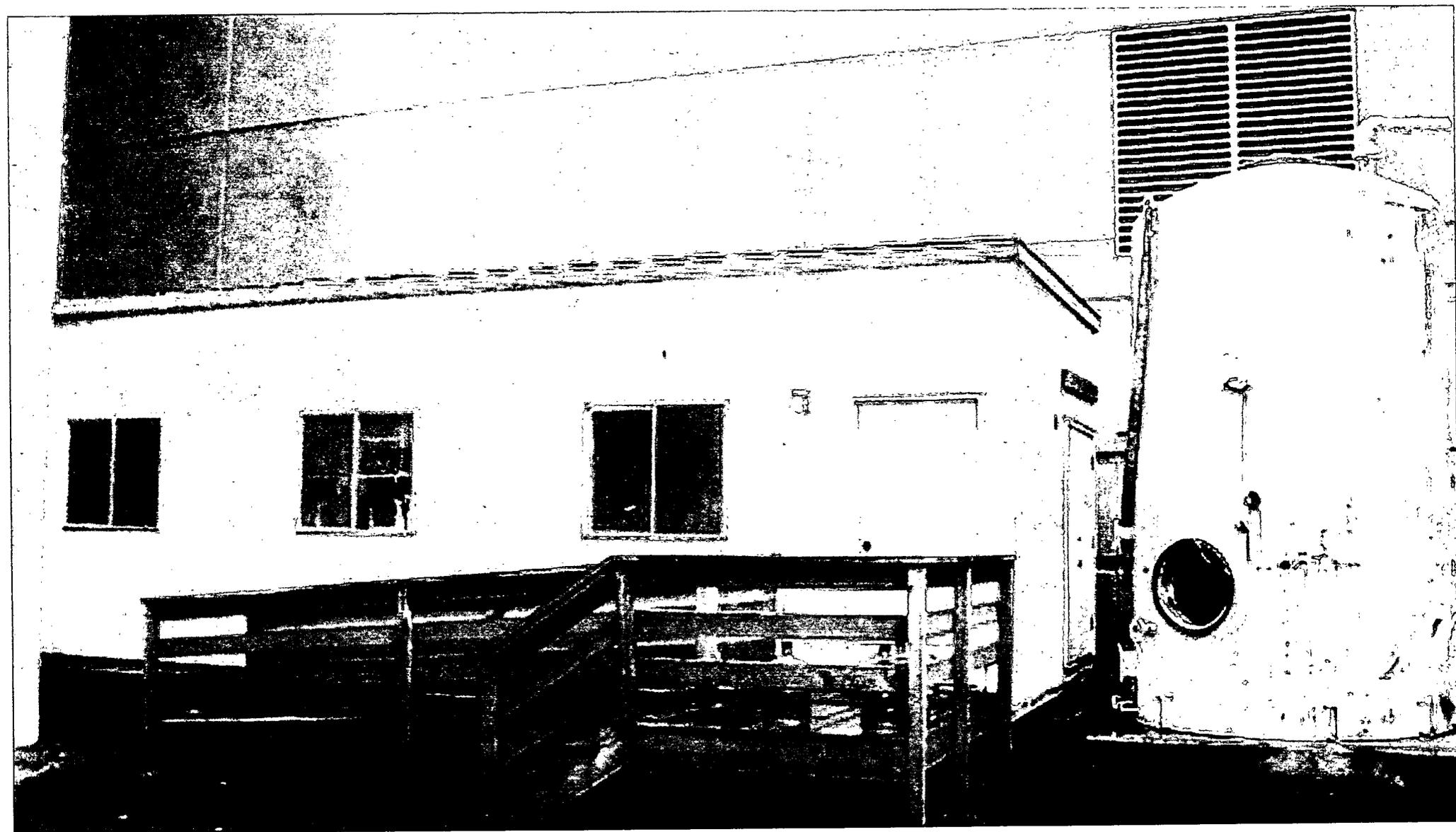
DATE NOV 2008
FILE NO.
DRAWING NO. G001
SHEET NO. OF 1 1



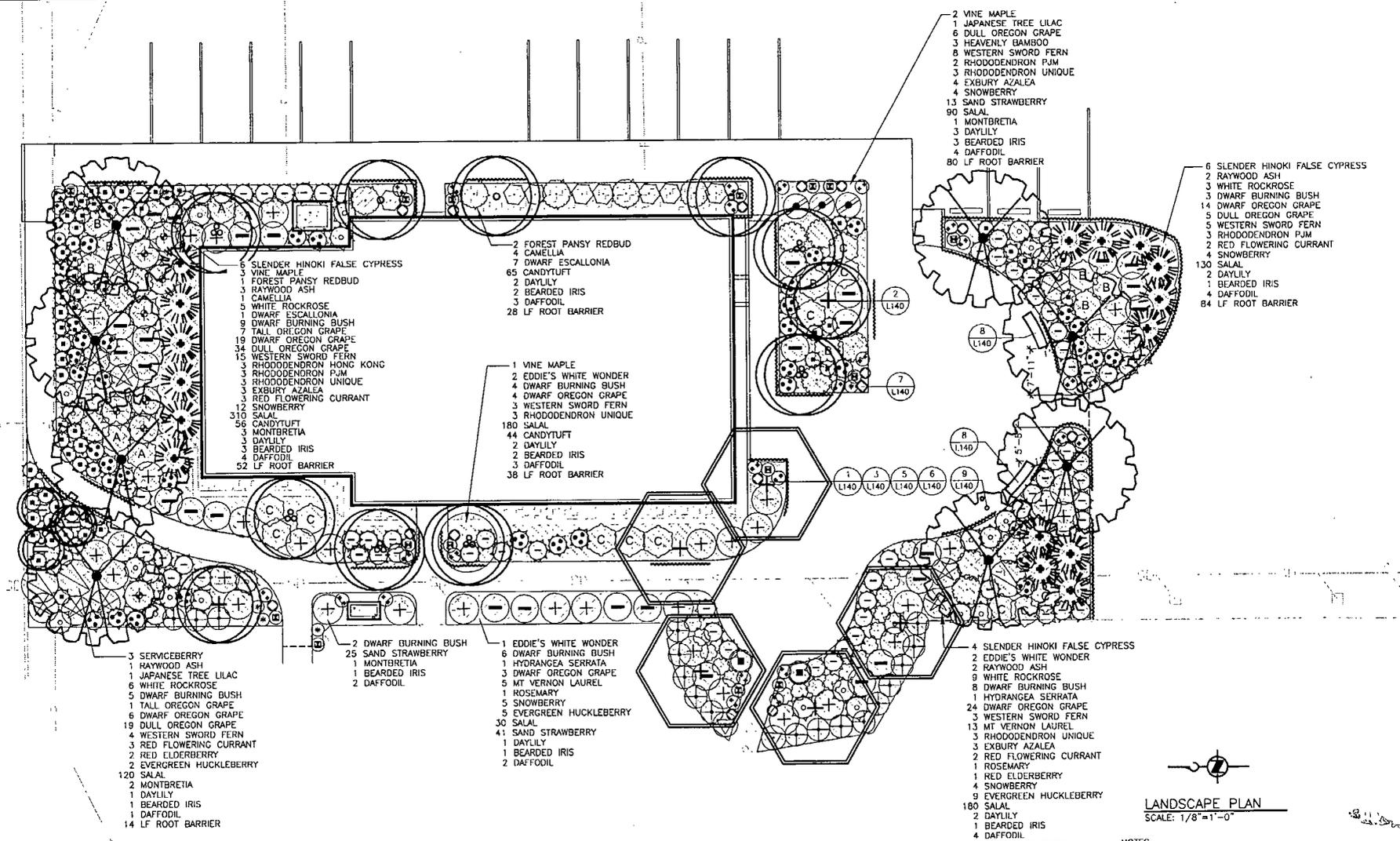
DANGER

CAUTION

CAUTION



N:\Active Projects\2008\08081.005 West Point Monitor Office Bldg\CAD Documents\Native\731-623-L101.dwg | Layout: L101
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 IMAGE: Michael Willis Logo.jpg; 731-623-kebab.dwg; 731-623-kebab.dwg; 731-623-kebab.dwg; Project: KCWD-2010-2-TB.dwg; 731-623-CURS.dwg



- 3 SERVICEBERRY
- 1 RAYWOOD ASH
- 1 JAPANESE TREE LILAC
- 6 WHITE ROCKROSE
- 5 DWARF BURNING BUSH
- 1 TALL OREGON GRAPE
- 6 DWARF OREGON GRAPE
- 19 DULL OREGON GRAPE
- 4 WESTERN SWORD FERN
- 3 RED FLOWERING CURRANT
- 2 RED ELDERBERRY
- 2 EVERGREEN HUCKLEBERRY
- 120 SALAL
- 2 MONTBRETIA
- 1 DAYLILY
- 1 BEARDED IRIS
- 1 DAFFODIL
- 14 LF ROOT BARRIER

- 6 SLENDER HINOKI FALSE CYPRESS
- 3 VINE MAPLE
- 1 FOREST PANSY REDBUD
- 3 RAYWOOD ASH
- 1 CAMELLIA
- 5 WHITE ROCKROSE
- 1 DWARF ESCALLONIA
- 9 DWARF BURNING BUSH
- 7 TALL OREGON GRAPE
- 19 DWARF OREGON GRAPE
- 34 DULL OREGON GRAPE
- 15 WESTERN SWORD FERN
- 3 RHODODENDRON HONG KONG
- 3 RHODODENDRON PJM
- 3 RHODODENDRON UNIQUE
- 3 EXBURY AZALEA
- 3 RED FLOWERING CURRANT
- 12 SNOWBERRY
- 310 SALAL
- 56 CANDYTUFT
- 1 MONTBRETIA
- 3 DAYLILY
- 3 BEARDED IRIS
- 4 DAFFODIL
- 52 LF ROOT BARRIER

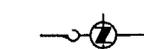
- 1 VINE MAPLE
- 2 EDDIE'S WHITE WONDER
- 4 DWARF BURNING BUSH
- 4 DWARF OREGON GRAPE
- 3 WESTERN SWORD FERN
- 3 RHODODENDRON UNIQUE
- 180 SALAL
- 44 CANDYTUFT
- 2 DAYLILY
- 2 BEARDED IRIS
- 3 DAFFODIL
- 38 LF ROOT BARRIER

- 2 DWARF BURNING BUSH
- 25 SAND STRAWBERRY
- 1 MONTBRETIA
- 1 BEARDED IRIS
- 2 DAFFODIL

- 1 EDDIE'S WHITE WONDER
- 6 DWARF BURNING BUSH
- 1 HYDRANGEA SERRATA
- 3 DWARF OREGON GRAPE
- 5 MT VERNON LAUREL
- 1 ROSEMARY
- 5 SNOWBERRY
- 5 EVERGREEN HUCKLEBERRY
- 30 SALAL
- 41 SAND STRAWBERRY
- 1 DAYLILY
- 1 BEARDED IRIS
- 2 DAFFODIL

- 2 VINE MAPLE
- 1 JAPANESE TREE LILAC
- 6 DULL OREGON GRAPE
- 3 HEAVENLY BAMBOO
- 8 WESTERN SWORD FERN
- 2 RHODODENDRON PJM
- 3 RHODODENDRON UNIQUE
- 4 EXBURY AZALEA
- 4 SNOWBERRY
- 13 SAND STRAWBERRY
- 90 SALAL
- 1 MONTBRETIA
- 3 DAYLILY
- 3 BEARDED IRIS
- 4 DAFFODIL
- 80 LF ROOT BARRIER

- 6 SLENDER HINOKI FALSE CYPRESS
- 2 RAYWOOD ASH
- 3 WHITE ROCKROSE
- 3 DWARF BURNING BUSH
- 14 DWARF OREGON GRAPE
- 5 DULL OREGON GRAPE
- 5 WESTERN SWORD FERN
- 3 RHODODENDRON PJM
- 2 RED FLOWERING CURRANT
- 4 SNOWBERRY
- 130 SALAL
- 2 DAYLILY
- 1 BEARDED IRIS
- 4 DAFFODIL
- 84 LF ROOT BARRIER



LANDSCAPE PLAN
 SCALE: 1/8"=1'-0"

- NOTES:
1. SEE SHEET L100 FOR LANDSCAPE ABBREVIATIONS
 2. SEE SHEET L100 FOR PLANTING SCHEDULE
 3. SEE SHEET L140 FOR PLANTING DETAILS

No.	REVISION	BY	APP'D	DATE		DESIGNED/DRAWN:	DATE:		DEPARTMENT OF NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIVISION WEST POINT OFFICE ANNEX	DATE:
						B. BERTHOLD	J. MCCRAW			SEPTEMBER 2010
						PROJECT ENGINEER:	SCALE:		PROJECT FILE NO.:	
					Oregon Pacific Group, Inc. Landscape Architecture 1000 NE Oregon Street, Suite 200 Portland, Oregon 97232 503.255.1177 100-21-1111 100@oregonpac.com	K.H. HACKLER	AS NOTED		423623	
						DESIGN APPROVAL:	SCALE:		DRAWING NO.:	
						J. DELCHER	ONE INCH (PREFERENCE)		L101	
						PROJECT ACCEPTANCE:	CONTRACT NO.:		SHEET NO. OF	
						D. STARK	00582211			

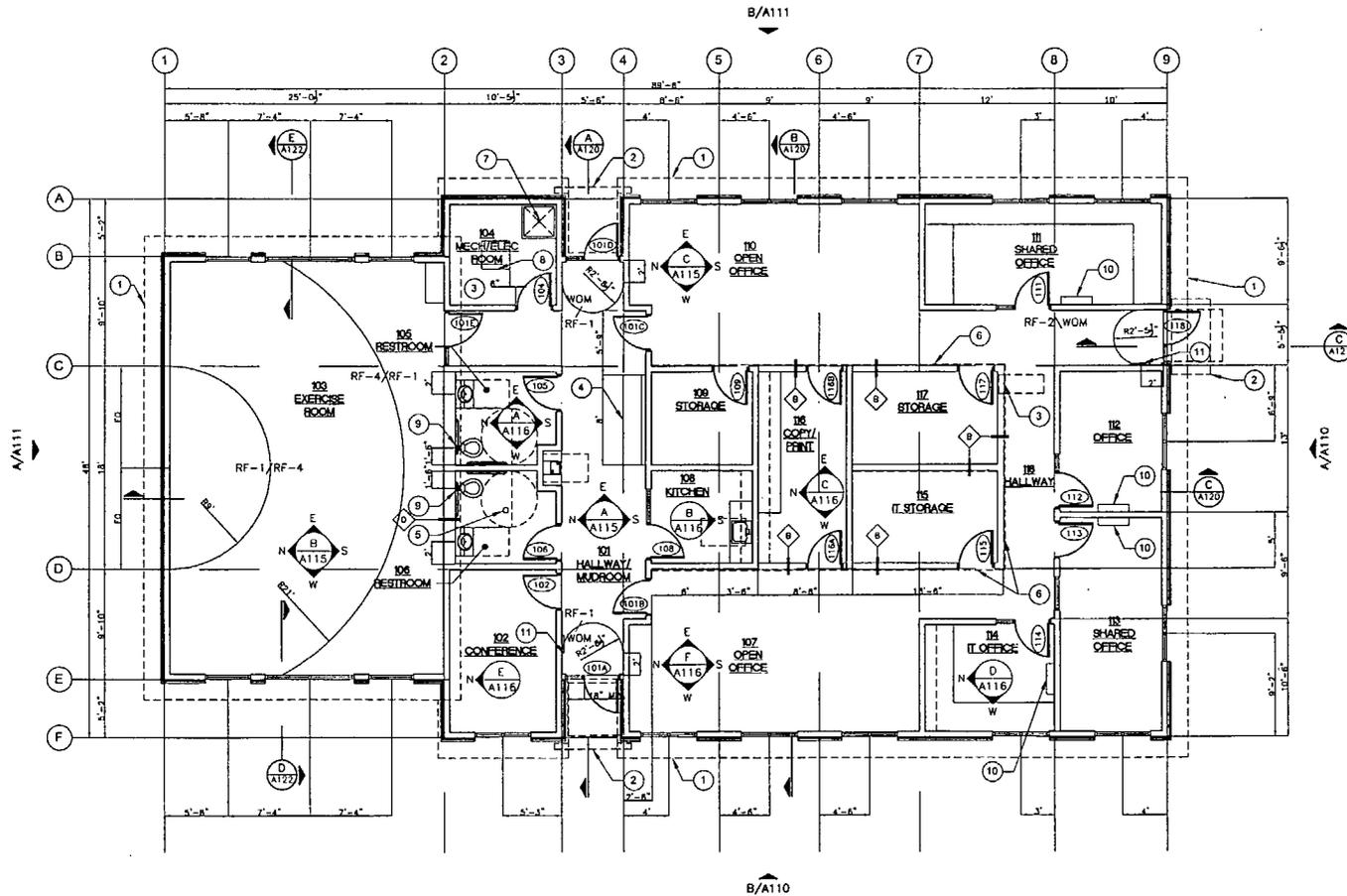
A B C D E F G H

SHEET GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, STEEL AND CENTERLINE OF COLUMN, UNO.
2. GRIDLINES ARE LOCATED AT ANTICIPATED MATE LINES FOR MODULAR CONSTRUCTION.
3. ALL EXTERIOR WALLS TO BE TYPE A UNO.
4. ALL INTERIOR WALLS TO BE TYPE C UNO.
5. DOOR SCHEDULES LOCATED ON SHEET A150 ARCHITECTURAL SCHEDULES.
6. WINDOW AND LOUVER MARKS LOCATED ON SHEET A110 AND A111 ARCHITECTURAL ELEVATIONS AND SHEET A102 ARCHITECTURAL ROOF PLAN.
7. SEE INTERIOR ELEVATIONS FOR INTERIOR WINDOW RELITE DIMENSIONS.
8. PLANS REPRESENT CONCEPTUAL BUILDING CONSTRUCTION PLANS. FINAL DESIGN TO BE PROVIDED BY THE MODULAR BUILDING MANUFACTURER.

KEYNOTES

- ① ROOF LINE ABOVE
- ② LAMINATED GLASS CANOPY ABOVE
- ③ EQUIPMENT, SEE 3/P140 AND E101
- ④ BENCH, SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- ⑤ FLOOR DRAIN, SEE DETAIL 2/A148 AND PLUMBING FOR ADDITIONAL INFORMATION (SIM AT RESTROOM 105)
- ⑥ LINE OF VENTILATION SCREEN ABOVE, SEE INTERIOR ELEVATIONS FOR ADDITIONAL INFORMATION
- ⑦ MOP SINK
- ⑧ FLOOR HATCH FOR CRAWLSPACE
- ⑨ PROVIDE ADDITIONAL BLOCKING AT WALL MOUNTED TOILET PER MANUFACTURERS INSTALLATION INSTRUCTIONS.
- ⑩ WALL MOUNTED A/C UNIT, 7'-6" CENTERLINE AFF, TYP. SEE MECHANICAL FOR ADDITIONAL INFORMATION.
- ⑪ FIRE EXTINGUISHER AND CABINET, SEE DETAIL 6/A148



GROUND LEVEL PLAN
SCALE: 3/16" = 1'-0"

P:\2009\2010\05 West Point Modular Annex\10-Access\10-04 CAD\Current\311-623-A101.dwg | Layout: Layout1
 PLOTTED: Sep 05, 2010 - 02:18:59pm By: mjohnson
 XREFS: Project-NCWD-2010-D-10.dwg; 311-623-archP1.dwg; 311-623-archD.dwg

No.	REVISION	BY	APP'D	DATE
1	ISSUE FOR BID			



DESIGNED/DRAWN: J. VON BARGEN	DATE: SEP 2010
PROJECT ENGINEER: J. MCCRAW	SCALE: 3/16" = 1'-0"
DESIGN APPROVAL: J. BELCHER	ONE INCH EQUIVALENT
PROJECT ACCEPTANCE: D. STARK	CONTRACT NO.: C00582C11



DEPARTMENT OF NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIVISION WEST POINT OFFICE ANNEX	DATE: SEPTEMBER 2010
ARCHITECTURAL GROUND FLOOR PLAN	PROJECT FILE NO: 423623
	DRAWING NO: A101
	SHEET NO. OF 29 81



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

IMPORTANT INFORMATION FOR ISSUANCE OF YOUR MASTER USE PERMIT

The land use decision on your Master Use Permit (MUP) application has now been published. **Publication of your land use decision is an intermediate step to receiving an issued permit on which you can pursue the approved use and/or development.** There is an appeal period as described in the decision notice. At the conclusion of the appeal period, your permit will be considered "approved for issuance". If the decision is appealed, the "approved for issuance" date will be the fourth day following the Hearing Examiner's decision.

Any pre-issuance conditions or revisions must be made within 74 days from the date that the decision is published. This period may be extended to not longer than 18 months by the Department if it is determined that there are good reasons for the delay, for example the decision is appealed, or if a different schedule is agreed upon.

Once the pre-issuance conditions and/or revisions have been made, you will be notified that the permit is ready to be issued and the amount of any outstanding fees. It is your responsibility to pick up your permit and pay the outstanding fees, thus completing the issuance process, within 60 days from the date you are notified. Failure to pick up the permit within 60 days may result in a written notice of intent to cancel. Fees owed on canceled projects will be forwarded for collection.

Master Use Permits not issued within 18 months from the date they are approved for issuance (the day following the end of the appeal period or the 4th day following a decision by the Hearing Examiner), as described in the first paragraph of this letter, will be cancelled and any outstanding fees will be forwarded for collection.

Further information regarding Master Use Permit issuance may be found in the Seattle Land Use Code at 23.76.028.

K:\LUGMR\READY TO ISSUE.DOC

City of Seattle Hearing Examiner
EXHIBIT

Appellant _____
Applicant _____ ADMITTED
Department _____ DENIED _____

4

FILE CF 310900, Proj. # 3011263



City of Seattle

Department of Planning & Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING & DEVELOPMENT**

Application Number: 3011263
Applicant Name: King County, Department of Natural Resources,
Wastewater Treatment Division
Address of Proposal: 4215 36th Ave. W.
Council File Number: 3010900

SUMMARY OF PROPOSED ACTION

Council Land Use Action for construction of a one-story 4,087 sq. ft. office building accessory to the West Point Treatment Plant in an environmentally critical area. Project includes 1,000 cubic yards of grading. Determination of Non-Significance prepared by King County.

The following approval is required:

Council Conditional Use – to allow minor reconfiguration of an existing sewage treatment plant - SMC 23.51D.002

SEPA – to condition pursuant to SMC 25.05.660

SEPA DETERMINATION: [] Exempt [X] DNS* [] MDNS [] EIS

[] DNS with conditions

[] DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

*

The King County Department of Natural Resources and Parks, Wastewater Treatment Division, issued a Determination of Non-Significance in this matter on June 10, 2010.

BACKGROUND DATA

Site and Vicinity Description

The West Point Treatment Plant (the Plant) is located about four miles northwest of downtown Seattle on the shores of Puget Sound and in Discovery Park. It is part of King County's regional system that treats wastewater for about 1.5 million people and covers 420 square miles in the Puget Sound region. West Point Plant treats wastewater and stormwater from homes, offices, schools, agencies, businesses and industries in Seattle, north King County, south Snohomish County, and some areas of Lake Washington.

Planning for the Plant began in 1958, when voters in Seattle and King County created Metro, an agency charged with developing and operating a regional wastewater treatment system.

In 1966, construction of a primary treatment plant was completed at West Point.

In 1994, resulting from a voter approved proposal to merge Metro with King County, King County assumed responsibility for West Point Plant.

In 1991, to comply with the 1972 federal Clean Water Act, Metro began an expansion of the Plant to provide secondary treatment. Expansion and upgrading to secondary treatment was completed in 1996. The average capacity for wet weather flow is 133 million gallons per day. The maximum capacity is 440 million gallons per day during peak storms.

West Point Treatment Plant is surrounded by retaining walls, berms, and extensive native landscaping to blend in with the surrounding Discovery Park.

Proposal Description

Construction offices used for the secondary treatment expansion were kept on site and were used continuously since that time for capital projects offices for upgrades and construction activities on the site. The Plant usually has a number of construction projects to maintain the facilities or meet new regulatory requirements. In 2009 the trailers were removed from the site due to age, disrepair, and hazardous conditions.

Since this time, there has been a shortage of office space for existing staff. As a result of a space needs review, it was determined that a 4,078 square foot (SF) Administrative Office Annex (the Annex), with office space for eleven-to-twelve (11-12) existing employees and associated functional areas, together with an exercise facility was needed. Efficiencies are gained by locating the displaced staff as close as possible to the existing administration building. Staff that will occupy the proposed office space work at the Plant in operations, capital improvements and computer networks. They attend meetings and interact with other administrative staff. All staff to occupy the proposed space are existing Plant employees. No new staff is proposed. A cost analysis showed that a modular office annex would provide the needed space and exercise room for approximately 50 years and at a considerable savings compared to an addition to the administration building.

Approximately 1,000 cubic yards of material will be excavated and hauled off the site during construction of the office annex to an approved disposal site outside of the City of Seattle limits.

ANALYSIS—COUNCIL CONDITIONAL USE

The Seattle Land Use Code provides as follows: “The decision on an application for the expansion or reconfiguration of a sewage treatment plant is a Type IV Council land use decision.” (SMC § 23.51A.002 D) The Code then sets forth specific criteria that shall be considered in evaluating and approving, conditioning or denying proposals for the expansion or reconfiguration of an existing sewage treatment plant.

D. Sewage Treatment Plants. The expansion or reconfiguration (which term shall include reconstruction, redevelopment, relocation on the site, or intensification of treatment capacity) of existing sewage treatment plants in single-family zones may be permitted if there is no feasible alternative location in a zone where the use is permitted and the conditions imposed under subsections 23.51A.002.D.3 and D4 are met.

2. Need for Feasible Alternative Determination. The proponent shall demonstrate that there is no feasible alternative location in a zone where establishment of that use is permitted.

a. The Council's decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social and economic impacts on the community, and the intent to preserve and to protect the physical character of single-family areas, and to protect single-family areas from intrusions of non-single-family uses.

There is no feasible alternative to co-locating Plant staff into one central location on the Plant site. The site is physically isolated from other non-single-family zones where office uses are allowed by a long access easement through Discovery Park. The proposed annex will be occupied by Plant staff with primary responsibilities for Plant operations. Exercise facilities will be located near the existing administration building to maximize the potential for optimum utilization by staff.

Environmental Impacts

Environmental impacts expected from the project would be temporary construction impacts identified and reviewed the proponent's SEPA document, including exhaust emissions from construction vehicles and fugitive dust. No long term environmental impacts are expected.

Social Impacts

The proposed office annex is contained within the walls of the existing Plant. The office use is screened by high retaining walls, berms and native plantings. Visitors to the Plant will most likely not use the office annex. No social impacts from the proposal are expected.

Economic Impacts

The construction of the Office Annex will create short term construction jobs. No long term economic impacts are expected from the proposal.

Intent to Protect the Physical Character of Single-Family Areas

There are no nearby single-family uses in the surrounding Discovery Park. The closest are those set back from the bluff above the Plant and approximately 3,000 feet from the site. The proposed structure, within the perimeter walls of the existing West Point Treatment Plant, would be expected to isolate it from surrounding areas, including Discovery Park, sufficiently to avoid any negative impacts on the character of single family areas.

Protect single family areas from intrusions of non-single-family uses

The proposed office annex will have no impacts on single-family uses do to its great distance and near invisibility from any such uses.

Intrusion of non-single-family uses would not increase under the proposed project

The proposed office annex will have no impacts on single-family uses.

b. The determination of feasibility may be the subject of a separate application for a Council land use decision prior to submission of an application for a project-specific approval if the Director determines that the expansion or reconfiguration proposal is complex, involves the phasing of programmatic and project-specific decisions or affects more than one site in a single-family zone.

The West Point Office Annex Project is not a complex proposal. A construction trailer (3,360 square feet) was vacated and removed, and an exercise trailer (600 square feet) will be vacated, due to deterioration and code issues. These trailers and their functions will be replaced by the Office Annex.

This reconfiguration of work and exercise space does not involve the phasing of programmatic and project-specific decisions. The proposed office annex will house existing staff and uses that are integral the plant operations.

The reconfiguration does not affect more than one site in a single-family zone. The West Point Treatment Plant has been in its present 32 acre configuration since the late 1990's, since the secondary treatment upgrades.

A separate determination of feasibility does not appear warranted here.

3. Conditions for Approval of Proposal.

a. The project is located so that adverse impacts on residential areas are minimized;

The proposed office annex is located in an area that is tucked back against a high retaining wall along the east perimeter of the site and should not be visible from the exterior of the Plant. It is screened from the south by the administration building. Views into the Plant are obscured by a perimeter wall and berm planted with native vegetation.

Landscaping will be provided to further screen and soften the 4,078 SF building. Existing standard lighting will be reused for no net increase in outdoor area lighting. Lighting is directed downward so as not to increase glare from the Plant.

b. The expansion of a facility does not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences;

The proposed administrative office annex is not an expansion of the plant. It replaces an equivalent square footage of construction trailers that were part of the secondary upgrades. It houses existing staff, locating them close to the administrative building for added efficiencies.

c. A facility management and transportation plan is required. The level and kind of detail to be disclosed in the plan shall be based on the probable impacts and/or scale of the proposed facility, and shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood;

The Plant's Transportation Plan, developed as part of the 1996 secondary upgrade project conditions, would not change as a result of the proposal.

Sludge transportation would not be affected by this proposal.

No noise will be created by the Annex except temporary construction noise. Modular construction will minimize the amount of onsite construction noise. Construction in a manner and during hours as necessary to comply Seattle codified noise restrictions.

Hours of operation - The Plant is operated continuously.

No increased truck or passenger vehicle trips are anticipated, except for during the construction phase of the project when a minor amount of additional traffic would be expected. Truck traffic will be by the access road from W. Government Way. Delivery of modular units would be few in number, but would require pre-delivery route analysis for obstructions/clearance, turning radii, and feasibility.

d. Measures to minimize potential odor emission and airborne pollutants including methane shall meet standards of and be consistent with best available technology as determined in consultation with the Puget Sound Clean Air Agency (PSCAA), and shall be incorporated into the design and operation of the facility;

The Proposed Office Annex would not increase the generation of methane nor odor emissions or airborne pollutants.

The West Point plant itself is regulated under Puget Sound Clean Air Agency's Air Operating Permit #10088. Puget Sound Clear Air Agency inspects WPTP yearly for permit compliance.

Progress continues to be made in the control and use of methane gas generated. The methane produced from the digestion of wastewater is burned to power the raw sewage influent pumps,

and 3 (three) boilers at the plant. WPTP is also constructing new co-generation units that will burn digester gas to produce energy for distribution by Puget Sound Energy

e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility;

The proposal would not have an effect upon the handling and use of hazardous and potentially hazardous chemicals at the facility.

The Plant currently uses gaseous chlorine to disinfect wastewater effluent. Most treatment plants no longer use chlorine for disinfection due to the potential health safety issues which could result from uncontrolled release. King County is evaluating methods to change its disinfection processes to Sodium Hypochlorite. The proposed Annex will not negatively impact or delay these disinfection upgrades. Storage of hazardous materials at the Plant is under various 801(c) permits on file with the Seattle Fire Marshal's Office.

f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

This project would not alter the existing access route via. W. Government Way.

g. The bulk of facilities shall be compatible with the surrounding community. Public facilities that do not meet bulk requirements may be located in single-family residential areas if there is a public necessity for their location there;

The proposed Annex will be 4,078 SF in gross floor area and will be 21 feet from grade at its highest point. The Annex replaces a two-story construction trailer that was visible from Discovery Park. The new Annex should not be visible from Discovery Park. The Annex will be landscaped, and be constructed with neutral and/or earth tones.

h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility;

The proposed Annex project includes a detailed landscaping plan to soften and screen the Annex. Existing light standards in the paved area north of the proposed Annex will be reused and relocated. No increase in outdoor area light or glare is anticipated. Lighting will be directed downward and shielded to prevent errant light from creating light and glare to Puget Sound or the surrounding Discovery Park.

The positioning of the proposed Annex relative to the existing administration building will create a courtyard as a gathering place for employees and visitors. The Plant conducts tours, Earth Day events, and educational programs as part of its mission to promote a clean environment and protect public health. The courtyard will serve as a natural gathering place between the lobby of the administrative building and the Annex.

i. No residential structures, including those modified for nonresidential use, are demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community;

No residential structures shall be demolished or modified for nonresidential use.

RECOMMENDED DECISION—COUNCIL CONDITIONAL USE

DPD recommends approval of the proposal.

RECOMMENDED CONDITIONS—COUNCIL CONDITIONAL USE

None.

ANALYSIS-SEPA

The Department of Natural Resources of King County is the SEPA Lead Agency. King County prepared a SEPA checklist and issued a Determination of Non-Significance. The information in the checklist, the supplemental information submitted by the applicant, the experience of the lead agency and the Department of Planning and Development with the review of similar projects from the basis for this analysis and conditioning decision.

The SEPA Overview Policy (SMC 25.05.665D) 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 limited circumstances (see SMC 25.05.665.D.1-7), mitigation may be considered by the Department.

Short-term Impacts

The project is likely to have short-term adverse, construction-related environmental impacts with respect to earth, noise, air, water quality, traffic and pedestrian circulation. No other elements of the environment appear likely to be adversely affected, and no other elements have been identified in the SEPA document.

Air, Earth, and Water. The project is likely to cause some minor soil erosion from grading and other site work while the earth is exposed. Other potential impacts include decreased air quality

due to dust and other particulates produced by construction equipment and operations, and tracking of mud and dirt onto adjacent streets by construction vehicles. These air and earth impacts are expected to be minor in scope and would be limited to the period of site preparation. Several adopted City codes and ordinances provide adequate mitigation. The Street Use Ordinance provides for watering the streets to suppress dust; the Stormwater, Grading and Drainage Control Code provides for mitigation of earth impacts related to grading and excavation, such as soil erosion and runoff and the Seattle Building Code provides for appropriate construction measures in general. The Puget Sound Clean Air Agency regulates to enforce limitations on the airborne emission of dust and other particulate material.

According to the SEPA Checklist approximately 1,000 cubic yards of cut and fill will be associated with the project. Soil stabilization will be assured by compliance with the Stormwater, Grading and Drainage Control Code and the Building Code. Further, Director's Rule 200-16 was developed to apply Best Management Practices (BMP's) to prevent erosion and sedimentation from leaving construction sites or where construction will impact receiving waters. The implementation of BMP's, as contained in the DR 200-16, is a requirement for permit approval. No significant erosion impacts are anticipated.

Construction activities including worker commutes, truck trips, the operation of construction equipment and machinery, and the 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.

No conditioning pursuant to SEPA Policy authority regarding air, earth and water impacts is warranted.

Noise. Short-term noise from construction would be generated during working hours. Noise levels during construction would be expected to comply with codified City of Seattle standards. The remoteness of the proposal site from receptor sites, the presence of a perimeter wall and berm around the West Point site, and the limited nature of the proposed construction activity would further limit noise impacts expected to reach adjoining sites.

Circulation and Traffic. Pedestrian and bicycle routes would be affected during the construction period, particularly in Discovery Park surrounding the proposal site. These impacts would be limited to those occurring in the use of existing roads through the park and would be expected to be minor in nature due to the limited amount of construction traffic expected.

Parking. All construction related parking is expected to be contained within the perimeter wall of the existing treatment plant and no impacts are expected in surrounding areas.

Greenhouse Gases. Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the 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.

Long-term Impacts

No long term negative impacts are expected to result from the proposed development. No additional traffic is expected to be generated. Landscape disturbed by would be replaced in the new configuration. No additional noise, odors, light or glare is expected to be generated.

DECISION – SEPA

DPD has analyzed the proposal as described in plans provided by the applicant, has reviewed the SEPA checklist provided and exercises substantive SEPA authority to condition or not condition the issuance of construction permits for the proposed development.

DPD approves the project without SEPA based conditioning.

CONDITIONS – SEPA

None.

Signature: (signature on file)
Scott Kemp, Senior Land Use Planner
Department of Planning & Development
Land Use Services

Date: September 16, 2010

9-16-2010
3011263 Notice of Decision
jj SK Scott Kemp Planner
White sheet sent

ALTON GASKILL
KING COUNTY DNRPWTD
201 S JACKSON ST SUITE 512
SEATTLE, WA 98104

DEPT OF NATURAL RESOURCES
SEPA CENTER
PO BOX 47015
OLYMPIA WA 98504-7015

ENVIRONMENTAL REVIEW SECTION
DEPARTMENT OF ECOLOGY
PO BOX 47703
OLYMPIA WA 98504-7703

Karen Walter
Watersheds and Land Use Team Leader
Muckleshoot Indian Tribe Fisheries Division
39015 172nd Ave SE
Auburn WA 98092

WASHINGTON ST DEPT OF
TRANS PLANNING DIVISION
PO BOX 330310
SEATTLE WA 98133-9710

MUCKLESHOOT TRIBE FISHERIES DEPT
39015 172ND AV SE
AUBURN WA 98092

SUQUAMISH TRIBE
PO BOX 498
SUQUAMISH WA 98392

UNITED INDIANS OF ALL TRIBES
PO BOX 99100
SEATTLE WA 98199

ENVIRONMENTAL MANAGMENT
PORT SEATTLE
PO BOX 1209
SEATTLE WA 98111

PUGET SOUND CLEAN AIR AGENCY
1904 3RD AVE STE 105
SEATTLE WA 98101-3317

ENVIRONMENTAL PLANNING - OAP
KC WASTEWATER TREATMENT DIV
201 S JACKSON ST MS KSC-NR-0505
SEATTLE WA 98104

GARY KRIEDT
KC METRO TRANSIT ENVIRON PLNG
201 S JACKSON ST MS KSC-TR-0431
SEATTLE WA 98104-3856

KELLY COOPER
DEPT OF HEALTH
ENVIRONMENTAL HEALTH DIVISION
PO BOX 47820
OLYMPIA, WA 98504-7822

DUWAMISH TRIBE
4705 W MARGINAL WY SW
SEATTLE WA 98106-1514

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EDIJER & OLIVIA CRELENCIA
3208 RAINIER AVE S
SEATTLE, WA 98144

Environmental Checklist
for the
West Point Treatment Plant Office Annex Building Project

June 10, 2010

Prepared in compliance with the State Environmental Policy Act (SEPA)
(RCW 43.21C), the SEPA Rules (WAC 197-11), and Chapter 20.44 King
County Code, implementing SEPA in King County procedures.

This information is available in accessible formats upon request at
206-684-1280 (voice) or 711 (TTY).



King County

Department of Natural Resources and Parks

Wastewater Treatment Division

King Street Center, KSC-NR-0505

201 South Jackson Street

Seattle, WA 98104

City of Seattle Hearing Examiner
EXHIBIT

Appellant
Applicant ADMITTED
Department DENIED

3

FILE CF 310900, Proj. # 3011263

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of the proposed project:**
West Point Treatment Plant Office Annex Building Project
2. **Name of Applicant:**
King County Department of Natural Resources and Parks
Wastewater Treatment Division
3. **Address and telephone number of applicant and contact person:**
King County Department of Natural Resources and Parks
Wastewater Treatment Division
201 South Jackson
Seattle, WA 98104

Contact: Meredith Redmon (206) 263-6534
4. **Date checklist prepared:**
June 4, 2010
5. **Agency requesting checklist:**
King County Department of Natural Resources and Parks
Wastewater Treatment Division
6. **Proposed timing or schedule (including phasing, if applicable):**
Construction of the project is anticipated to begin in March 2011 and be completed by August 2011.
7. **Plans for future additions, expansion, or further activity related to or connected with this proposal:**
None.
8. **Environmental information that has been prepared, or will be prepared, directly related to this project:**
None.
9. **Applications that are pending for governmental approvals or other proposals directly affecting the property covered by the proposal:**
None.
10. **List of governmental approvals or permits that will be needed for the proposal:**

The following permits may be required to carry out construction of the West Point Treatment Plant Office Annex Building Project:

- Notice of Construction (Puget Sound Clean Air Agency)
- Council Conditional Use Permit (City of Seattle)
- Building Permit (City of Seattle)
- Electrical Permit (City of Seattle)
- Mechanical Permit (City of Seattle)

11. Give a brief, complete description of the proposal, including the proposed uses and the size of the project and site:

The King County Wastewater Treatment Division (WTD) is proposing to construct a one-story office building of approximately 4,000 square feet that will accommodate 12 staff and associated functional areas, including four offices, space for cubicles, a conference room, restrooms, a kitchen, file storage, a copy room, and an exercise facility. The building will be located at the West Point Treatment Plant behind the existing Administration Building. The building foundation will be on conventional footings with 2 feet of overexcavation in the building footprint. The 2 feet of material that will be excavated from the building's footprint is to minimize the amount of settling the building might experience due to a layer of organic material at depth.

12. Location of the proposal, including street address, if any, and section, township, and range; legal description; site plan; vicinity map; and topographical map, if reasonably available:

The project will be located within the boundaries of the existing West Point Treatment Plant, adjacent to Discovery Park in Seattle, WA. The West Point Treatment Plant is located at 1400 Utah Street, Seattle, WA. The site is in Section 9, Township 25N, Range 3E.

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (underline):

flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

The treatment plant site is flat.

- c. **What general types of soils are found on the site (for example clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any prime farmland.**

Typical soils on the site are sand and gravel. A dense layer of fill is present between 5 and 15 feet below ground surface overlaying soft to hard organic silt with peat interbedded with silty sand and clay.

- d. **Are there any surface indications or a history of unstable soils in the immediate vicinity? If so, describe.**

No.

- e. **Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate the source of the fill.**

Approximately 1,000 cubic yards of materials will be excavated and hauled off the project site during construction of the office annex building.

- f. **Could erosion occur as a result of clearing, construction, or use?**

A minor amount of erosion could occur during construction of the proposed project since some soils will be exposed during excavation for the storage tanks and their associated piping.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example buildings or asphalt)?**

There will be no net increase in impervious surface at the treatment plant site.

- h. **Describe the proposed measures to reduce or control erosion, or other impacts to the earth, if any.**

Temporary erosion and sedimentation control measures will be employed throughout project construction. Typical measures that could be used are filter fabric fences, hay bales, covering soil stockpiles and exposed soils, and use of settling tanks or other means to prevent sediment from leaving the site.

Additional Best Management Practices and other measures could include the following:

- Maintain spill containment and clean up material at the construction site;
- Contain equipment and vehicle wash water associated with construction;
- Use appropriate means to minimize tracking of sediment onto public roadways by construction vehicles;
- Restore disturbed areas by repaving or replanting as soon as practical after construction is completed.

Temporary erosion and sediment control measures will be identified in the project's construction plans and specifications. Appropriate erosion and sediment control measures will be installed prior to clearing, grading, or excavation activities.

2. Air

- a. **What types of emissions to the air would result from the proposal (e.g., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities, if known.**

During construction, there may temporarily be a minor increase in exhaust emissions from construction vehicles and equipment and an increase in fugitive dust.

A King County Greenhouse Gas Emissions worksheet is attached.

- b. **Are there any off-site sources of emissions or odors that may affect your proposal? If so, generally describe.**

No.

- c. **Describe proposed measures to reduce or control emissions or other impacts to air, if any.**

Short-term, construction-related air pollutant emissions will be reduced by requiring proper maintenance of equipment, using electrically powered equipment where practical, and avoiding prolonged idling of vehicles and equipment. Spray water may be used to minimize dust if necessary.

3. Water

- a. **Surface:**

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, and wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

Puget Sound is located immediately to the west of the West Point Treatment Plant.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

No.

3. Estimate the amount of fill and dredge material that could be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill materials.

None.

4. Will the proposal require surface water withdrawals or diversion? Give general description, purpose, and approximate quantities, if known.

No.

5. Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

No.

6. Does the proposal involve discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground

1. Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any. Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) is expected to serve.

None.

c. Water Runoff (including storm water)

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (including quantities if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Storm water runoff from the construction area will be routed through the treatment plant process as it currently is elsewhere on the treatment plant site.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No. Runoff from the construction area will be routed through the treatment plant process.

d. Describe proposed measures to reduce or control surface, ground, and runoff water impacts, if any.

Construction Best Management Practices will be used, as listed in Section B.1.h above.

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation: ornamental landscaping plants.

A variety of plants are present in landscaped areas at the treatment plant.

b. What kind and amount of vegetation will be removed or altered?

Some ornamental landscaping could be removed and/or altered to construct the new annex building. Where possible disturbed areas will be restored to preconstruction conditions

c. List threatened or endangered species or critical habitat known to be on or near the site.

None.

d. Describe proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on site.

None.

5. Animals

- a. **Underline any birds and animals which have been observed on or near the site or are known to be on or near the site:**

Fish: bass, salmon, trout, herring, shellfish, other

Amphibians: frogs, salamanders, other

Reptiles: lizards, snakes, turtles, other

Birds: hawks, heron, eagle, songbirds, ducks, other

Mammals: deer, bear, elk, beaver, raccoon, other

- b. **List any threatened or endangered species or critical habitat near the site.**

The following threatened or endangered species are known to frequent the area:

- Marbled Murrelet;
- Peregrine Falcon.

No impacts to threatened or endangered species are anticipated as a result of this project.

- c. **Is the site part of a migratory route? If so, explain.**

The entire Puget Sound area is part of the Pacific Flyway for migratory birds. The proposed project is not expected to affect these migratory routes.

- d. **Proposed measures to preserve or enhance wildlife, if any.**

None.

6. Energy and Natural Resources

- a. **What kinds of energy (electric, natural gas, oil, wood, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

The completed project will utilize electricity.

- b. **Would the project affect the potential use of solar energy by adjacent properties? If so, explain.**

No.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

None.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spills, or hazardous waste that could occur as a result of this proposal? If so, describe.**

No.

- 1. Describe special emergency services that might be required.**

None.

- 2. Describe proposed measures to reduce or control environmental health hazards.**

Not applicable.

b. Noise

- 1. What types of noise exist in the area which may affect your project (for example: traffic, equipment operation, other)?**

None.

- 2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)?**

Short-term temporary increases in noise levels may occur during construction. Construction noise will consist of engine noise, reverse gear warning systems, and mechanical and scraping noises associated with the use of heavy construction equipment such as bulldozers, graders, scrapers, and loaders. Based on previous construction projects, typical noise levels can be expected to range from about 70 to 90 dBA measured at a distance of 50 feet from the source.

- 3. Describe proposed measures to reduce or control noise impacts, if any.**

Construction activity at the treatment plant will be limited to days and hours specified by the City of Seattle and will comply with all applicable noise regulations.

8. Land and Shoreline Use

- a. What is the current use of the properties adjacent to the site?**

Currently the site is used as a wastewater treatment plant. Discovery Park and a U.S. Coast Guard lighthouse are located adjacent to the site.

- b. Has the site been used for agriculture? If so, describe.**

No.

- c. Describe any structures on the site.**

The site consists of numerous buildings and other structures associated with operation of the treatment plant.

d. Will any structures be demolished? If so, what?

No.

e. What is the current zoning classification of the site?

Residential, Single Family 7200.

f. What is the current comprehensive plan designation of the site?

Single Family.

g. If applicable, what is the current shoreline master program designation of the site?

The project area is outside the shoreline management zone.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

The City of Seattle classifies some areas on the West Point Treatment Plant site as environmentally critical areas containing steep slopes, flood prone areas, potential slide areas, and wetlands. No environmentally critical areas will be disturbed as part of the West Point Office Annex Building Project.

i. Approximately how many people would reside or work in the completed project?

The number of staff at the treatment plant would not change as a result of the proposed project.

j. Approximately how many people would the completed project displace?

None.

k. Describe proposed measures to avoid or reduce displacement impacts, if any.

Not applicable.

l. Describe proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed project will be compatible with existing and projected land uses and plans since it will lie within the boundaries of the existing West Point Treatment Plant and will be surrounded by other wastewater facilities.

9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.**
None.
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.**
None.
- c. **Describe proposed measures to reduce or control housing impacts, if any.**
Not applicable.

10. Aesthetics

- a. **What is the tallest height of any of the proposed structure(s), not including antennas? What is the principal exterior building material(s) proposed?**
The height of the proposed office annex building will be approximately 20 feet.
- b. **What views in the immediate vicinity would be altered or obstructed?**
None.
- c. **Describe proposed measures to reduce aesthetic impacts, if any.**
Not applicable.

11. Light and Glare

- a. **What type of light and glare will the proposal produce? What time of day would it mainly occur?**
None.
- b. **Could light or glare from the finished project be a safety hazard or interfere with views?**
No.
- c. **What existing off-site sources of light or glare may affect your proposal?**
None.
- d. **Describe the proposed measures to reduce or control light and glare impacts, if any.**
Not applicable.

12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?**

The City of Seattle's Discovery Park is located adjacent to the West Point Treatment Plant. This large park provides a variety of outdoor recreational opportunities. There is a public beach, park and walking path located west of the treatment plant on the shoreline of Puget Sound.

- b. **Would the proposed project displace any existing recreational uses? If so, describe.**

No.

- c. **Describe proposed measures to reduce or control impacts on recreation, including recreational opportunities to be provided by the project or applicant.**

Not applicable.

13. Historic and Cultural Preservation

- a. **Are there any places or objects listed on or eligible for national, state, or local preservation registers known to be on or next to the site? If so, generally describe.**

Yes. The West Point Lighthouse is listed on the National Register of Historic Places.

- b. **Generally describe any landmarks or evidence of historic, archeological, scientific, or cultural importance known to be on or next to the site.**

Two archaeological sites were identified and mitigated during construction of the West Point Secondary Treatment Facilities Project. The proposed annex building will not disturb either archeological site.

- c. **Describe proposed measures to reduce or control impacts, if any.**

No impacts to cultural resources are anticipated due to the location and limited excavation proposed to construct this project. A professional archeologist will monitor the excavation work associated with the foundation for the annex building. In addition, the Department of Archeology and Historic Preservation (DAHP) and affected Tribes will be invited to observe excavation activities associated with the annex building. Construction specifications will include language providing for proper treatment of historic or archaeological materials if they are encountered including a requirement that if such materials are encountered, work will be stopped pending notification of and response from appropriate agencies.

14. Transportation

- a. **Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.**
Access to the treatment plant is via an existing road, Utah Street W., through Discovery Park and the Fort Lawton complex.
- b. **Is the site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?**
No. The nearest transit stop is approximately 1 mile east of the West Point Treatment Plant.
- c. **How many parking spaces would the completed project have? How many would the project eliminate?**
None.
- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe.**
No.
- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**
The project will not use or occur in the vicinity of water, rail, or air transportation.
- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**
During construction a total of approximately 280 vehicular one-way trips would be generated during the approximately 6 month construction period. No new vehicular trips will be generated by the completed project.
- g. **Describe proposed measures to reduce or control transportation impacts, if any.**
None proposed.
15. **Public Services**
- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally explain.**
No.
- b. **Describe proposed measures to reduce or control direct impacts on public services.**

Not applicable.

16. Utilities

a. Underline utilities currently available at the site: Electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic systems, other

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

No new utilities are proposed for the project.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Wesley Sprague

Date Submitted: 6/4/10

DPD 11 B
10-26-10

Section I: Buildings

Type (Residential) or Principal Activity (Commercial)	# Units	Square Feet (in thousands of square feet)	Emissions Per Unit or Per Thousand Square Feet (MTCO _{2e})			Lifespan Emissions (MTCO _{2e})
			Embodied	Energy	Transportation	
Single-Family Home.....	0		98	672	792	0
Multi-Family Unit in Large Building	0		33	357	766	0
Multi-Family Unit in Small Building	0		54	681	766	0
Mobile Home.....	0		41	475	709	0
Education		0.0	39	646	361	0
Food Sales		0.0	39	1,541	282	0
Food Service		0.0	39	1,994	561	0
Health Care Inpatient		0.0	39	1,938	582	0
Health Care Outpatient		0.0	39	737	571	0
Lodging		0.0	39	777	117	0
Retail (Other Than Mall).....		0.0	39	577	247	0
Office		0.0	39	723	588	0
Public Assembly		0.0	39	733	150	0
Public Order and Safety		0.0	39	899	374	0
Religious Worship		0.0	39	339	129	0
Service		0.0	39	599	266	0
Warehouse and Storage		0.0	39	352	181	0
Other		4,000.0	39	1,278	257	6296701
Vacant		0.0	39	162	47	0

Section II: Pavement.....

Pavement.....		0.00				0
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Total Project Emissions:

6296701

**FINDINGS AND RECOMMENDATION
OF THE HEARING EXAMINER FOR THE CITY OF SEATTLE**

In the Matter of the Application of

CF 310900

**KING COUNTY, DEPARTMENT
OF NATURAL RESOURCES,
WASTEWATER TREATMENT
DIVISION**

Department Reference:
3011263

for Council conditional use approval for
reconfiguration of an existing sewage
treatment plant

Introduction

King County, Department of Natural Resources, Wastewater Treatment Division applied for Council conditional use approval to allow a minor reconfiguration of an existing sewage treatment plant located at 4215 36th Avenue West. The Director of the Department of Planning and Development (Director or Department) submitted a report recommending that the proposal be approved.

A hearing on the application was held before the Hearing Examiner (Examiner) on October 26, 2010. The Applicant was represented by Alton Gaskill, Regulatory and Acquisitions Lead, King County Environmental and Communications Services. The Director was represented by Scott Kemp, Senior Land Use Planner. The record closed on October 28, 2010, following the Examiner's site visit and receipt of an additional document from the Director.

For purposes of this recommendation, all section numbers refer to the Seattle Municipal Code (SMC or Code) unless otherwise indicated. Having considered the evidence in the record and visited the site, the Examiner enters the following findings of fact, conclusions and recommendation on the application.

Findings of Fact

Site and Vicinity

1. The West Point Treatment Plant (the Plant) is part of King County's wastewater treatment system and is located in Discovery Park, in the Magnolia neighborhood. The Plant is on the shores of Puget Sound, covers approximately 32 acres and provides primary and secondary waste treatment. It is surrounded by high retaining walls, berms, and native landscaping that blends in with the Park.

2. The Plant is regulated under an Air Operating Permit from the Puget Sound Clean Air Agency, which performs an annual inspection for permit compliance.

3. The site is surrounded by Discovery Park and is accessed via a long access easement through the Park. The closest single-family uses are set back from the bluff above the Plant, approximately 3000 feet from the site. Because of the extensive landscaping, the Plant is nearly invisible from that location.

4. Portable construction offices that were used for secondary treatment expansion in 1991 were kept on site at the Plant and used for capital projects offices and a staff exercise area. All but two of the portable structures were removed in 2009 due to age and disrepair. Both of the remaining portable structures (Exhibit 1 at 4 and 5) were also in disrepair. The two-story, 3,360 square-foot portable structure was recently removed, which exacerbated an existing shortage of office space for existing staff.

Proposal

5. The Applicant conducted a space needs review and proposes to construct a 4,078 square-foot Administrative Office Annex, with office space for 11 to 12 existing employees and associated functional areas, together with an exercise facility for staff. See Exhibit 1. The Annex will be 21 feet above grade at its highest point.

6. To allow for interaction among all staff, the modular Annex will be located close to the existing administration building, against a high retaining wall along the east edge of the site. It will be constructed in neutral or earth tones and screened from the south by the administration building. Additional landscaping will provide further screening.

7. Lighting at the Plant is directed downward to avoid glare and spillage, and this will be continued for lighting for the Annex. Existing lighting will be reused and relocated.

8. There will be no changes to the Plant's Transportation Plan, and sludge transportation will not change.

9. The Plant is operated 24 hours per day, and the hours will not change with the construction of the Annex.

10. The proposal will result in an increase in temporary construction noise, but construction will comply with the City noise ordinance.

11. During construction, truck and passenger vehicle trips will increase slightly along West Government Way, a designated arterial.

12. The remaining portable structure on the site (600 square feet) will be removed, as will 1000 cubic yards of material that will be excavated during construction.

Director's Review

13. The Director reviewed the proposal in light of Code requirements for reconfiguration of a sewage treatment plant and recommended approval without conditions.

14. On June 8, 2010, King County issued a Determination of Nonsignificance (DNS) for the proposal pursuant to the State Environmental Policy Act (SEPA), which was not appealed. The Director reviewed the DNS and SEPA checklist and analyzed the proposal's probable short-term impacts. The Director determined that the proposal would have no long-term adverse impacts, and that no SEPA-based conditions were required for its approval.

Public Comment

15. The Director received one public inquiry about the proposal. Exhibit 9. The Examiner received one comment from a member of the public stating that the Plant does not comply with limits on odors that were imposed when the Plant was constructed, and that the City should prohibit all new construction at the site until compliance is achieved.

Applicable Law

16. The Annex is not one of the types of facilities that is excluded from the definition of "sewage treatment plant" under SMC 23.84A.040. Therefore, it must meet the requirements of SMC 23.51A.002.D, which governs the expansion or reconfiguration of an existing sewer treatment plant.

17. SMC 23.51A.002.D reads as follows:

D. Sewage Treatment Plants. The expansion or reconfiguration (which term shall include reconstruction, redevelopment, relocation on the site, or intensification of treatment capacity) of existing sewage treatment plants in single-family zones may be permitted if there is no feasible alternative location in a zone where the use is permitted and the conditions imposed under ... 23.51A.002.D.3 ... [is] met.

1. Applicable Procedures. A decision on an application for the expansion or reconfiguration of a sewage treatment plant is a Type IV Council land use decision....

2. Need for Feasible Alternative Determination. The proponent shall demonstrate that there is no feasible alternative location in a zone where establishment of the use is permitted.

a. The Council's decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social and economic impacts on the community, and the intent to preserve

and to protect the physical character of single-family areas, and to protect single-family areas from intrusions of non-single-family uses.

b. The determination of feasibility may be the subject of a separate application for a Council land use decision prior to submission of an application for a project-specific approval if the Director determines that the expansion or reconfiguration proposal is complex, involves the phasing of programmatic and project-specific decisions or affects more than one site in a single-family zone.

.....
3. Conditions For Approval of Proposal.

a. The project is located so that adverse impacts on residential areas are minimized;

b. The expansion of a facility does not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences;

c. A facility management and transportation plan is required [and] ... shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood;

d. Measures to minimize potential odor emissions and airborne pollutants including methane shall meet the standards of and be consistent with best available technology....

e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility;

f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

g. The bulk of facilities shall be compatible with the surrounding community....

h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility;

i. No residential structures, including those modified for nonresidential use, are demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community.

Conclusions

1. The Hearing Examiner has jurisdiction over this matter pursuant to SMC 23.76.052.
2. No long-term environmental or economic impacts and no social impacts are expected as a result of the proposal. Short-term environmental impacts would be limited to

temporary construction impacts identified and reviewed in the DNS and by the Director. Short-term economic impacts would be the creation of short-term construction jobs.

3. There is no evidence that the proposal would have any negative impact on the character of single-family areas because it is located a great distance from, and would be nearly invisible to single-family uses. There would be no intrusion of non-single-family uses.
4. There is no feasible alternative to locating Plant staff within one central location on the site.
5. Rather than an expansion, the proposal entails the replacement of two portable structures and their functions with a modular office structure of equivalent square footage. It is not complex and does not involve phasing of programmatic and project-specific decisions. It affects just one site in a single-family zone. Thus, a separate determination of feasibility is not required.
6. The siting, landscaping, and lighting for the proposal will minimize any adverse impacts on residential areas.
7. The Plant's Transportation Plan will remain intact and be unchanged by the proposal, as will the hours of operation. Noise, traffic and parking impacts will be temporary and related to construction. No safety problem or blighting is expected.
8. The proposed Annex would not affect the generation of methane or other emissions or airborne pollutants. The Code does not provide the authority to address any deficiencies in odor control at the existing Plant in the context of this application.
9. The proposal would have no effect upon the handling and use of hazardous and potentially hazardous chemicals at the Plant.
10. The proposal would have no effect on the Plant's existing vehicular access via West Government Way.
11. The proposal has been designed to be compatible with the surrounding community in terms of landscaping and screening, and control of light and glare. It is expected to be less visible to the community than the former portable structures were.
12. The proposal does not involve the demolition of residential structures or their modification for nonresidential use.
13. The proposal meets all applicable Code requirements for a reconfiguration of an existing sewer treatment plant.

Recommendation

The Hearing Examiner recommends that the City Council **APPROVE** the requested conditional use.

Entered this 28th day of October, 2010.


Sue A. Tanner
Hearing Examiner

CONCERNING FURTHER REVIEW

NOTE: It is the responsibility of the person seeking to appeal a Hearing Examiner's recommendation to consult appropriate Code sections to determine applicable rights and responsibilities.

Pursuant to SMC 23.76.054, any person substantially affected by a recommendation of the Hearing Examiner may submit an appeal of the recommendation in writing to the City Council. The appeal must be submitted within fourteen (14) calendar days following the date of the issuance of the recommendation of the Hearing Examiner, and be addressed to:

Seattle City Council
Built Environment Committee
c/o Seattle City Clerk
600 Fourth Avenue, Floor 3 (physical address)
P.O. 94728 (mailing address)
Seattle, WA 98124-4728

The appeal shall clearly identify specific objections to the Hearing Examiner's recommendation and specify the relief sought. Consult the City Council committee named above for further information on the Council review process.



City of Seattle

Department of Planning & Development
Diane Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND RECOMMENDATION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING & DEVELOPMENT**

Application Number: 3011263
Applicant Name: King County, Department of Natural Resources,
Wastewater Treatment Division
Address of Proposal: 4215 36th Ave. W.
Council File Number: 3010900

SUMMARY OF PROPOSED ACTION

Council Land Use Action for construction of a one-story 4,087 sq. ft. office building accessory to the West Point Treatment Plant in an environmentally critical area. Project includes 1,000 cubic yards of grading. Determination of Non-Significance prepared by King County.

The following approval is required:

Council Conditional Use – to allow minor reconfiguration of an existing sewage treatment plant - SMC 23.51D.002

SEPA – to condition pursuant to SMC 25.05.660

SEPA DETERMINATION: [] Exempt [X] DNS* [] MDNS [] EIS

[] DNS with conditions

[] DNS involving non-exempt grading, or demolition,
or involving another agency with jurisdiction.

*

The King County Department of Natural Resources and Parks, Wastewater Treatment Division, issued a Determination of Non-Significance in this matter on June 10, 2010.

BACKGROUND DATA

Site and Vicinity Description

The West Point Treatment Plant (the Plant) is located about four miles northwest of downtown Seattle on the shores of Puget Sound and in Discovery Park. It is part of King County's regional system that treats wastewater for about 1.5 million people and covers 420 square miles in the Puget Sound region. West Point Plant treats wastewater and stormwater from homes, offices, schools, agencies, businesses and industries in Seattle, north King County, south Snohomish County, and some areas of Lake Washington.

Planning for the Plant began in 1958, when voters in Seattle and King County created Metro, an agency charged with developing and operating a regional wastewater treatment system.

In 1966, construction of a primary treatment plant was completed at West Point.

In 1994, resulting from a voter approved proposal to merge Metro with King County, King County assumed responsibility for West Point Plant.

In 1991, to comply with the 1972 federal Clean Water Act, Metro began an expansion of the Plant to provide secondary treatment. Expansion and upgrading to secondary treatment was completed in 1996. The average capacity for wet weather flow is 133 million gallons per day. The maximum capacity is 440 million gallons per day during peak storms.

West Point Treatment Plant is surrounded by retaining walls, berms, and extensive native landscaping to blend in with the surrounding Discovery Park.

Proposal Description

Construction offices used for the secondary treatment expansion were kept on site and were used continuously since that time for capital projects offices for upgrades and construction activities on the site. The Plant usually has a number of construction projects to maintain the facilities or meet new regulatory requirements. In 2009 the trailers were removed from the site due to age, disrepair, and hazardous conditions.

Since this time, there has been a shortage of office space for existing staff. As a result of a space needs review, it was determined that a 4,078 square foot (SF) Administrative Office Annex (the Annex), with office space for eleven-to-twelve (11-12) existing employees and associated functional areas, together with an exercise facility was needed. Efficiencies are gained by locating the displaced staff as close as possible to the existing administration building. Staff that will occupy the proposed office space work at the Plant in operations, capital improvements and computer networks. They attend meetings and interact with other administrative staff. All staff to occupy the proposed space are existing Plant employees. No new staff is proposed. A cost analysis showed that a modular office annex would provide the needed space and exercise room for approximately 50 years and at a considerable savings compared to an addition to the administration building.

Approximately 1,000 cubic yards of material will be excavated and hauled off the site during construction of the office annex to an approved disposal site outside of the City of Seattle limits.

ANALYSIS—COUNCIL CONDITIONAL USE

The Seattle Land Use Code provides as follows: “The decision on an application for the expansion or reconfiguration of a sewage treatment plant is a Type IV Council land use decision.” (SMC § 23.51A.002 D) The Code then sets forth specific criteria that shall be considered in evaluating and approving, conditioning or denying proposals for the expansion or reconfiguration of an existing sewage treatment plant.

D. Sewage Treatment Plants. The expansion or reconfiguration (which term shall include reconstruction, redevelopment, relocation on the site, or intensification of treatment capacity) of existing sewage treatment plants in single-family zones may be permitted if there is no feasible alternative location in a zone where the use is permitted and the conditions imposed under subsections 23.51A.002.D.3 and D4 are met.

2. Need for Feasible Alternative Determination. The proponent shall demonstrate that there is no feasible alternative location in a zone where establishment of that use is permitted.

a. The Council's decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social and economic impacts on the community, and the intent to preserve and to protect the physical character of single-family areas, and to protect single-family areas from intrusions of non-single-family uses.

There is no feasible alternative to co-locating Plant staff into one central location on the Plant site. The site is physically isolated from other non-single-family zones where office uses are allowed by a long access easement through Discovery Park. The proposed annex will be occupied by Plant staff with primary responsibilities for Plant operations. Exercise facilities will be located near the existing administration building to maximize the potential for optimum utilization by staff.

Environmental Impacts

Environmental impacts expected from the project would be temporary construction impacts identified and reviewed the proponent's SEPA document, including exhaust emissions from construction vehicles and fugitive dust. No long term environmental impacts are expected.

Social Impacts

The proposed office annex is contained within the walls of the existing Plant. The office use is screened by high retaining walls, berms and native plantings. Visitors to the Plant will most likely not use the office annex. No social impacts from the proposal are expected.

Economic Impacts

The construction of the Office Annex will create short term construction jobs. No long term economic impacts are expected from the proposal.

Intent to Protect the Physical Character of Single-Family Areas

There are no nearby single-family uses in the surrounding Discovery Park. The closest are those set back from the bluff above the Plant and approximately 3,000 feet from the site. The proposed structure, within the perimeter walls of the existing West Point Treatment Plant, would be expected to isolate it from surrounding areas, including Discovery Park, sufficiently to avoid any negative impacts on the character of single family areas.

Protect single family areas from intrusions of non-single-family uses

The proposed office annex will have no impacts on single-family uses do to its great distance and near invisibility from any such uses.

Intrusion of non-single-family uses would not increase under the proposed project

The proposed office annex will have no impacts on single-family uses.

b. The determination of feasibility may be the subject of a separate application for a Council land use decision prior to submission of an application for a project-specific approval if the Director determines that the expansion or reconfiguration proposal is complex, involves the phasing of programmatic and project-specific decisions or affects more than one site in a single-family zone.

The West Point Office Annex Project is not a complex proposal. A construction trailer (3,360 square feet) was vacated and removed, and an exercise trailer (600 square feet) will be vacated, due to deterioration and code issues. These trailers and their functions will be replaced by the Office Annex.

This reconfiguration of work and exercise space does not involve the phasing of programmatic and project-specific decisions. The proposed office annex will house existing staff and uses that are integral the plant operations.

The reconfiguration does not affect more than one site in a single-family zone. The West Point Treatment Plant has been in its present 32 acre configuration since the late 1990's, since the secondary treatment upgrades.

A separate determination of feasibility does not appear warranted here.

3. Conditions for Approval of Proposal.

a. The project is located so that adverse impacts on residential areas are minimized;

The proposed office annex is located in an area that is tucked back against a high retaining wall along the east perimeter of the site and should not be visible from the exterior of the Plant. It is

screened from the south by the administration building. Views into the Plant are obscured by a perimeter wall and berm planted with native vegetation.

Landscaping will be provided to further screen and soften the 4,078 SF building. Existing standard lighting will be reused for no net increase in outdoor area lighting. Lighting is directed downward so as not to increase glare from the Plant.

b. The expansion of a facility does not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences;

The proposed administrative office annex is not an expansion of the plant. It replaces an equivalent square footage of construction trailers that were part of the secondary upgrades. It houses existing staff, locating them close to the administrative building for added efficiencies.

c. A facility management and transportation plan is required. The level and kind of detail to be disclosed in the plan shall be based on the probable impacts and/or scale of the proposed facility, and shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood;

The Plant's Transportation Plan, developed as part of the 1996 secondary upgrade project conditions, would not change as a result of the proposal.

Sludge transportation would not be affected by this proposal.

No noise will be created by the Annex except temporary construction noise. Modular construction will minimize the amount of onsite construction noise. Construction in a manner and during hours as necessary to comply Seattle codified noise restrictions.

Hours of operation - The Plant is operated continuously.

No increased truck or passenger vehicle trips are anticipated, except for during the construction phase of the project when a minor amount of additional traffic would be expected. Truck traffic will be by the access road from W. Government Way. Delivery of modular units would be few in number, but would require pre-delivery route analysis for obstructions/clearance, turning radii, and feasibility.

d. Measures to minimize potential odor emission and airborne pollutants including methane shall meet standards of and be consistent with best available technology as determined in consultation with the Puget Sound Clean Air Agency (PSCAA), and shall be incorporated into the design and operation of the facility;

The Proposed Office Annex would not increase the generation of methane nor odor emissions or airborne pollutants.

The West Point plant itself is regulated under Puget Sound Clean Air Agency's Air Operating Permit #10088. Puget Sound Clear Air Agency inspects WPTP yearly for permit compliance.

Progress continues to be made in the control and use of methane gas generated. The methane produced from the digestion of wastewater is burned to power the raw sewage influent pumps, and 3 (three) boilers at the plant. WPTP is also constructing new co-generation units that will burn digester gas to produce energy for distribution by Puget Sound Energy

e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility;

The proposal would not have an effect upon the handling and use of hazardous and potentially hazardous chemicals at the facility.

The Plant currently uses gaseous chlorine to disinfect wastewater effluent. Most treatment plants no longer use chlorine for disinfection due to the potential health safety issues which could result from uncontrolled release. King County is evaluating methods to change its disinfection processes to Sodium Hypochlorite. The proposed Annex will not negatively impact or delay these disinfection upgrades. Storage of hazardous materials at the Plant is under various 801(c) permits on file with the Seattle Fire Marshal's Office.

f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

This project would not alter the existing access route via W. Government Way.

g. The bulk of facilities shall be compatible with the surrounding community. Public facilities that do not meet bulk requirements may be located in single-family residential areas if there is a public necessity for their location there;

The proposed Annex will be 4,078 SF in gross floor area and will be 21 feet from grade at its highest point. The Annex replaces a two-story construction trailer that was visible from Discovery Park. The new Annex should not be visible from Discovery Park. The Annex will be landscaped, and be constructed with neutral and/or earth tones.

h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility;

The proposed Annex project includes a detailed landscaping plan to soften and screen the Annex. Existing light standards in the paved area north of the proposed Annex will be reused and relocated. No increase in outdoor area light or glare is anticipated. Lighting will be directed downward and shielded to prevent errant light from creating light and glare to Puget Sound or the surrounding Discovery Park.

The positioning of the proposed Annex relative to the existing administration building will create a courtyard as a gathering place for employees and visitors. The Plant conducts tours, Earth Day events, and educational programs as part of its mission to promote a clean environment and protect public health. The courtyard will serve as a natural gathering place between the lobby of the administrative building and the Annex.

i. No residential structures, including those modified for nonresidential use, are demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community;

No residential structures shall be demolished or modified for nonresidential use.

RECOMMENDED DECISION—COUNCIL CONDITIONAL USE

DPD recommends approval of the proposal.

RECOMMENDED CONDITIONS—COUNCIL CONDITIONAL USE

None.

ANALYSIS-SEPA

The Department of Natural Resources of King County is the SEPA Lead Agency. King County prepared a SEPA checklist and issued a Determination of Non-Significance. The information in the checklist, the supplemental information submitted by the applicant, the experience of the lead agency and the Department of Planning and Development with the review of similar projects from the basis for this analysis and conditioning decision.

The SEPA Overview Policy (SMC 25.05.665D) 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 limited circumstances (see SMC 25.05.665.D.1-7), mitigation may be considered by the Department.

Short-term Impacts

The project is likely to have short-term adverse, construction-related environmental impacts with respect to earth, noise, air, water quality, traffic and pedestrian circulation. No other elements of

the environment appear likely to be adversely affected, and no other elements have been identified in the SEPA document.

Air, Earth, and Water. The project is likely to cause some minor soil erosion from grading and other site work while the earth is exposed. Other potential impacts include decreased air quality due to dust and other particulates produced by construction equipment and operations, and tracking of mud and dirt onto adjacent streets by construction vehicles. These air and earth impacts are expected to be minor in scope and would be limited to the period of site preparation. Several adopted City codes and ordinances provide adequate mitigation. The Street Use Ordinance provides for watering the streets to suppress dust; the Stormwater, Grading and Drainage Control Code provides for mitigation of earth impacts related to grading and excavation, such as soil erosion and runoff and the Seattle Building Code provides for appropriate construction measures in general. The Puget Sound Clean Air Agency regulates to enforce limitations on the airborne emission of dust and other particulate material.

According to the SEPA Checklist approximately 1,000 cubic yards of cut and fill will be associated with the project. Soil stabilization will be assured by compliance with the Stormwater, Grading and Drainage Control Code and the Building Code. Further, Director's Rule 200-16 was developed to apply Best Management Practices (BMP's) to prevent erosion and sedimentation from leaving construction sites or where construction will impact receiving waters. The implementation of BMP's, as contained in the DR 200-16, is a requirement for permit approval. No significant erosion impacts are anticipated.

Construction activities including worker commutes, truck trips, the operation of construction equipment and machinery, and the 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.

No conditioning pursuant to SEPA Policy authority regarding air, earth and water impacts is warranted.

Noise. Short-term noise from construction would be generated during working hours. Noise levels during construction would be expected to comply with codified City of Seattle standards. The remoteness of the proposal site from receptor sites, the presence of a perimeter wall and berm around the West Point site, and the limited nature of the proposed construction activity would further limit noise impacts expected to reach adjoining sites.

Circulation and Traffic. Pedestrian and bicycle routes would be affected during the construction period, particularly in Discovery Park surrounding the proposal site. These impacts would be limited to those occurring in the use of existing roads through the park and would be expected to be minor in nature due to the limited amount of construction traffic expected.

Parking. All construction related parking is expected to be contained within the perimeter wall of the existing treatment plant and no impacts are expected in surrounding areas.

Greenhouse Gases. Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the 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.

Long-term Impacts

No long term negative impacts are expected to result from the proposed development. No additional traffic is expected to be generated. Landscape disturbed by would be replaced in the new configuration. No additional noise, odors, light or glare is expected to be generated.

DECISION – SEPA

DPD has analyzed the proposal as described in plans provided by the applicant, has reviewed the SEPA checklist provided and exercises substantive SEPA authority to condition or not condition the issuance of construction permits for the proposed development.

DPD approves the project without SEPA based conditioning.

CONDITIONS – SEPA

None.

Signature:


Scott Kemp, Senior Land Use Planner
Department of Planning & Development
Land Use Services

Date: September 16, 2010

Seattle Department of Planning and Development

D. M. Sugimura, Director

September 16, 2010



NOTICE OF DIRECTOR'S RECOMMENDATION ON COUNCIL CONDITIONAL USE APPLICATION, PUBLIC HEARING, AND DIRECTOR'S DECISION ON OTHER COMPONENTS

Area: Magnolia/Queen Anne **Address:** 4215 36TH AVE W

Project: 3011263 **Zone:** FISH & WILDLIFE HABITAT AREA, POTENTIAL SLIDE AREA, SINGLE FAMILY 7200, STEEP SLOPE (>=40%)

Notice Date: 09/16/2010

Contact: ALTON GASKILL - (206) 205-8642

Planner: Scott Kemp - (206) 233-3866

The City of Seattle Hearing Examiner is conducting a public hearing on the Recommendation of the Director of the Department of Planning and Development (DPD) to approve the Council Conditional Use application described below.

Project Number: 3011263
C. F. Number: 310900
Address: 4215 36th Ave. W.
Zone: SF 5000

RECEIVED BY
10 SEP 17 PM 12:22
OFFICE OF
HEARING EXAMINER

Project Description:

Council Land Use Application to install a one-story 4,087 sq. ft. office accessory to the West Point Treatment Plant in an environmentally critical area. Project includes 1,000 cu. yds. of grading.

The Director's recommendation is to approve the Council Conditional Use.

Copies of the Director's Report and Recommendation and the Council Conditional Use application materials are available at the DPD Public Resource Center, 700 5th Avenue Suite 2000, (206) (684-8467). The Public Resource Center is open 7:30 a.m. to 5:30 p.m. on Monday, Wednesday, Friday and 10:30 a.m. to 5:30 p.m. on Tuesday and Thursday. Questions may be directed to scott.kemp@seattle.gov or 206 233-3866, at DPD.

ENVIRONMENTAL DETERMINATION

A Determination of Non-Significance was issued by King County prior to application at DPD for SEPA conditioning. The Director of DPD recommends no SEPA conditioning.

APPEALABLE DECISIONS

The following appealable decisions have also been made in association with this project:

SEPA conditioning.

WRITTEN COMMENTS

Written comments on the Council Conditional Use recommendation may be submitted to the Hearing Examiner through **October 26, 2010** (See address below.)

Hearing Examiner
40th Floor, Seattle Municipal Tower, 700 Fifth Ave.
P.O. Box 94729
Seattle, WA 98124-4729
206-684-0521
www.seattle.gov/examiner

HOW TO APPEAL THE ENVIRONMENTAL DETERMINATION AND OTHER COMPONENTS:

Appeals of the decision to **approve, conditionally approve, or deny the SEPA action** must be received by the Hearing Examiner at the address shown below no later than 5:00 p.m. **September 30, 2010**. Appeals must be accompanied by \$50.00 filing fee in a check payable to the City of Seattle. The appeal must be sent to the Hearing Examiner at the address below. Any appeal of the decision will be heard at the public hearing on **October 26, 2010**.

Hearing Examiner
40th Floor, Seattle Municipal Tower, 700 Fifth Ave.
P.O. Box 94729
Seattle, WA 98124-472925

PUBLIC HEARING

A public hearing on the Director's recommendation and to establish for the record on this application will be held on **October 26, 2010** at 9:00 a.m. at the Office of the Hearing Examiner.

EXHIBIT 5, PLAN SET (transported separately)

CITY OF SEATTLE
Council

Application Form for ~~Administrative~~ Conditional Use in Residential Commercial and Commercial Zones

GENERAL DESCRIPTION

1. What type of conditional use are you requesting? Council Conditional Use For

(Applicant - Please use one of the category headings from Attachment A. Examples: Residential Use in a C2 Zone, Drinking Establishment in a NC2 Zone, etc)

reconfiguration of a Wastewater treatment Plant.

2. Is the proposal a new use? NO or an expansion of an existing use? NO If this is a new use, what is the existing use of the site or structure?

3. Describe the proposed project. Include specific details that explain the nature and use of the proposed development that are not included in your plans or in your responses to specific standards in attachment A.

Construct new admin office annex to improve working conditions for existing staff (4,078 SF)

SPECIFIC REQUIREMENTS

On a separate sheet of paper, describe how your proposal meets the criteria or requirements shown on Attachment A for the specific type of conditional use you are requesting. Reference the criteria number for each response.

Attachment A is only a summary of Land Use Code requirements. Before completing this application, you should read the entire portion of the Code which is applicable to your proposal because you are responsible for ensuring that your application meets all Land Use Code requirements.

If you are requesting any waiver or modification to the development standards or criteria, please provide your reasons or justification for the waiver request.

If a presubmittal conference was conducted with a land use planner, please attach a copy of the conference notes to this application.

LEGAL DISCLAIMER: This Client Assistance Memo (CAM) should not be used as a substitute for code responsible for compliance with all code and rule requirements, whether or not described in this CAM.

City of Seattle Hearing Examiner

EXHIBIT

Appellant
 Applicant ADMITTED
 Department DENIED

6

FILE CF 310900, Proj. # 3011263

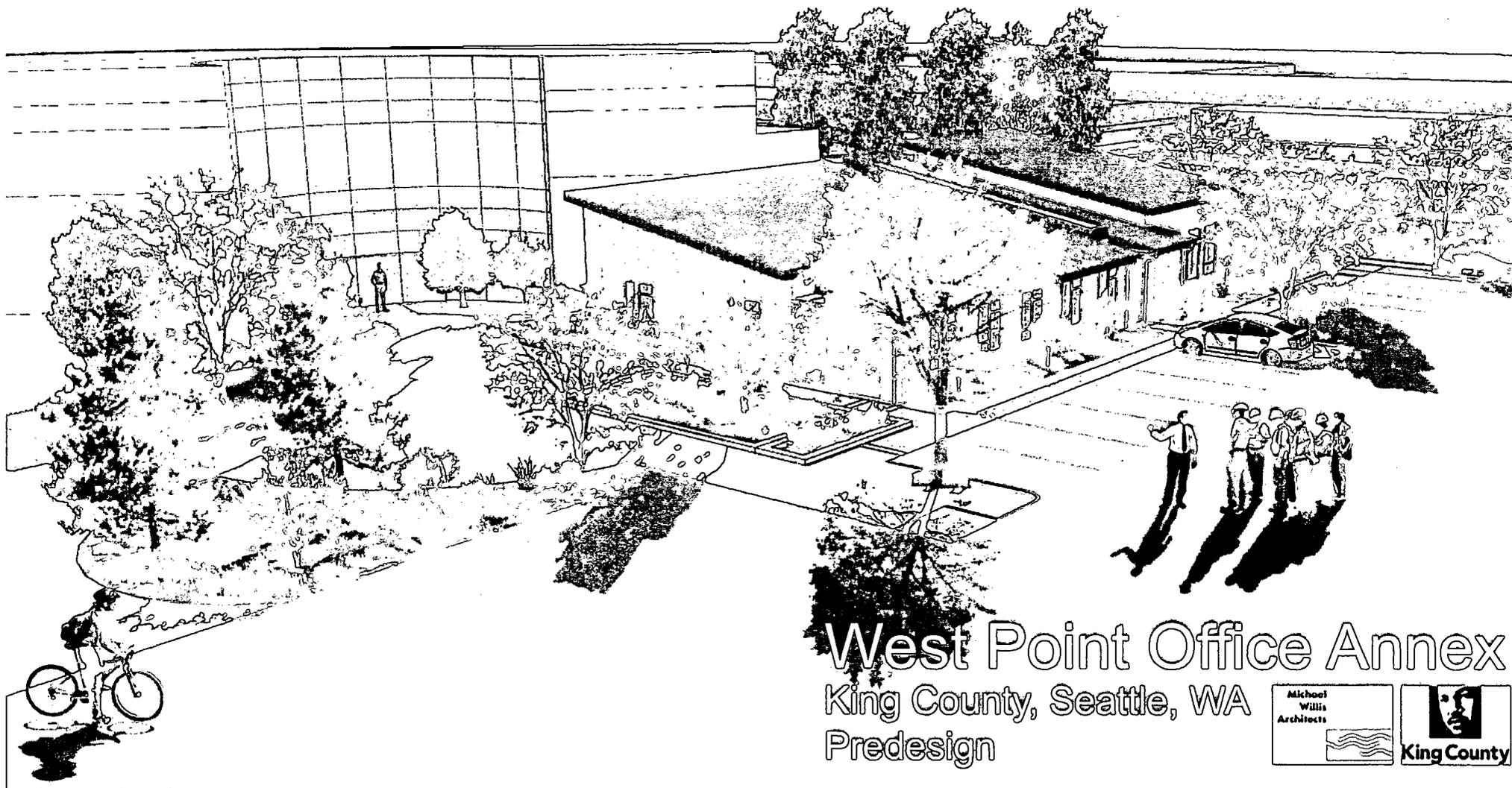


West Point Office Annex

King County, Seattle, WA

Pre-design





West Point Office Annex

King County, Seattle, WA
Predesign



Attachment A

SMC 23.51A.002 D Sewage Treatment Plants - Reconfiguration of a Sewage Treatment Plant (Type IV Council Conditional Use)

Code requirements are bolded.

King County's responses follow in indented, non-bold type.

No feasible alternative location in a zone where the establishment of the use is permitted and the conditions imposed under subsection 23.51A.002.D.3 and D4 are met.

The Council's decision as to the feasibility of alternative location(s) shall be based upon a full consideration of the environmental, social and economic impacts on the community, and the intent to preserve and to protect the physical character of single-family areas, and to protect single-family areas from intrusions of non-single-family uses.

The West Point Treatment Plant (the Plant) is located about four miles northwest of downtown Seattle on the shores of Puget Sound. It is part of King County's regional system that treats wastewater for about 1.5 million people and covers 420 square miles in the Puget Sound region. Every day, the West Point Plant cost-effectively treats wastewater and stormwater from homes, offices, schools, agencies, businesses and industries in Seattle, north King County, south Snohomish County, and some areas of Lake Washington.

The history of the Plant actually began in 1958, when voters in Seattle and King County created Metro, an agency charged with developing and operating a regional wastewater treatment system.

In 1966, construction of a primary treatment plant is completed at West Point.

In 1994, resulting from a voter approved proposal to merge Metro with King County, King County assumes responsibility for West Point Plant.

In 1991, to comply with the 1972 federal Clean Water Act, Metro begins an expansion of the Plant to provide secondary treatment. Expansion and upgrading to secondary treatment is completed in 1996. The average capacity for wet weather flow is 133 million gallons per day. The maximum capacity is 440 million gallons per day during peak storms.

Construction offices used for the secondary treatment expansion were kept on site and were used continuously since that time for capital projects offices for upgrades and construction activities on the site. The Plant usually has a number of construction projects to maintain the facilities or meet new regulatory requirements. In 2009 the trailers were removed from the site due to age, disrepair, and hazardous conditions regarding occupancy.

Since this time, there has been a shortage of office space for existing staff. As a result of a space needs review, it was determined that a 4,078 square foot (SF) Administrative Office Annex (the Annex), with office space for eleven (11) existing employees, together with an improved exercise facility was needed. Efficiencies are gained by locating the displaced staff as close as possible to the existing administration building. Staff that will occupy the proposed office space work at the Plant in operation, capital improvements and computer networks. They attend meetings and interact with other administrative staff. All staff to occupy the proposed space are existing Plant employees. No new staff is proposed. A cost analysis showed that a modular office annex would provide the needed space and exercise room for approximately 50 years and at a considerable savings compared to an addition to the administration building.

There is no feasible alternative to co-locating all Plant staff into one central location on the site.

D.3.a. The project shall be located so that adverse impacts on residential areas shall be minimized.

The proposed office annex is located in an area that is tucked back against a high retaining wall along the east perimeter of the site and should not be visible from the exterior of the Plant. It is screened from the south by the administration building. Views into the Plant are obscured by a perimeter wall and berm planted with native vegetation.

Landscaping will be provided to further screen the 4,078 SF building. Existing standard lighting will be reused for no net increase in outdoor area lighting. Lighting is directed downward so as not to increase glare from the Plant.

D.3.b. The expansion of a facility shall not result in a concentration of institutions or facilities that would create or appreciably aggravate impacts that are incompatible with single-family residences.

The proposed administrative office annex is not an expansion of the plant. It replaces an equivalent square footage of trailers that were part of the secondary upgrades. It houses existing staff, locating them close to the administrative building for added efficiencies.

D.3.c. Facility management and transportation plan shall be required. The level and kind of detail to be disclosed in the plan shall be based on the probable impacts and/or scale of the proposed facility, and shall at a minimum include discussion of sludge transportation, noise control, and hours of operation. Increased traffic and parking expected to occur with use of the facility shall not create a serious safety problem or a blighting influence on the neighborhood.

The West Point Treatment Plant has a West Point Secondary Treatment Facilities Project Facilities Plan (Metro; March 1989) Plan registered with the Department of Ecology. There have been three addenda to the plan (October 1990) for the secondary upgrade, (November 2004) for the solids handling and odor control, and recently for the cogeneration project. A Transportation Plan developed as part of the 1996 secondary upgrade project conditions.

Sludge transportation shall not be affected by this proposal

No noise will be created by the Annex except during construction. Modular construction will minimize the amount of onsite construction noise. Construction will be limited to construction hours set by the City of Seattle and in compliance with its noise ordinance.

Hours of operation - The Plant is operated continuously.

No increased truck or passenger vehicle trips are anticipated, except for the construction phase of the project. Truck traffic will be by the access road from W Government Way. Delivery of modular units will require pre-delivery route analysis for obstructions/clearance, turning radii, and feasibility.

D.3.d. Measures to minimize potential odor emissions and airborne pollutants including methane shall meet standards of and be consistent with best available technology as determined in consultation with the Puget Sound Clean Air Agency (PSCAA), and shall be incorporated into the design and operation of the facility.

WPTP is regulated under Puget Sound Clean Air Agency's Air Operating Permit #10088. The permit covers the control and reduction of odor emitting compounds and airborne pollutants.

WPTP also has a policy of reusing its digester gas for energy. The methane produced from the digestion of wastewater runs the raw sewage influent pumps, and 3 boilers at the plant. WPTP is also constructing co-generation units that will use the digester gas to produce energy for use by Puget Sound Energy.

Puget Sound Clear Air Agency inspects WPTP yearly for permit compliance.

D.3.e. Methods of storing and transporting chlorine and other hazardous and potentially hazardous chemicals shall be determined in consultation with the Seattle Fire Department and incorporated into the design and operation of the facility.

The Plant currently uses gaseous chlorine to disinfect wastewater effluent. Most treatment plants no longer use chlorine for disinfection due to safety issues. King County is evaluating methods to change its disinfection processes to Sodium Hypochlorite. The proposed Annex will not negatively impact or delay these disinfection upgrades.

Storage of hazardous materials at the Plant are under various 801(c) permits on file with the Seattle Fire Marshal's Office.

D.3.f. Vehicular access suitable for trucks is available or provided from the plant to a designated arterial improved to City standards;

Current access is by W. Government Way. This project will not alter the existing access route.

D.3.g. The bulk of facilities shall be compatible with the surrounding community. Public facilities that do not meet bulk requirements may be located in single-family residential areas if there is a public necessity for their location there.

The proposed Annex will be 4078 SF in gross floor area and will be 21 feet from grade at its highest point. The Annex replaces a two-story construction trailer that was visible from Discovery Park. The new Annex will not be visible from the park. The Annex will be landscaped, and be constructed with neutral and/or earth tones.

D.3.h. Landscaping and screening, separation from less intensive zones, noise, light and glare controls and other measures to ensure the compatibility of the use with the surrounding area and to mitigate adverse impacts shall be incorporated into the design and operation of the facility.

The proposed Annex project includes a detailed landscaping plan to soften and screen the Annex. Existing light standards in the paved area north of the proposed Annex will be reused and relocated. No increase in outdoor area light or glare is anticipated. Lighting will be directed downward and shielded to prevent errant light from creating light and glare to Puget Sound or the surrounding Discovery Park.

The positioning of the proposed Annex relative to the existing administration building will create a courtyard as a gathering place for employees and visitors. The Plant conducts tours, Earth Day events, and educational programs as part of its mission to promote a clean environment and protect public health. The courtyard will serve as a natural gathering place between the lobby of the administrative building and the Annex.

D.3.i. Residential structures, including those modified for nonresidential use, shall not be demolished for facility expansion unless a need has been demonstrated for the services of the institution or facility in the surrounding community.

No residential structures shall be demolished or modified for nonresidential use.

D.4. Substantial Conformance. If the application for a project specific proposal is submitted after an early determination that location of the sewage treatment plant is not feasible in a zone where establishment of the use is permitted, the proposed project must be in substantial conformance with the feasibility determination.

Substantial conformance shall include, but not be limited to, a determination that:

- a. There is no net substantial increase in the environmental impacts of the project-specific proposal as compared to the impacts of the proposal as approved in the feasibility determination.**
- b. Conditions included in the feasibility determination are met.**

The feasibility determination and the application for a project specific proposal are combined for this Administrative Office Annex.

DATE: JUNE 8, 2010

RE: LANGUAGE FOR ENVIRONMENTAL SIGN

NOTICE OF PROPOSED LAND USE ACTION

Master Use Project # 3011263

Address: 4215 36th Ave W

Applicant Contact: Alton Gaskill Phone #: (206)205-8642

DPD IS CONDUCTING AN ENVIRONMENTAL REVIEW OF THE FOLLOWING PROJECT:

TO INSTALL A ONE-STORY 4,087 SQ. FT. OFFICE ACCESSORY TO THE WEST POINT TREATMENT PLANT IN AN ENVIRONMENTALLY CRITICAL AREA. PROJECT INCLUDES 1,000 CU. YDS. OF GRADING. DETERMINATION OF NON-SIGNIFICANCE PREPARED BY KING COUNTY.

ADDITIONAL APPROVALS REQUIRED:
COUNCIL CONDITIONAL USE

SPACE FOR
PROJECT LOCATION
MAP

The comment period ends _____ but may be extended to _____ by written request. To submit written comments or to obtain additional information, contact Seattle's Department of Planning and Development (DPD), 700 5th Av Ste 2000, PO Box 34019, Seattle, WA 98124 -4019. Contact by phone (206) 684-8467 or email PRC@seattle.gov. Be sure to refer to Project # 3011263.

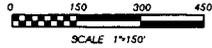
City of Seattle Hearing Examiner
EXHIBIT

Appellant _____
Applicant _____ ADMITTED ✓
Department ✓ DENIED _____

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FILE CF 310900, Proj. # 3011263

PLANT NORTH



PUGET SOUND
(SHORELINE OF STATEWIDE
SIGNIFICANCE)

SHORELINE DESIGNATION:
CONSERVANCY MANAGEMENT. (TITLE 24, S.M.C.)
SHORELINE DESIGNATION:
CONSERVANCY NATURAL. (TITLE 24, S.M.C.)

REARYARD SETBACK

SIDEYARD SETBACK

PROPERTY LINE
TIDELANDS GRANT LIMIT

PUGET SOUND
(SHORELINE OF STATEWIDE
SIGNIFICANCE)

FIRST CLASS TIDELANDS

200' SHORELINE DISTRICT LIMIT

SIDEYARD SETBACK 0'

MHHW LINE

LIGHT HOUSE
FACILITIES

PROPERTY LINE

DISCOVERY PARK

96" OUTFALL

FIRST CLASS TIDELANDS
PROPERTY LINE
TIDELAND GRANT LIMIT

144" INFLUENT TUNNEL

PUGET SOUND
(SHORELINE OF STATEWIDE
SIGNIFICANCE)

FRONT YARD
SETBACK

PROPERTY LINE
TIDELAND GRANT LIMIT

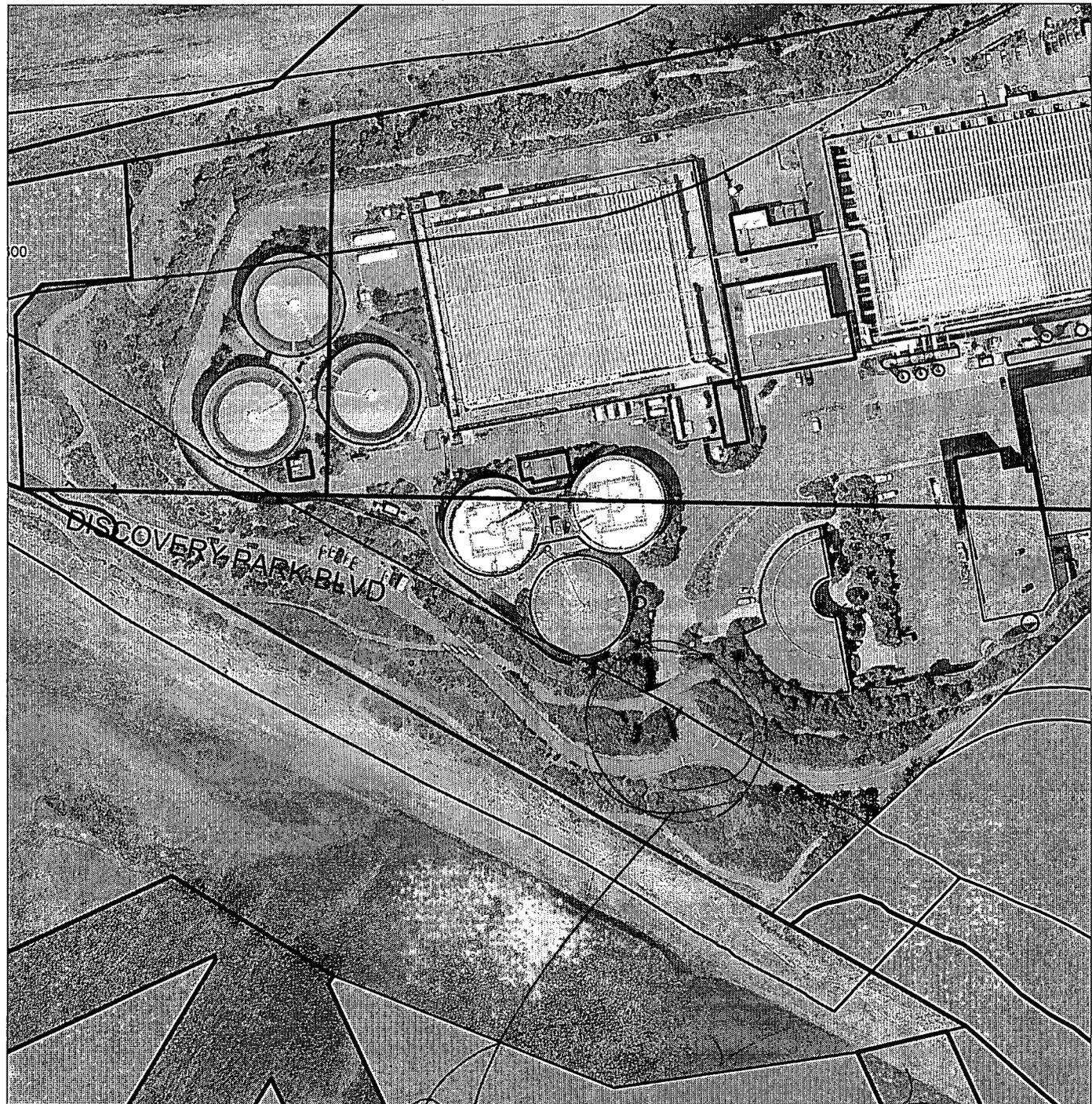
MHHW LINE

200' SHORELINE
DISTRICT LIMIT

ACCESS ROAD

WEST POINT TREATMENT PLANT

PROPOSED LOCATION OF NEW
4,078 SQ FT 1 STORY MODULAR
OFFICE BUILDING



Scale: 1" = 167'

Prepared by DPD, June 08, 2010

No warranties of any sort, including accuracy, fitness, or merchantability, accompany this product.

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-  Parcels
-  Legal Lines
-  Pavement Edge
-  Building Outlines
-  Zoning Outlines
-  Parks

Williams, Alvia

From: Kemp, Scott
Sent: Wednesday, October 27, 2010 3:12 PM
To: Williams, Alvia
Subject: FW: questions re: Project # 3011263, C.F. # 310900 at 4215 36th Ave West

Here is my response.

From: Kemp, Scott
Sent: Monday, September 27, 2010 5:26 PM
To: 'Duff Badgley'
Subject: RE: questions re: Project # 3011263, C.F. # 310900 at 4215 36th Ave West

Mr. Badgley, The entire project area is within the existing wall around the West Point Sewage Treatment Plant. The building would be on an portion of an area which is currently parking for the administration building within the site and it would provide additional space for that building.

I think the Determination of Non-Significance reflects the expectation that there would be at most, very minor environmental impacts of the project. There would be some construction-related traffic. There would be no additional employees at the plant itself.

I hope this is the information you are looking.

Scott Kemp

City of Seattle

Scott Kemp, Senior Land Use Planner
Department of Planning and Development
scott.kemp@seattle.gov
206 233-3866

From: eduffb@hotmail.com [<mailto:eduffb@hotmail.com>] **On Behalf Of** Duff Badgley
Sent: Monday, September 27, 2010 3:23 PM
To: Kemp, Scott
Subject: questions re: Project # 3011263, C.F. # 310900 at 4215 36th Ave West

Hello Scott,

Can you help me understand some basic information re this project?

- Where would it be located? Adjacent to West Point Treatment Plant? On a residential street--36th Ave W? (Zone: SF 5000) On a vegetated hillside? How close to Puget Sound? to Salmon Bay? to Wolfe Creek? to Discovery Park? to Kiwanis Ravine Sanctuary? to main Great Blue Heron rookery in Kiwanis Ravine?
- What would be its purpose?
- Why have DPD and King County found for DNS?

DPD City of Seattle Hearing Examiner
Comment *ltr.* **EXHIBIT**
Appellant
Respondent ADMITTED
Department DENIED
FILE # 310900, Proj. # 3011263

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Thanks.

Duff Badgley
Citizens' Coalition for Trees
206-283-0621

Williams, Alvia

From: Kemp, Scott
Sent: Wednesday, October 27, 2010 3:10 PM
To: Williams, Alvia
Subject: FW: questions re: Project # 3011263, C.F. # 310900 at 4215 36th Ave West

Here is the comment/question email.

From: eduffb@hotmail.com [<mailto:eduffb@hotmail.com>] **On Behalf Of** Duff Badgley
Sent: Monday, September 27, 2010 3:23 PM
To: Kemp, Scott
Subject: questions re: Project # 3011263, C.F. # 310900 at 4215 36th Ave West

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Thanks.

Duff Badgley
Citizens' Coalition for Trees
206-283-0621

City of Seattle
Hearing Examiner
PO Box 94729
Seattle WA 98124-4729

RECEIVED BY
2010 OCT 11 AM 10:25
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HEARING EXAMINER

Re permit Re: project 301163 cf 310900

No permit should be issued to King Country for this new project until they are in compliance with the original permit issued by the City of Seattle for the present West Point Sewer plant.

I was the leader of the citizens group that opposed the construction of the plant at West Point. A key issue with all of us was the odor the plant would admit. We were assured that the plant would comply with the regulation of 'one odor unit' at the perimeter of the West Point facility and this significant issue was incorporated into the permit issued by the City of Seattle.

Just visit the perimeter of plant on any warm day and the stench is strong. I have in my records multiple odor complaints that I have filed over the last several years as I live directly south of the plant. In addition I bike down to the plant frequently. 50% of the time I bike to the plant it is not in compliance with the permit conditions.

It is my experience that the City of Seattle uses the issuance of new permits to bring related projects into compliance. As a citizen I am skeptical that this standard tool is equally applied when it comes to other governmental applications

City of Seattle Hearing Examiner

Public Comment EXHIBIT

Appellant _____
Respondent _____ ADMITTED
Department _____ DENIED _____

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FILE # 310900, Proj # 3011263

especially big organizations like King County and King County Waste Water.

I have addressed this odor issue with West Point managers and they have agreed that the plant is not in conformity with the permit conditions but nothing is done about this.

No permit should be issued for new construction until West Point Sewer is in compliance with their permit conditions when it comes to odor. This should be a condition of any permit issued.

You cannot issue the permit for construction of the new project subject to the plant being brought into compliance. The plant must be brought into compliance prior to the new permit being issued or the work will never get done.

Mark Bloome

Mark Bloome
4751 W. Ruffner St.
Seattle, WA
283 3103 x2.