

CF 310900
#2

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 _____ day of _____, 2011.

City Council President



**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.

December 17, 2010
COBE
Re: C.F. 310900, 4215 – 36th Ave W

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.

KALJUGMRREADY 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.

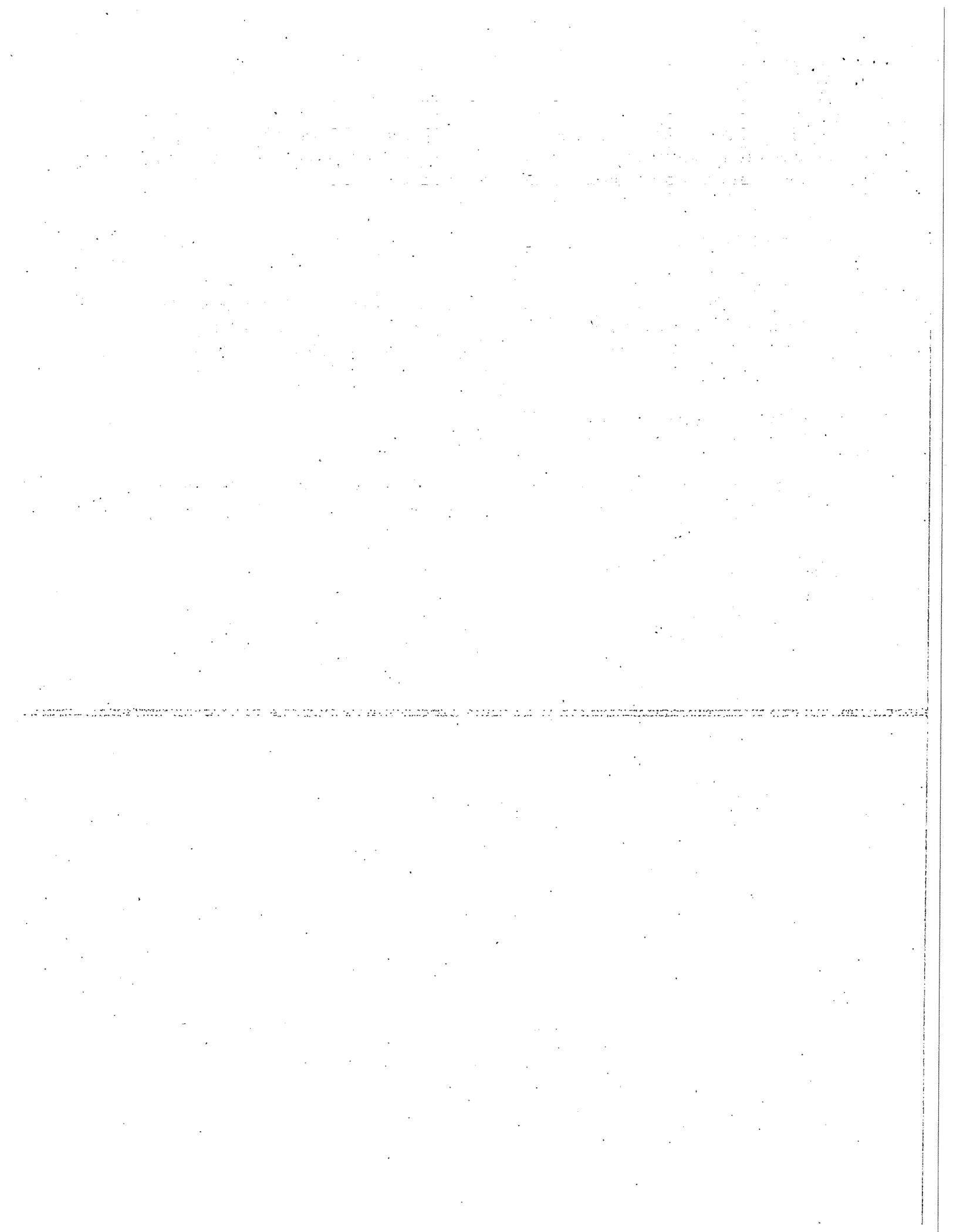
DPD approves the project without SEPA based conditioning.

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

MUCKLESHOOT TRIBE FISHERIES DEPT
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AUBURN WA 98092

SUQUAMISH TRIBE
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SUQUAMISH WA 98392

UNITED INDIANS OF ALL TRIBES
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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
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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

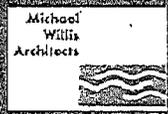
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2.



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

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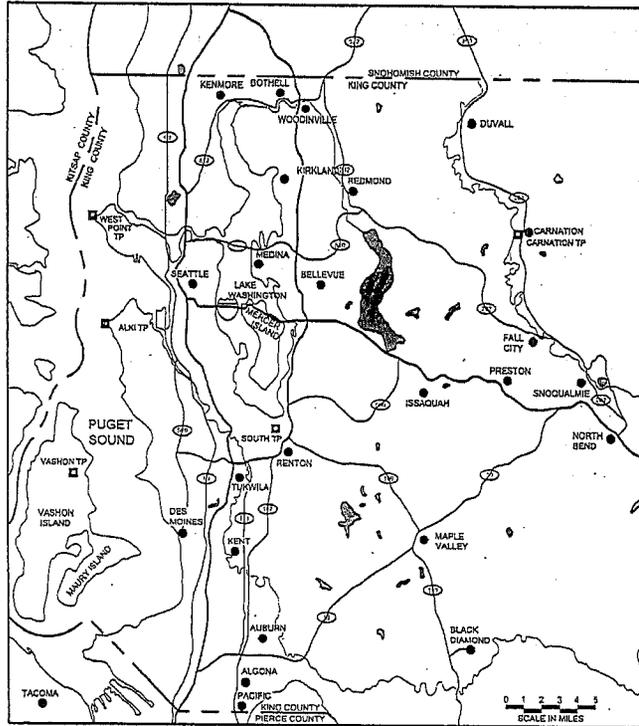
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CONTACT: JOHN GREENLAW

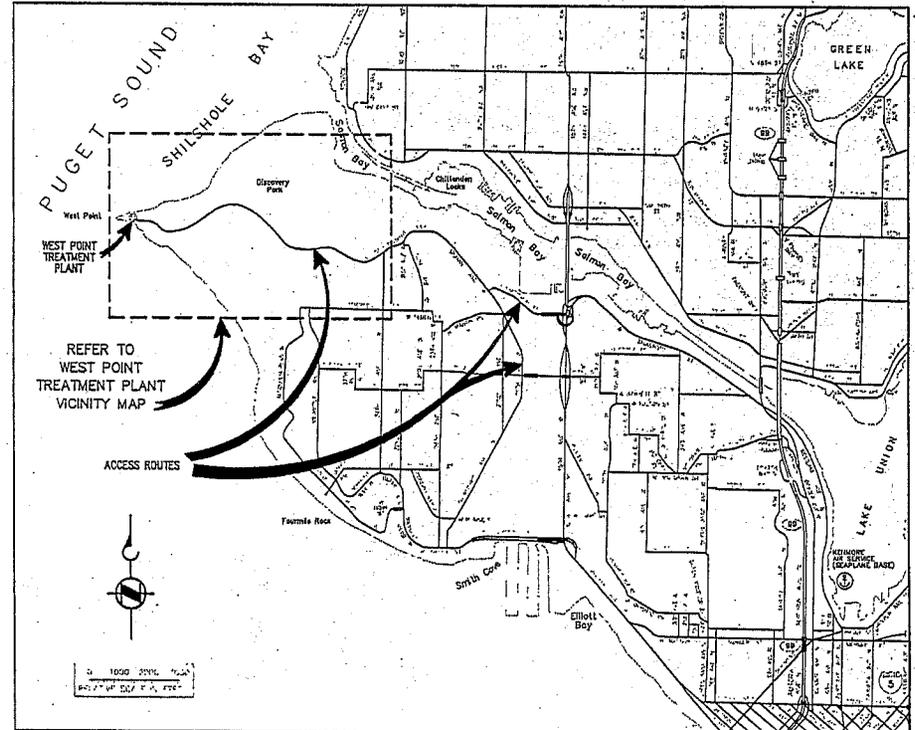
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8080 SW PFAFFLE ST, SUITE 110
TIGARD, OR 97223
CONTACT: STAN PSZCZOLKOWSKI



GENERAL VICINITY MAP
SCALE: NONE



LOCATION MAP
SCALE: NONE

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 DIMES: General Vicinity Map.dwg Location Map.dwg

No.	REVISION	BY	APP'D	DATE



DESIGNED/DRAWN: J VON BARGEN	GV/DBJ
PROJECT ENGINEER: J MCGRAW	SCALE: NONE
DESIGN APPROVAL: J BEIDLER	ONE INCH (REFERENCE)
PROJECT MANAGER: D STARK	CONTRACT NO: C00582011



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

LOCATION AND GENERAL VICINITY MAPS

DATE: SEPTEMBER 2010
PROJECT FILE NO: 423623
DRAWING NO: GOO1
SHEET NO. OF 01 81



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	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

SITE MAP
SCALE: 1" = 100'

No.	REVISION	BY	APPD	DATE

DESIGNED/REVIEWED:
RE WARD

PROJECT ENGINEER:

DESIGN APPROVAL:

PROJECT ACCEPTANCE:

SCALE:
1"=100'
ONE INCH AT
FULL SIZE
1"
IF NOT ONE INCH SCALE
ACCORDINGLY

CONTRACT NO:



DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
WEST POINT TREATMENT PLANT
MODULAR BUILDING

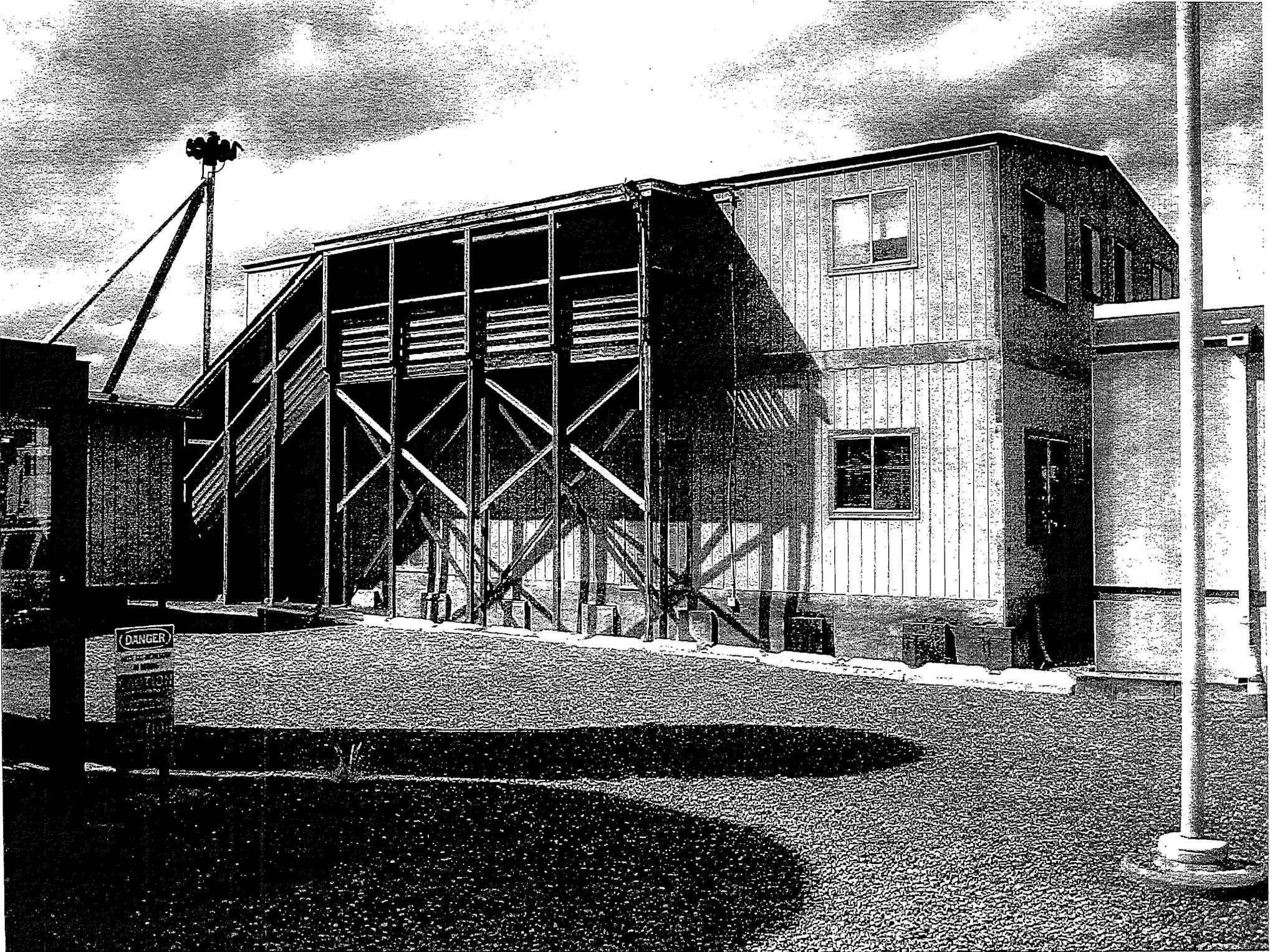
**PROPOSED BUILDING LOCATION
AND
EXISTING TRAILER DEMOLITION**

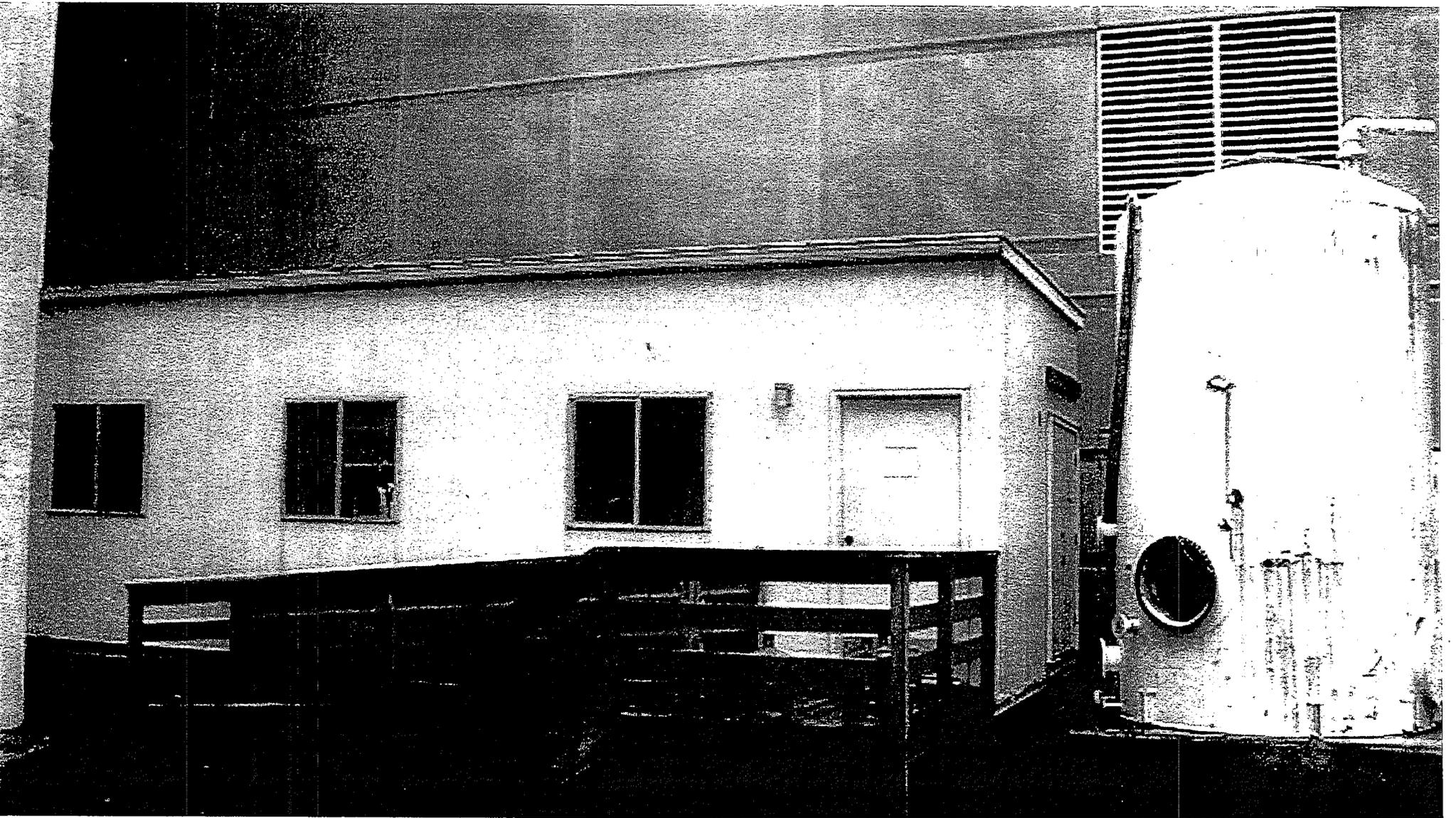
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FILE NO:

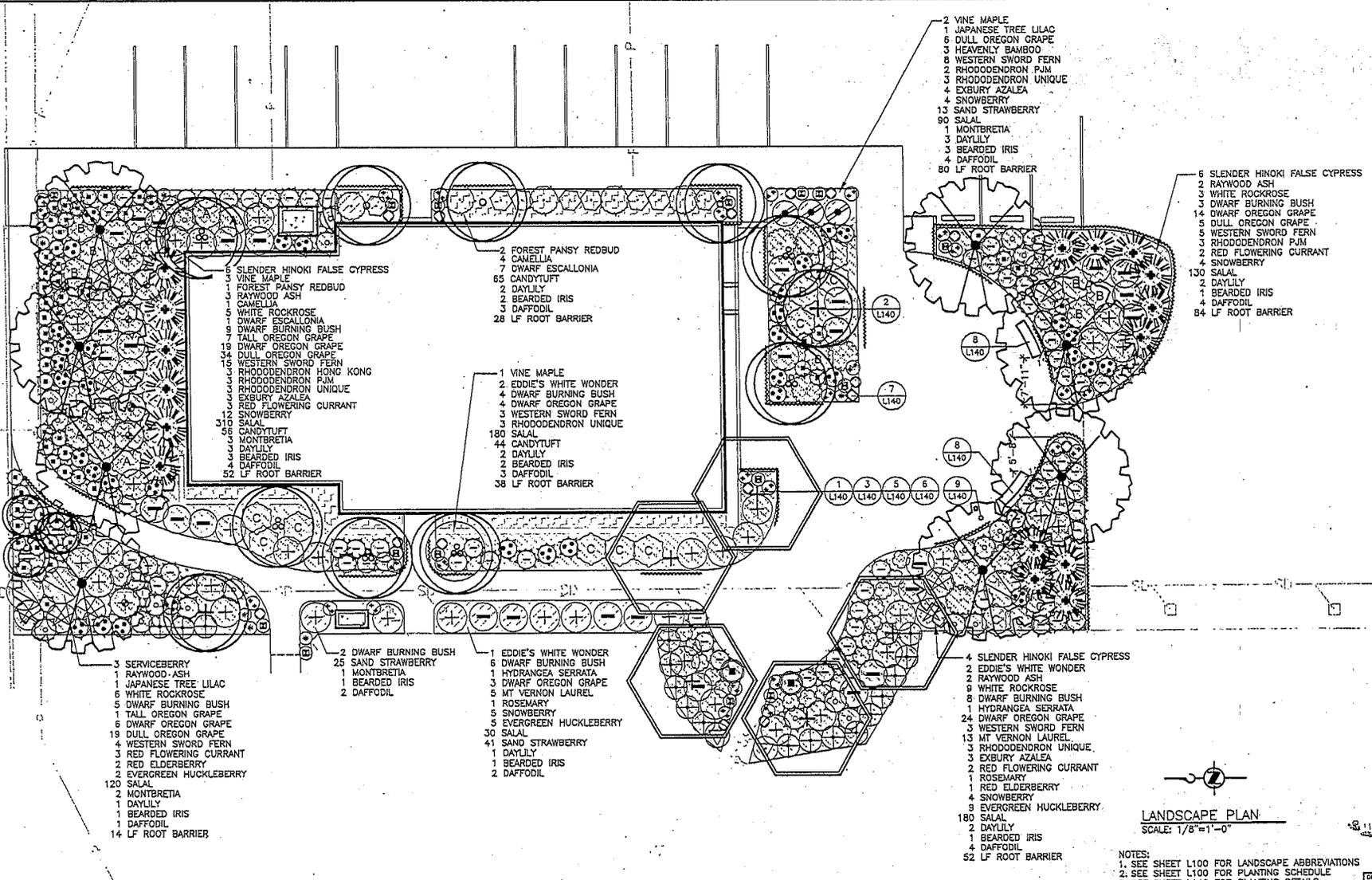
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G001

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 PROJECT: West Point Office Annex
 DATE: 09/13/11
 DRAWN BY: J. McGraw
 CHECKED BY: K.H. Hackler
 PROJECT NO: 423823
 SHEET NO: 11 of 11



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
1	ISSUE FOR BID			

Michael Willis Architects
 1123 Western Avenue, Suite 302
 Seattle, WA 98101
 Phone: (206) 441-4833
 Fax: (206) 441-4834
 www.mwillisarch.com

DESIGNED/DRAWN: B. BERTHOLD	CHECKED: J. MCGRAW
PROJECT OWNER: K.H. HACKLER	SCALE: AS NOTED
DESIGN APPROVAL: J. DELCHER	DATE: ONE INCH (REFERENCE)
PROJECT ACCEPTANCE: D. STARK	CONTRACT NO: 00536211

King County

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

LANDSCAPE PLANTING PLAN

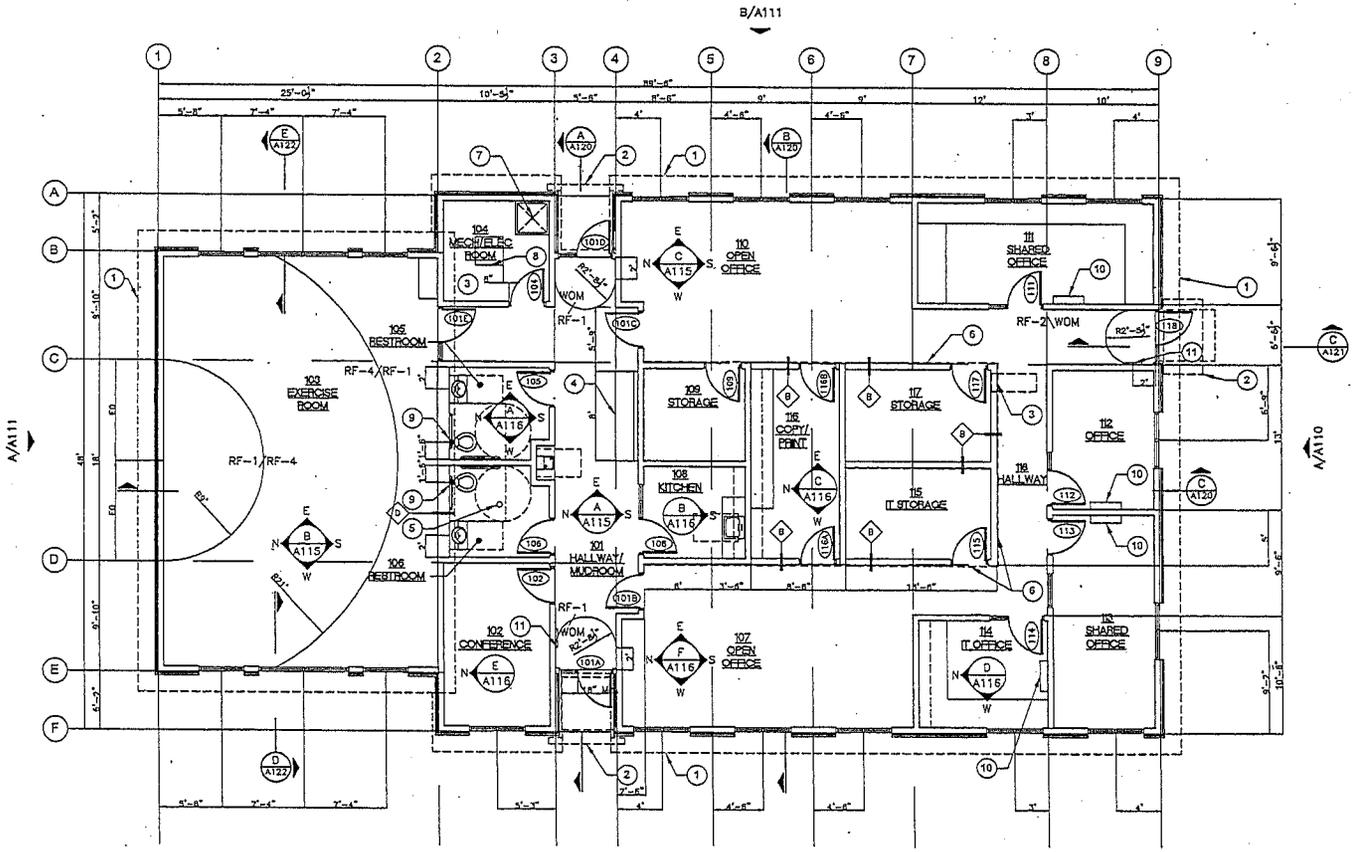
DATE: SEPTEMBER 2010
 PROJECT FILE NO: 423823
 DRAWING NO: L101
 SHEET NO: 11 OF 11

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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No.	REVISION	BY	APP'D	DATE



DESIGNED/DRAWN:
 J VON BARGEN
 PROJECT ENGINEER:
 J MCGRAW
 DESIGN APPROVAL:
 J BELCHER
 PROJECT ACCEPTANCE:
 D STARK

DATE:
 SCALE:
 3/16" = 1'-0"
 ONE INCH
 UNDIVIDED
 CONTRACT NO.:
 C05582211



DEPARTMENT OF NATURAL RESOURCES & PARKS
 WASTEWATER TREATMENT DIVISION
 WEST POINT OFFICE ANNEX
**ARCHITECTURAL
 GROUND FLOOR PLAN**

DATE:
 SEPTEMBER 2010
 PROJECT FILE NO:
 423623
 DRAWING NO:
A101
 SHEET NO. OF
 29 OF 81

D

WEST POINT OFFICE ANNEX

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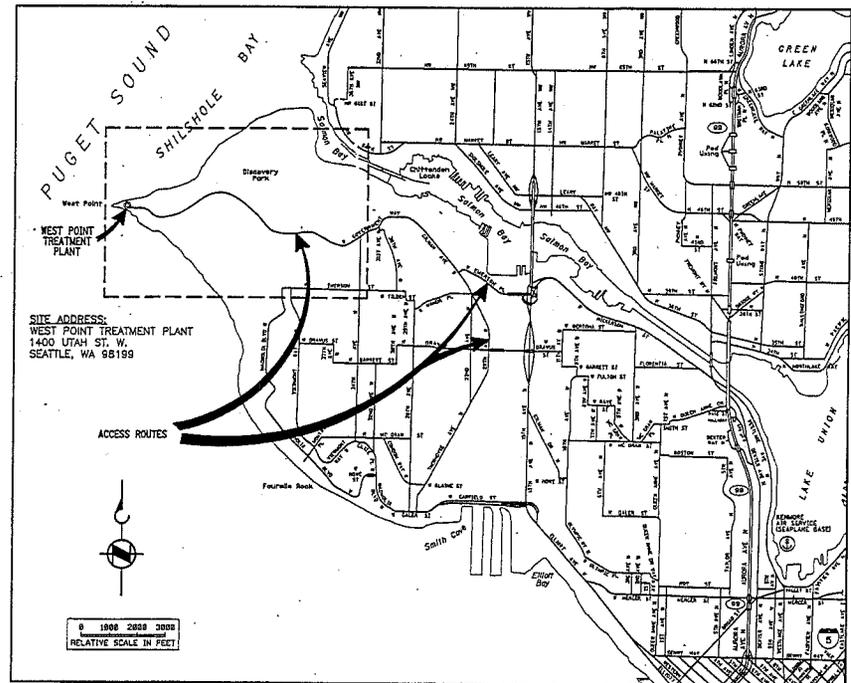
ELECTRICAL
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CONTACT: STAN PSZCZOLKOWSKI

DRAWING INDEX

SHEET No.	DRAWING No.	DRAWING TITLE
		GENERAL
01	G001	DRAWING INDEX AND LOCATION MAP
02	G002	LEGAL DESCRIPTION
03	G003	FACILITY PLOT PLAN AND PARKING SUMMARY
		CIVIL
04	C001	NOTES/ABBREVIATIONS
05	C101	GRADING PLAN
06	C102	TOPOGRAPHIC SURVEY
07	C104	OUTSIDE PIPING PLAN
		LANDSCAPE
08	L001	LANDSCAPE PLANTING SCHEDULE
09	L101	LANDSCAPE PLANTING PLAN
		ARCHITECTURAL
10	A001	LEGEND AND CODE DATA
11	A100	SITE PLAN AND PARKING PLAN
12	A101	GROUND FLOOR PLAN
13	A102	ROOF PLAN
14	A110	ELEVATIONS - SOUTH/WEST
15	A111	ELEVATIONS - NORTH/EAST
16	A120	BUILDING SECTIONS



LOCATION MAP
SCALE: NONE

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 USER: JON VON BARGEN
 PLOT: 01 JUN 2010 10:22:53 AM

No.	REVISION	BY	APP'D	DATE

Michael Willis Architects

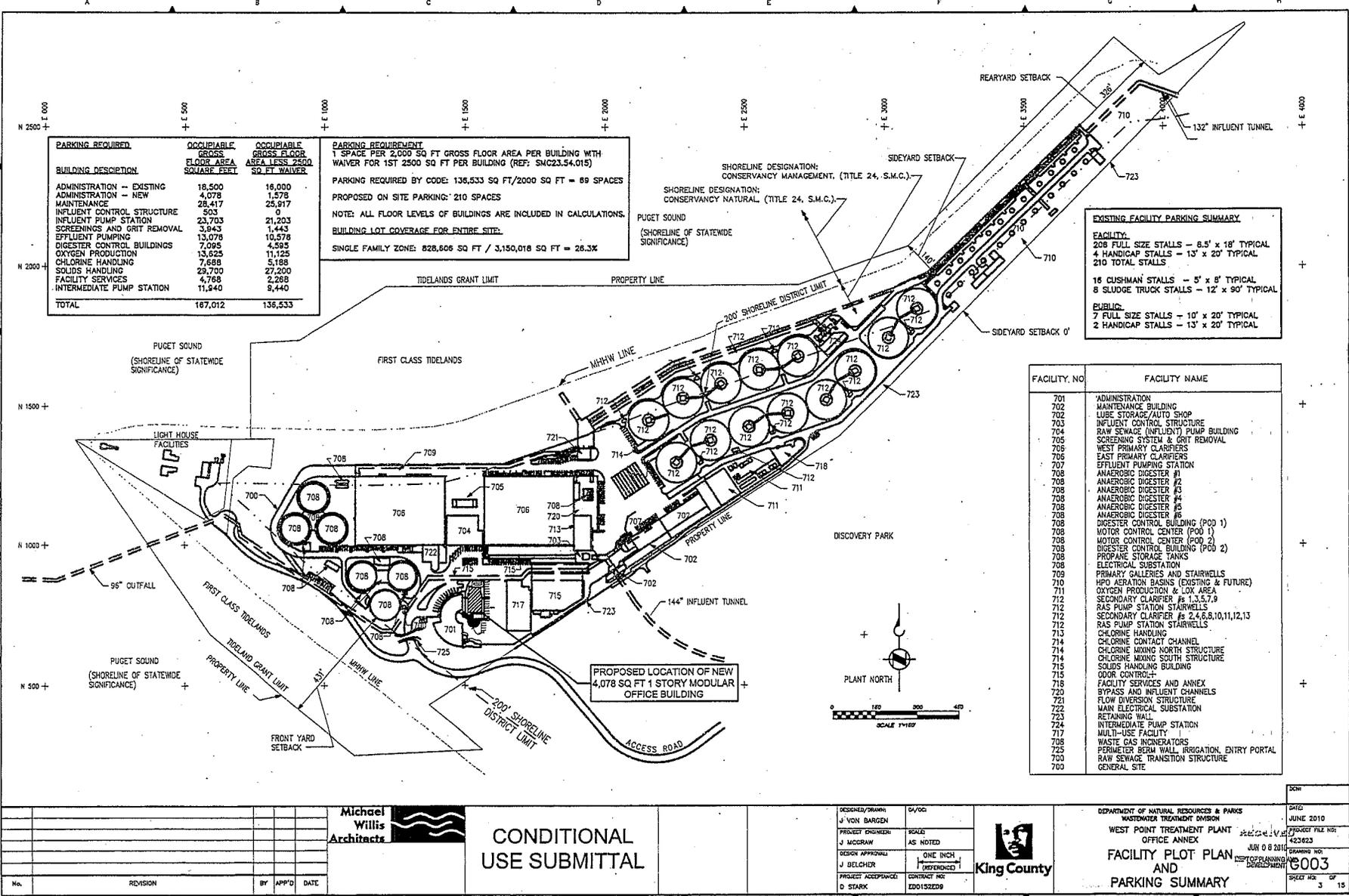
CONDITIONAL
USE SUBMITTAL

DESIGNED/DRAWN: J VON BARGEN	DATE: 06/08/2010
PROJECT ENGINEER: J MCGRAW	SCALE: AS NOTED
DESIGN APPROVAL: J BELONER	ONE INCH REFERENCED
PROJECT ACCEPTANCE: A. P. P.	



DEPARTMENT OF NATURAL RESOURCES & PARKS
WASTEWATER TREATMENT DIVISION
WEST POINT TREATMENT PLANT
OFFICE ANNEX
DRAWING INDEX AND LOCATION MAP
JUN 08 2010

DATE: JUNE 2010
PROJECT FILE NO: 423623
DRAWING NO: G001
SHEET NO. OF



BUILDING DESCRIPTION	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	503	0
INFLUENT PUMP STATION	23,703	21,203
SCREENINGS AND GRIT REMOVAL	3,843	1,443
EFFLUENT PUMPING	13,078	10,578
DIGESTER CONTROL BUILDINGS	7,095	4,595
OXYGEN PRODUCTION	13,525	11,125
CHLORINE HANDLING	7,688	5,188
SOLIDS HANDLING	29,700	27,200
FACILITY SERVICES	4,768	2,268
INTERMEDIATE PUMP STATION	11,940	9,440
TOTAL	187,012	138,533

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
 PARKING REQUIRED BY CODE: 138,533 SQ FT / 2000 SQ FT = 69 SPACES
 NOTE: ALL FLOOR LEVELS OF BUILDINGS ARE INCLUDED IN CALCULATIONS.
BUILDING LOT COVERAGE FOR ENTIRE SITE:
 SINGLE FAMILY ZONE: 828,806 SQ FT / 3,150,018 SQ FT = 26.3%

EXISTING FACILITY PARKING SUMMARY

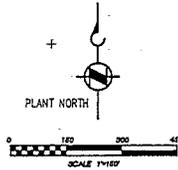
FACILITY:
 208 FULL SIZE STALLS - 8.5' x 18' TYPICAL
 4 HANDICAP STALLS - 13' x 20' TYPICAL
 210 TOTAL STALLS

16 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 BUILDING
702	MAINTENANCE BUILDING
703	LUBE STORAGE/AUTO SHOP
704	RAW SEWAGE (INFLUENT) PUMP BUILDING
705	SCREENING SYSTEM & GRIT REMOVAL
706	WEST PRIMARY CLARIFIERS
707	EAST PRIMARY CLARIFIERS
708	EFFLUENT PUMPING STATION
709	ANAEROBIC DIGESTER #1
710	ANAEROBIC DIGESTER #2
711	ANAEROBIC DIGESTER #3
712	ANAEROBIC DIGESTER #4
713	ANAEROBIC DIGESTER #5
714	ANAEROBIC DIGESTER #6
715	DIGESTER CONTROL BUILDING (POD 1)
716	MOTOR CONTROL CENTER (POD 1)
717	DIGESTER CONTROL BUILDING (POD 2)
718	MOTOR CONTROL CENTER (POD 2)
719	PROPANE STORAGE TANKS
720	ELECTRICAL SUBSTATION
721	PRIMARY GALLERIES AND STAIRWELLS
722	HPO AERATION BASINS (EXISTING & FUTURE)
723	OXYGEN PRODUCTION & LOX AREA
724	SECONDARY CLARIFIER #s 1-3,5,7,9
725	RAS PUMP STATION STAIRWELLS
726	SECONDARY CLARIFIER #s 2,4,6,8,10,11,12,13
727	RAS PUMP STATION STAIRWELLS
728	CHLORINE HANDLING
729	CHLORINE CONTACT CHANNEL
730	CHLORINE MIXING NORTH STRUCTURE
731	CHLORINE MIXING SOUTH STRUCTURE
732	SOLIDS HANDLING BUILDING
733	ODOR CONTROL
734	FACILITY SERVICES AND ANNEX
735	BYPASS AND INFLUENT CHANNELS
736	FLOW DIVERSION STRUCTURE
737	MAIN ELECTRICAL SUBSTATION
738	RETAINING WALL
739	INTERMEDIATE PUMP STATION
740	MULTI-USE FACILITY
741	WASTE GAS INCINERATORS
742	PERIMETER BEAM WALL, IRRIGATION, ENTRY PORTAL
743	RAW SEWAGE TRANSITION STRUCTURE
744	GENERAL SITE

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



Client: Puget Sound Water Utility Authority, 2200 1st St SW, Seattle, WA 98101
 Project: West Point Treatment Plant Office Annex
 Date: 06/08/2010
 Drawn: J. McCraw
 Checked: J. DeLcher
 Title: Facility Plot Plan and Parking Summary

No.	REVISION	BY	APP'D	DATE



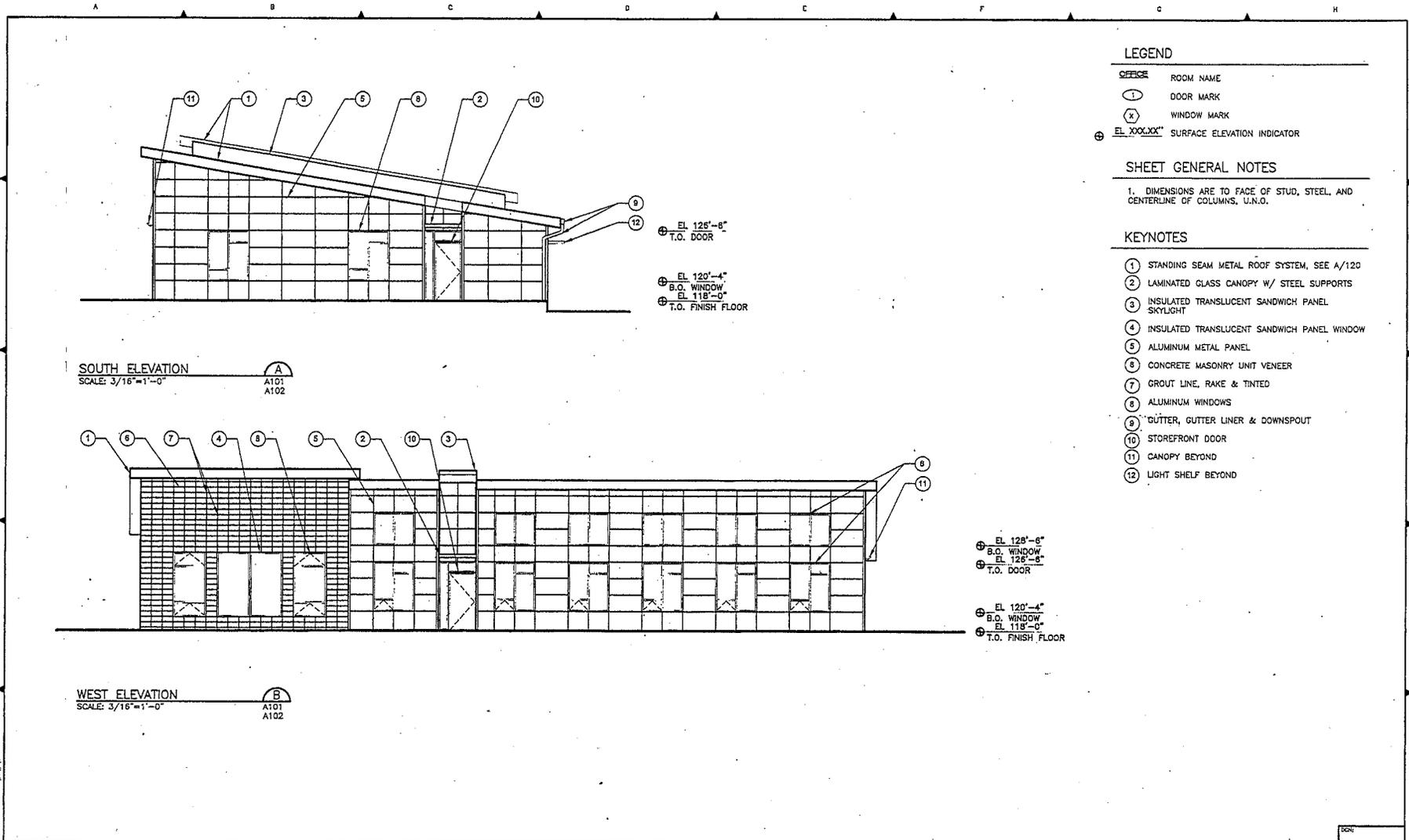
CONDITIONAL USE SUBMITTAL

DESIGNED/DRAWN J. VON BARGEN	DATE 06/08
PROJECT ENGINEER J. MCCRAW	SCALE AS NOTED
DESIGN APPROVAL J. DELCHER	ONE INCH UNIFORMED
PROJECT ACCEPTANCE D. STARK	CONTRACT NO. ED0132ED9



DEPARTMENT OF NATURAL RESOURCES & PARKS
 WASTEWATER TREATMENT DIVISION
**WEST POINT TREATMENT PLANT
 OFFICE ANNEX**
**FACILITY PLOT PLAN
 AND
 PARKING SUMMARY**

DATE JUNE 2010	PROJECT FILE NO. 234223
ISSUE NO. JUN 08 2010	DRAWING NO. 0003
SHEET NO. 3	OF 15



LEGEND

OFFICE	ROOM NAME
(1)	DOOR MARK
(X)	WINDOW MARK
⊕ EL. XXX'XXX"	SURFACE ELEVATION INDICATOR

SHEET GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF STUD, STEEL, AND CENTERLINE OF COLUMNS, U.N.O.

KEYNOTES

- 1 STANDING SEAM METAL ROOF SYSTEM, SEE A/120
- 2 LAMINATED GLASS CANOPY W/ STEEL SUPPORTS
- 3 INSULATED TRANSLUCENT SANDWICH PANEL SKYLIGHT
- 4 INSULATED TRANSLUCENT SANDWICH PANEL WINDOW
- 5 ALUMINUM METAL PANEL
- 6 CONCRETE MASONRY UNIT VENEER
- 7 GROUT LINE, RAKE & TINTED
- 8 ALUMINUM WINDOWS
- 9 GUTTER, GUTTER LINER & DOWNSPOUT
- 10 STOREFRONT DOOR
- 11 CANOPY BEYOND
- 12 LIGHT SHELF BEYOND

SOUTH ELEVATION
SCALE: 3/16"=1'-0"
A101
A102

WEST ELEVATION
SCALE: 3/16"=1'-0"
B101
A102

PROJECT: 277 - City of Seattle, West Point WWT Annex, permit #1701-021-A110 - Stoneau/VO - 021-A110 - Stoneau/VO - 021-A110 | Layout Layout
 DATE: May 27, 2010 - 11:47:00 AM
 BY: J. McGraw
 CHECKED: J. Belcher
 PROJECT NO: 423623
 SHEET NO: 1 OF 1

NO.	REVISION	BY	APP'D.	DATE

Michael Willis Architects

CONDITIONAL USE SUBMITTAL

DESIGNED/DRAWN: J VON BAREN
 PROJECT ENGINEER: J MCGRAW
 DESIGN APPROVAL: J BELCHER
 PROJECT ACCEPTANCE: [Signature]

SCALE: 3/16" = 1'-0"
 ONE INCH REPRESENTS [Scale]

DATE: MAY 2010



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

DATE: MAY 2010
 PROJECT FILE NO: 423623
 JUN 08 2010
 ARCHITECTURAL ELEVATIONS—SOUTH/WEST
A110
 SHEET NO. 1 OF 1

PLANTING SCHEDULE								
SYMBOL	QUANTITY	RAIN GARDEN	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING	COMMENTS
CONIFERS								
	-		CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINKI 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 ALNIFOLIA	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. 8' 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
	-		CISTUS CORBARIENSIS	WHITE ROCKROSE	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		EOCALLONIA RUBRA 'COMPACTA'	DWARF ESCALLONIA	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
	-		ELONIMUS 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, BIORETENTION FACILITY AREA SPACING AT 24"
	-		MAHONIA NERVOSEA	DULL OREGON GRAPE	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY, BIORETENTION 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, BIORETENTION FACILITY AREA SPACING AT 24"
	-		PRUNUS LAUROCERASUS '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, BIORETENTION 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								
	-		SYMPHORICARPOS ALBUS	SNOWBERRY	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY, BIORETENTION FACILITY AREA SPACING AT 24"
	-		VACCINIUM OVALIFOLIUM	EVERGREEN HUCKLEBERRY	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
GROUND COVER								
	-		FRAGARIA CHILOENSIS	SAND STRAWBERRY	1 GAL.	CONTAINER	24" O.C.	FULL AND BUSHY
	-		GALLTHERIA SHALON	SALAL	1 GAL.	CONTAINER	24" O.C.	FULL AND BUSHY, BIORETENTION FACILITY AREA SPACING AT 24"
	-		IBERIS SEMPERVIRENS	CANDYTUFT	1 GAL.	CONTAINER	AS SHOWN	FULL AND BUSHY
SEASONAL COLOR								
	-		CROCOSMIA 'LUCIFER'	MONTBRETHA	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
- C — 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 1715 North 44th Street, Suite 100 Seattle, WA 98103 Tel: 206.461.1111 Fax: 206.461.1112 www.mwillis.com	CONDITIONAL USE SUBMITTAL	DESIGNED/DRAWN: K.H. HADLER / B. BERTHOLD PROJECT ENGINEER: J. VON BARDEN DESIGN APPROVAL: J. VON BARDEN PROJECT REPRESENTATIVE: D. STARK	DATE: J. MCDRAW SCALE: 1/4" = 1'-0" ONE INCH = 12 FEET (UNLESS OTHERWISE NOTED) CONTRACT NO: EDC152209	KING COUNTY 	DEPARTMENT OF NATURAL RESOURCES & PARKS WASTEWATER TREATMENT DIVISION WEST POINT OFFICE ANNEX LANDSCAPE PLANTING SCHEDULE DATE: MARCH 2010 PROJECT FILE NO.: 422623 SHEET NO. 1 OF 1
		REVISION: _____ BY: _____ APP'D: _____ DATE: _____	ISSUE FOR BID	DRAWING NO: L100	

111

3011263



King County

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.

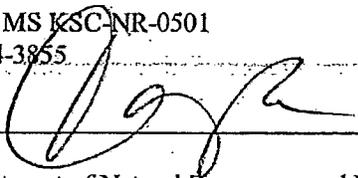
LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The project will be located within the boundaries of the existing West Point Treatment Plant, adjacent to Discovery Park in Seattle, WA. The West Point Treatment Plant is located at 1400 Utah Street, Seattle, WA. The site is in Section 9, Township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

Appellant _____
 Applicant _____
 Department _____
 FILE CF 310900, Proj. # 3011263
 ADMITTED _____
 DENIED _____
 2

City of Seattle Hearing Examiner
EXHIBIT

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

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
 Related AP: 6245924