

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

In the matter of:)	C.F. 311872
)	
Council Conditional Use application of)	FINDINGS, CONCLUSIONS
King County to allow a 5,600 square)	AND DECISION
foot expansion to a public facility,)	
including 2,600 cubic yards of grading,)	
in an environmentally critical area at)	
the West Point Treatment Plant, located)	
at 4215 36th Avenue West (Project No.)	
3012604, Type IV).)	

This matter involves the petition of King County (“Proponent”) for approval of a Council Conditional Use permit to construct a one-story, 5,600 square foot addition to the West Point Treatment Plant in an environmentally critical area, located at 4215 36th Avenue West. Attachment A is a plot plan that shows the location of the addition in relation to the overall facility. Attachment B is a detail of the site plan for the addition.

On May 10, 2012, 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 June 12, 2012. On June 15, 2012, the Hearing Examiner issued Findings, Conclusions and Recommendations, recommending approval of the Council Conditional Use permit. The Hearing Examiner’s recommendation included no recommended conditions.

On August 8, 2012 the matter came before the City Council’s Planning, Land Use and Sustainability Committee (PLUS). At this meeting PLUS committee members reviewed the portions of the Hearing Examiner file and staff report. After their review of the request, PLUS

committee members voted to recommended approval of the Conditional Use permit. PLUS 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 City Council hereby adopts the Hearing Examiner's Findings of Fact, Conclusions and Recommendation for C.F. 311872 dated June 15, 2012, 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 5,600 square foot structure as reflected in C.F. 311872.

Dated this _____ day of _____, 2012.

City Council President

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

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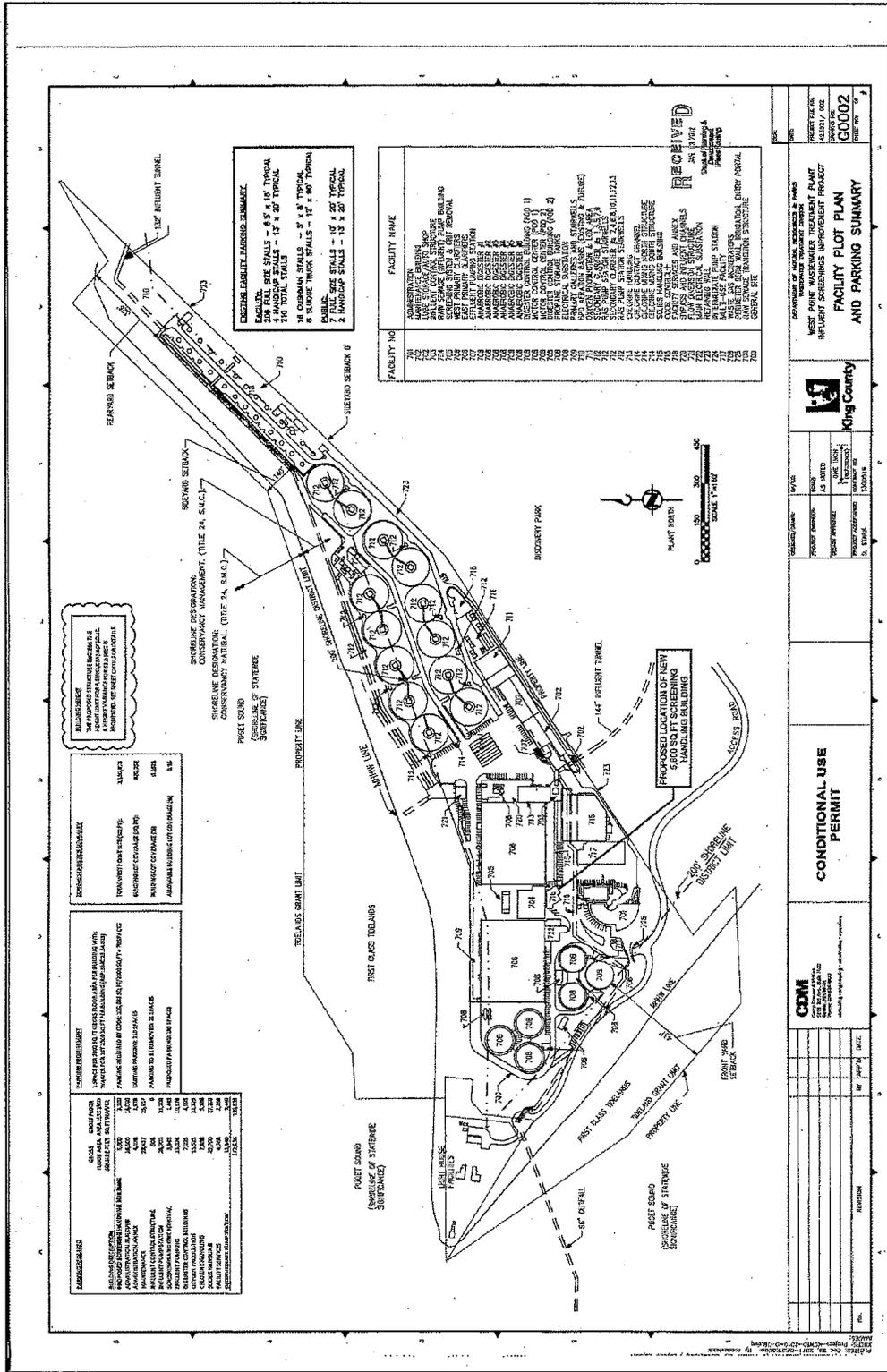
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Dated this _____ day of _____, 2012.

City Council President

ATTACHMENT A



EXISTING FACILITY PARKING SUMMARY
 FACILITY TOTAL STALLS - 837 (457 TYPICAL)
 1 HANDICAP STALLS - 13 (2 TYPICAL)
 210 TOTAL STALLS
 14 CORNER STALLS - 9' x 9' TYPICAL
 9 ALONG WALK STALLS - 12' x 80' TYPICAL
 9 FULL SIZE STALLS - 10' 4' 20' TYPICAL
 2 HANDICAP STALLS - 13' x 20' TYPICAL

FACILITY NO	FACILITY NAME
701	ADMINISTRATIVE BUILDING
702	LABORATORY BUILDING
703	PLANT CONTROL BUILDING
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RECEIVED
 KING COUNTY
 PLANNING & DEVELOPMENT
 200 3RD AVENUE
 SEATTLE, WA 98104

WEST POINT WASTEWATER TREATMENT PLANT
 FACILITY PLOT PLAN
 AND PARKING SUMMARY



CDM
 CONSULTANTS AND ENGINEERS
 1000 1ST AVENUE
 SEATTLE, WA 98101

CONDITIONAL USE PERMIT

PLANNING & DEVELOPMENT

DATE: 10/11/01
 BY: [Signature]
 TITLE: [Title]

PROJECT NO: 00002
 SHEET NO: 1

SCALE: 1" = 100'

DATE: 10/11/01
 BY: [Signature]
 TITLE: [Title]



**Legislative Department
Seattle City Council
Memorandum**

Date: July 31, 2012

To: Richard Conlin, Chair
Tim Burgess, Vice Chair
Mike O'Brien, Member
Planning, Land Use and Sustainability (PLUS) Committee

From: Michael Jenkins, Council Central Staff

Subject: Clerk File (CF) 311872 - Council Conditional Use application of King County to allow a 5,600 square foot expansion to a public facility, including 2,600 cubic yards of grading, in an environmentally critical area at the West Point Treatment Plant, located at 4215 36th Avenue West (Project No. 3012604, Type IV).

Overview

King County Department of Natural Resources, Wastewater Treatment Division, requests that the Council approve their Council Conditional Use (CCU) permit application to construct a 5,600 square foot addition at the existing West Point Sewage Treatment Plant facility. 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 proposal is to construct a 35 foot tall, 5,600 square foot one story addition to the existing Screening Handling room. The addition, called the Screen Handling Building, will contain new equipment designed to improve the processing of solid waste material in a manner that makes the materials drier, cleaner and less odorous than existing processed materials. In addition, the proposal includes replacing existing screening filters within the existing Screening Handling room with new screening systems designed to remove up to five times more material from the waste stream.

The upgrades are designed to comply with new regulations from the Washington State Department of Ecology (WSDOE) concerning processing of biosolids.

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 review, 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 proposal is considered an expansion and reconfiguration and, as such, must meet criteria and standards that are designed to minimize and, if needed, mitigate any impacts of the facility expansion.

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 PLUS. 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 PLUS 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 Recommendation¹ (Attachment B);
3. Powerpoint presentation provided for the Hearing Examiner's hearing (Attachment C)²; and,
4. A copy of King County's SEPA determination (Attachment D)³.

¹ Hearing Examiner's Exhibit 2

² Hearing Examiner's Exhibit 10

³ Hearing Examiner's Exhibit 3

4. Summary of the record

Both DPD and the Hearing Examiner recommended that Council **APPROVE** the Council Conditional Use. No conditions were recommended by either DPD or the Hearing Examiner.

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 is 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 35 foot tall, 5,600 square foot, one story addition to the existing Screening Handling Room which houses a raw sewage pump station for the facility. The addition, called the Screening Handling Building, will increase the amount of raw sewage that can be processed prior to secondary handling. The addition will house equipment to further process solid waste through grinding, washing, drying and compacting of solid waste materials. The addition will be linked to the Screening Handling room by elevated conveyor belts. The addition will also include enhanced ventilation equipment designed to prevent transfer of odorous air as a result of the transfer of unprocessed materials between the existing pump station and the addition.

The proposal also includes the replacement of existing 5/8 inch bar screens in the existing raw sewage pump station. The bar screens are designed to capture plastics and other inert materials that are not compatible with natural biosolids. The existing bars would be replaced with 3/8 inch bars that provide increased screening; this enhanced screening meets new WSDOE standards requiring the removal of manufactured inerts (plastics, metals, ceramics, etc.) from the waste stream.

The goal of the addition and upgrade is to accommodate a five-fold increase in the retrieval of screened materials, thereby reducing the amount of non-biosolids into the waste stream.

Attachment C is a copy of a powerpoint presentation that shows both existing conditions and details of the proposed addition. No new parking is proposed, as the facility currently provides 210 parking spaces while only 69 are required.

On October 25, 2011, King County issued an environmental (SEPA) determination for the project, declaring that the project did not have any significant environmental impacts. That determination, included as Attachment D, 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 May 10, 2012, DPD published their recommendation to approve the request.

D. Public comment

No comments on the proposal were received by DPD or the Hearing Examiner.

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 3-5 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 2-9 of their recommendation.

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

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

On pages 5-7 of the Hearing Examiner's recommendation, the Hearing Examiner noted that:

July 31, 2012

PLUS

Re: C.F. 311872, 4215 – 36th Ave W

-
- there is no evidence that the proposal would have impacts on the character of single-family areas in this zone as it is “located a great distance from nearby single family uses”;
 - there is no feasible alternative to locating the addition on the site, as it is an integral part of the sewage treatment process inherent in the facility;
 - the siting, lighting and landscaping of the project will minimize any adverse impacts on the single family uses located approximately 3,000 feet from the facility and the nearby recreation facilities at Discovery Park;
 - the facility design will incorporate numerous measures to prevent transfer or escape of odors; no special permit will be required by the Puget Sound Clean Air Agency, as no increase in odor emissions will occur;
 - increases in noise and traffic will be limited to those related specifically to the construction; and
 - the height of the addition will be similar to or lower than other buildings at on the facility.

5. Recommendation

I recommend that the PLUS Committee **APPROVE** the request for a Council Conditional Use (CCU) to both construct a 5,600 square foot addition and to replace existing bar screens in the existing facility, and adopt the Hearing Examiner’s findings conclusions and decision, dated June 15, 2012.

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.

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

In the Matter of the Application of

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

CF 311872

Department Reference
3012604

CITY CLERK

2012 JUN 15 AM 10:27

FILED
CITY OF SEATTLE

for Council conditional use approval for
expansion of a public facility

Introduction

King County, Department of Natural Resources, Wastewater Treatment Division applied for Council conditional use approval to allow expansion of an existing sewage treatment plant located at 4215 36th Avenue West. A hearing on the application was held before the Hearing Examiner (Examiner) on June 12, 2012. The Applicant was represented by Pam Erstad, Regulatory Specialist, King County Wastewater Treatment Division. The Director was represented by Tamara Garrett, Senior Land Use Planner. The record closed on June 12 following the Examiner's site visit that day.

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 and provides primary and secondary wastewater treatment.
2. The Plant is surrounded by high retaining walls, berms, and native landscaping that blends in with the Park. It has been in its present 32-acre configuration since the late 1990s and is entirely covered with impervious surfaces.
3. The site is surrounded by the Park and is accessed via a long access easement through the Park. It is zoned for single-family use. 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.

Proposal

4. The Washington State Department of Ecology has recently adopted biosolids management regulations, at WAC 173-308-205, that require all treatment plants to "significantly remove manufactured inerts" (plastics, metals, ceramics, etc.) from biosolids by screening through bar screens with a maximum opening of 3/8 inch. Exhibit 4.
5. The Applicant proposes to replace the Plant's existing 5/8 inch bar screens and further upgrade the screening handling facilities in the Raw Sewage Pump Building (Screenings Room). In addition, the proposal includes construction of a new Screenings Handling Building, south of and adjacent to the existing Screenings Room, to house the screenings and the facilities needed to accommodate the anticipated five-fold increase in screened material.
6. Two enclosed, inclined conveyor belts would move raw screenings from the existing Screenings Room to the proposed Screenings Handling Building. See Exhibit 10 at 6. The ventilation system for the Screenings Handling Building would increase air flow through the existing odor control system by approximately 8,500 cubic feet per minute. It would also induce negative pressure in both the Screenings Room and the proposed Screenings Handling Building to prevent transfer of odorous air from the Screenings Room through the inclined belt conveyor and into the Screenings Handling Building. The equipment in the new building would grind, wash, dry, compact, load and haul the screened material.
7. Using an EPA air dispersion model, the Applicant determined that the proposal would cause no effective change in odor impacts (.36%, which is within the model's margin of error). With the project, the existing odor control system would be handling only about 80 percent of the air flow upper limit. Based on discussions with the Puget Sound Clean Air Agency (PSCAA), the Applicant determined the proposal did not require a Notice of Construction to PSCAA.
8. If the building were constructed, it is anticipated that there would be only an occasional need to open the roll-up door on the existing Screenings Room, thereby reducing the potential for nuisance odors to escape.
9. The proposed new building would be covered by the Plant's approved plan for use of sodium hypochlorite for disinfection.
10. The proposed new two-story building would have a footprint of approximately 4,174 square feet and be approximately 33.6 feet high. See Exhibit 1, Sheet C0001. It would be a process facility only, with no office space, restrooms or employee break facilities.

11. The Screenings Handling Building would be located within the existing walls of the Plant, *see* exhibit 10 at 2, and would be screened by the existing retaining walls, berms and landscaping.
12. The proposed building height would be the same as, or lower than adjacent buildings. It would not be visible from Puget Sound or from most trails within Discovery Park. *See* Exhibit 5, Appendix A.
13. Lighting from the proposed building would be directed downward to avoid glare and spillage. *See* Exhibit 8.
14. The Plant is operated 24 hours per day, and the hours would not change with the construction of the Screenings Handling Building.
15. There would be no changes to the Plant's Transportation Plan. The increase in the screenings to be removed from the site would add approximately 200 truck trips per year, but that is expected to be offset by a reduction in biosolids loads of 480 truck trips per year, for an overall reduction of approximately 280 truck trips per year. The screenings containers would be stationed on and hauled out on single trailers rather than the double trailers presently used to haul screenings containers.
16. Because there would be no increase in the number of employees, transportation patterns would be expected to remain as they are today once construction was completed.
17. During construction, truck and passenger vehicle trips would increase along the existing access route, West Government Way, which is a designated arterial.
18. Construction would also result in a temporary increase in noise, but the Applicant has committed to compliance with the City noise ordinance.

Director's Review

19. The Director of the Department of Planning and Development (Director) determined under SMC 23.51A.002.D.2.b that the proposal did not require an early determination of feasibility because it was not complex, did not involve the phasing of programmatic and project-specific decisions and did not affect more than one site in a single-family zone.
20. The Director reviewed the proposal in light of Code requirements for expansion of a sewage treatment plant and recommended that it be approved without conditions.
21. On November 24, 2011, 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 to mitigate short-term construction impacts.

Public Comment

22. Neither the Director nor the Examiner received any public comments on the proposal, and no members of the public testified at the hearing.

Applicable Law

23. 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 ... are 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.

.....
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 as determined in consultation with the Puget Sound Clean Air Agency (PSCAA) and shall be incorporated into the design and operation of the facility.

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 adverse environmental impacts, economic impacts or 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. Long-term environmental impacts are expected to be positive.
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 the new Screenings Handling Building on the site, as it is an integral element of the sewage treatment process that takes place there.
5. The siting, landscaping, and lighting for the proposal will minimize any adverse impacts on residential areas, and the proposal would not appreciably aggravate impacts incompatible with single-family residences. Increases in traffic and noise impacts will be limited to the construction phase of the project.
6. The Plant has a Facility Plan registered with the Department of Ecology. 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. Truck traffic will be reduced.

7. The facility design and proposed operation incorporate numerous measures to prevent transfer or escape of odorous air. As noted, the Applicant has reviewed the proposal with PSCAA, and regulated odor emissions will remain unchanged. Operational best practices will reduce the potential for nuisance odors.

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

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

10. The proposal is similar in height and bulk to some of the smaller buildings within the Plant. It would be screened by the high walls and landscaped berms on the outer perimeter of the Plant and would not be visible from most Discovery Park trails. Light and glare would be well controlled, and the landscaped berms would reduce noise impacts, which are expected to remain unchanged.

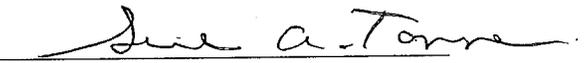
11. The proposal does not involve the demolition of residential structures or their modification for nonresidential use.

12. The proposal meets all applicable Code requirements for an expansion of an existing sewage treatment plant.

Recommendation

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

Entered this 15 day of June, 2012.


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
D. M. Sugimura, Director

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

Application Number: 3012604
Applicant Name: King County, Department of Natural Resources,
Wastewater Treatment Division
Address of Proposal: 4215 36th Avenue West
Council File Number: 311872

SUMMARY OF PROPOSED ACTION

Council Land Use Action to allow an approximately 5,600 expansion of a public facility (West Point Sewage Treatment Plant) in an environmentally critical area. Project includes 2,600 cubic yards of grading. Determination of Non-Significance prepared by King County.

The following approvals are required:

Council Conditional Use to allow expansion of an existing sewage treatment plant.

SEPA to approve, condition or deny pursuant to 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 issued a Determination of Non-Significance in this matter on November 24, 2011.

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.

The history of 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, a voter approved measure merged Metro with King County and 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 storm events.

West Point Treatment Plant is surrounded by retaining walls, berms, and extensive native landscaping to effectively blending into the surrounding Discovery Park.

Proposal Description

This proposed improvement is required under recent Washington State Department of Ecology biosolids management regulations as outlined under Washington Administrative Code (WAC) 173-308-205. The regulations require all treatment plants in Washington State to install 3/8-inch (or finer) bar screens somewhere in the treatment process to "significantly remove manufactured inerts" such as plastics, metals, ceramics and other manufactured items from the biosolids.

In order to accomplish this, the existing 5/8-inch bar screens need to be replaced. This project will upgrade the screening and screening handling facilities at the West Point Treatment Plant. The project will replace six 5/8-inch travelling rake bar screens in the existing Raw Sewage Pump Building (Screenings Room) with four new 3/8-inch multi-rake bar screens and two new 1/4-inch multi-rake bar screens.

The project will also construct a new Screenings Handling building located south of, and directly adjacent to the existing Screenings Room. The new building will house the screenings handling facilities as needed to accommodate the expected 5-times increase in screened

material, including equipment and facilities necessary to grind, wash, dry, compact, load and haul the additional screened material. The footprint of the new two-story building will be approximate 4,174 square feet and up to 38 feet in height; the overall square footage of the building itself is 5597 square feet. The building will function as a process facility only, not an occupied space, and there will be no office space, restrooms, or break facilities.

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.

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.

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.

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 locating the proposed new Influent Screenings building on the West Point site as it would be an element of the larger sewage treatment process. The new building would have conveyors that would transport screenings material from the existing screenings building into the proposed Influent Screenings building.

Environmental Impacts

Negative environmental impacts by the project would consist of temporary construction impacts that have been identified and reviewed the proponent’s SEPA document, including odor, height, exhaust emissions from construction vehicles and fugitive dust. These impacts are expected to be minor in scope and many well controlled by preventative measure employed during construction. Long term environmental impacts of the proposal are expected to be positive.

Social Impacts

The proposed Influent Screenings Building is contained within the existing walls of the Plant. The building would, like the rest of the Plant, be screened by high retaining walls, berms and native plantings on the outer perimeters.

Economic Impacts

The construction of the Influent Screenings Building will create short term construction jobs in the region. In the long term the plant improvement is not expected to have an economic impact.

Intent to Protect the Physical Character of Single-Family Areas

There are no nearby single-family uses in Discovery Park, the closest are those set back from the bluff above the Plant and approximately 3,000 feet from the site.

Protect Single Family Areas from Intrusions of Non-Single-Family Uses

The proposed location would not result in a further intrusion into a single family area because it is within the existing footprint of the West Point Plant.

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.

It is the determination of DPD in its early determination pursuant to SMC 23.51A.D.2, that the West Point Influent Screenings Project does not require an early Determination of Feasibility by City Council.

This reconfiguration of work space does not involve the phasing of programmatic and project-specific decisions. The proposed Influent Screenings Building will have uses that have been integral to plant operations for at least the last forty years.

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

Conditions for Approval of Proposal.

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

The proposed Influent Screenings Building is located in the interior of the Plant and views should be very minimal due to the berm surrounding the site. The public may have a partial view of the building at the entrance to the Plant. The height of the building is the same or shorter than adjacent buildings. Generally, views into the Plant are obscured by a perimeter wall and berm planted with native vegetation.

Lighting from the new proposed building will be directed downward so as to prevent light trespass and 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 Influent Screenings Building will be located within the footprint of the existing Plant and existing staff will monitor operations inside the new building. Increases in traffic, odor, and noise occur only during the construction phase.

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, and does not need to be amended as a result of the proposed improvement as the impact on traffic to and from the traffic will be a slight reduction.

The West Point Treatment Plant has a Facility Plan¹ registered with the Department of Ecology and a Transportation Plan developed as part of the secondary upgrade.

Transportation patterns are expected to remain the same once construction is complete. The proposed Screenings Handling building will be for operations only and not occupied (i.e., no offices or restrooms) and existing staff will operate and maintain the facility once construction is complete. As mentioned above, there will be no increase in truck traffic (biosolids and solids) and existing routes will be used after the new building is built.

While there would be a temporary short-term increase in traffic during construction these would be well within the capacity of nearby streets and intersections.

Hours of operation - The Plant is operated continuously.

~~There will be an overall reduction of approximately 280 total truck trips per year. Although it is expected that there will be an increase of approximately 200 trips per year for screenings truck trips, this will be offset by an expected reduction in total biosolids trips by approximately 240 fewer annual biosolids loads, or 480 fewer total truck trips annually. The net result is an overall reduction of approximately 280 total truck trips per year.~~

In addition to the truck trip reductions described above, it is important to note that the new screenings trailers will be about half the length of the existing trailers. ~~This is because the existing screenings trucks use a double trailer to haul 20-yard screenings containers, and the new screenings trucks will use a single trailer to haul a 40-yard screenings container.~~

¹ West Point Secondary Treatment Facilities Project, Addendum to the March 1989 West Point Facilities Plan, Municipality of Metropolitan Seattle. Publication 408. October 1990.

The existing screenings trucks use a double trailer because of operational considerations; namely, the existing 20-yard screenings containers must be slid from the floor onto the trailer and vice versa, which requires a long trailer to prevent the front of the truck from being lifted off the ground. The proposed screenings containers will remain on the trailer while the screenings are being loaded. In terms of trailer height, the proposed 40-yard containers are about four feet taller than the existing 20-yard containers.

There will be no increase in employee commuter traffic because the new screenings building will not be occupied. The building is strictly for operations and will contain no bathrooms or offices; no additional staff will be employed to operate the new facility.

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;

Regulated odor emissions will not increase as a result of the proposed Screenings Handling building, and the potential for nuisance odors at the Plant will likely be decreased because of building design and implementation of Best Management Practices (BMPs).

Regulated Emissions

Once construction is complete, the ventilation system in the proposed Screenings Handling building will increase airflow through the existing odor control system by approximately 8,500 cubic feet per minute. Wastewater Treatment Division staff modeled this increased flow using an EPA air dispersion model called SCREEN3. Based upon the modeling results, the proposed project will increase downwind impacts by only 0.36 percent due to the additional flow rates compared to existing conditions. Given the accuracy of the model, the results are essentially identical and therefore we conclude that there will be no effective change in odor impacts as a result of the screenings project. In addition, even with the increased airflow, the existing odor control system is only handling about 80 percent of the airflow upper limit. Based on this information and discussions with a representative from the Puget Sound Clean Air Agency, the County has determined that a Notice of Construction to PSCAA is not required for the project.

Regarding the building design, there will be two enclosed inclined conveyor belts to convey raw screenings from the multi-rake screens in the Existing Screenings Room to the proposed Screenings Handling building (Figure 5). The inclined conveyor belts will be approximately 30 inches wide to convey 1,600 cubic feet per hour of raw screenings. The building penetration from the existing Screen Room will be an opening approximately 4 feet by 4 feet in size.

During normal screening operation, raw screenings would be transported via the inclined belt conveyor for processing. The ventilation system will induce negative pressure in both the existing Screenings Room and the proposed Screenings Handling building, which will prevent transfer of relatively odorous air from the Screenings Room into the inclined belt conveyor and on to the Screenings Handling building.

Because the National Fire Protection Association Standard (NAFP) 820 does not allow any transfer of air between a classified space (the existing Screenings Room) and an unclassified space (the proposed Screenings Handling building), the conveyors between the buildings incorporate passive, louvered openings along their length. This will allow any flammable vapors to escape should a power failure occur. However, during normal operating conditions, no odors will escape through the louvered openings because the existing Screenings Room and proposed Screenings Handling building will be under negative pressure, drawing outside air into the buildings for treatment by the odor control system.

Nuisance Odors

The potential for nuisance odors associated with the screenings facilities at the Plant should also be decreased once the project is operational. As discussed above, the screened materials will be much drier (59% solids vs. the current 24% solids) and much cleaner, which will significantly reduce the potential for odors emanating from vehicles hauling screened material compared to the existing situation. Further, the raw screenings entering the proposed Screenings Handling building will remain untreated for only a short amount of time before being ground and washed, which will re-entrain most of the organic material back into the Plant's influent. After dewatering and compaction, the screenings material will be substantially less odorous than the existing screened material.

Operational improvements resulting from the proposed project will also reduce the potential for nuisance odors. Currently, the screenings containers in the existing Screenings Room are changed out weekly. This is a complex and labor intensive process that involves sliding containers in and out of the Screenings Room and can take from one to two hours. During this time the roll-up door on the existing Screenings Room remains open, allowing the potential for nuisance odors to escape. These odors result from the raw influent as well as from the relatively unprocessed screening material that is deposited in an open 20-yard container. After the new screenings building is built, the roll-up door on the existing screenings room will be opened only occasionally as needed to maintain or replace equipment, greatly reducing the potential for nuisance odors. In addition, the screened material stored in the containers in the proposed Screenings Handling building will be significantly dryer, cleaner, and less odorous. Also, the change-out of the containers will be much less time consuming because the containers will be mounted on wheeled trailer chasses that can be installed and removed quickly.

In both existing and proposed situations, the screenings containers are/will be tarped before the roll-up doors are opened. Tarping the container is done either from side to side, or front to back within the building. On the proposed project, the container bay design is modified in the proposal to provide platforms on both sides and back of the screenings container for easy access in tarping the container. Once the tarp has been placed over the trailer, the operator will go down to the ground floor level from the intermediate platforms to attach bungee cords to secure the cover. Stairs have been provided at the south end of these platforms to facilitate easy access to the intermediate platforms.

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 no longer uses chlorine for disinfection due to safety issues and has changed its disinfection processes to use Sodium Hypochlorite. Sodium Hypochlorite is handled currently at the West Point Treatment Plant under an approved plan and its use at the proposed screening facility would be covered under that plan.

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

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

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 Screenings Handling building is located within the Plant. The size of the proposed footprint, 5597 square feet in gross floor area, is compatible with other buildings within the vicinity of the project site and would be up to 38 feet from grade at its highest point. The new Screenings building will not be visible from the Discovery Park trail and will be located within the interior footprint of the existing Plant. The existing wall surrounding the Plant will provide screening of the new facility.

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 existing site is 100% impervious surface. It is not feasible to install landscaping where construction will occur because operational facilities are located in, and around the vicinity of the project site which is located within the interior of the Plant. There is existing landscaping surrounding the Plant that serves to screen noise and light.

The Screenings Handling building would add approximately 12 exterior lights including 100-watt wall-mounted luminaire lights over the building entrances and along the outside walls as well as 250-watt metal halide lights below the canopies on the front (south) site of the building. Lighting will be directed downward and otherwise mitigated limit light emission and glare from the Plant.

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

Council Conditional Approval is Recommended.

RECOMMENDED CONDITIONS—COUNCIL CONDITIONAL USE

DPD recommends no conditions.

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 minor 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.

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. 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.

RECOMMENDED SEPA CONDITIONS

None

Signature: _____ Date: May 10, 2012
Scott Kemp, Senior Land Use Planner
Department of Planning & Development
Land Use Services

SK:bg

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West Point Influent Screenings Improvement Project Briefing

Seattle DPD Public Hearing
June 12, 2011



King County

Department of Natural Resources and Parks
Wastewater Treatment Division

City of Seattle Hearing Examiner

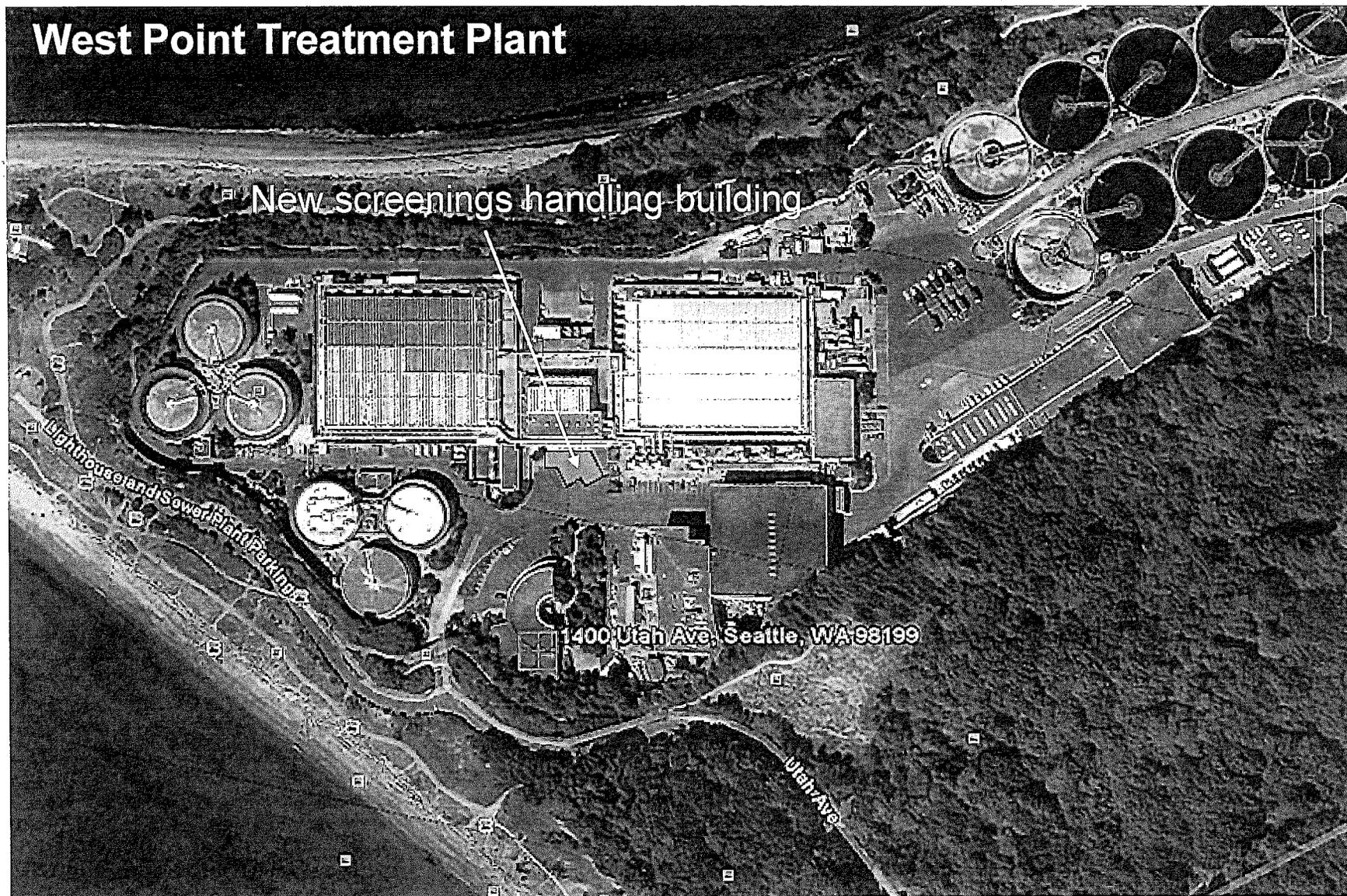
EXHIBIT

Appellant _____
Respondent ADMITTED
Department _____ DENIED _____

10

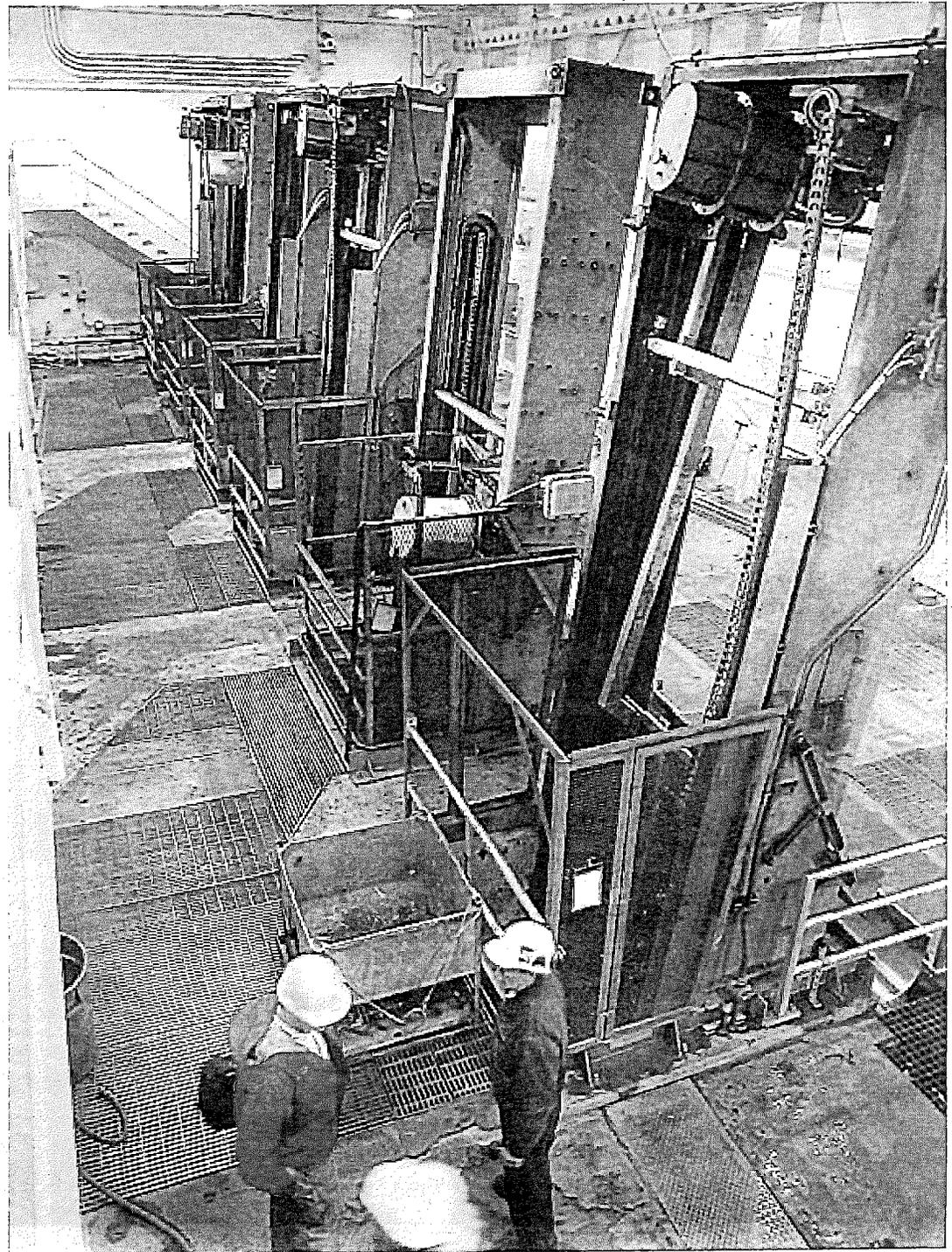
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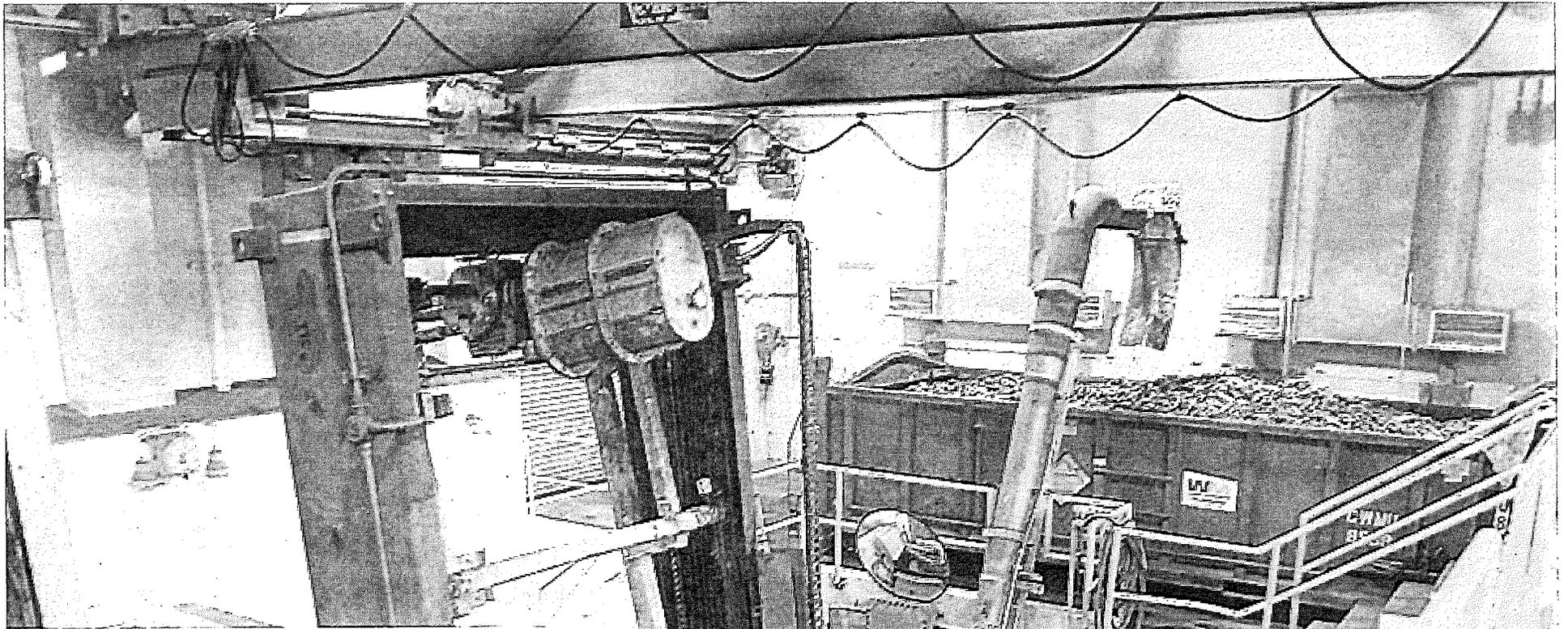
Project Location



Existing Screenings Facilities

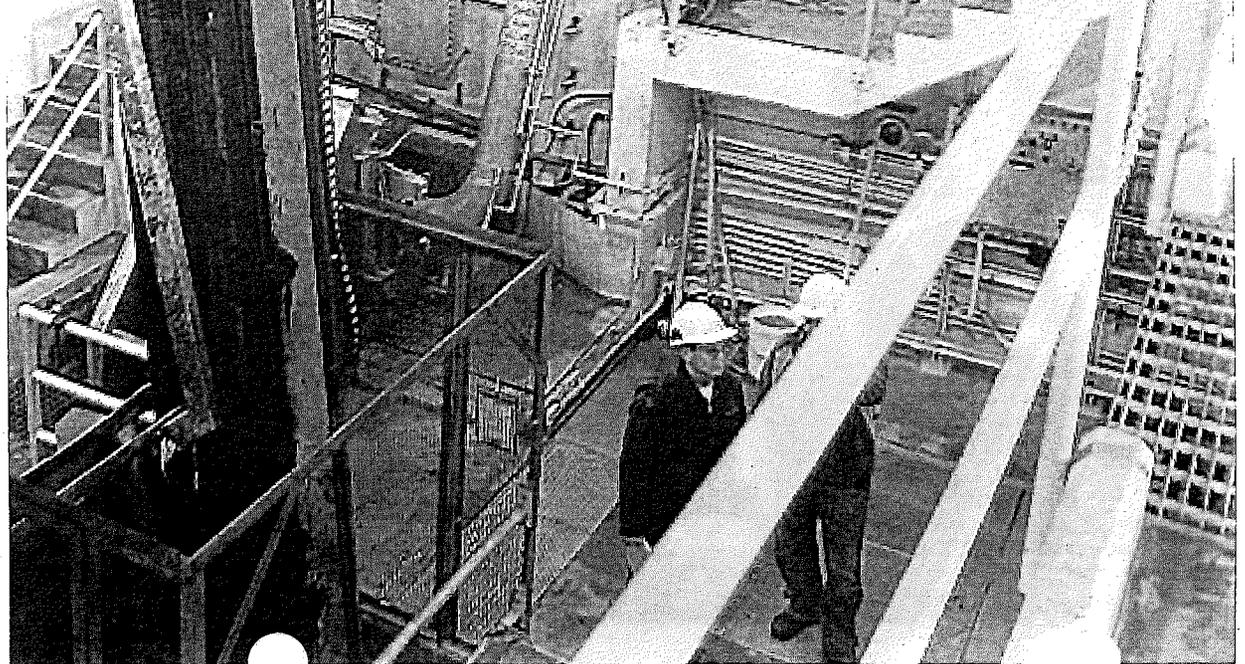
- View inside the screenings room
- Six travelling-rake bar screens
- Screened material is sluiced to a step screen for dewatering





Existing Screenings Facilities

- Dewatered screenings are pressed up a chute into a 20-cubic yard container
- Container hauled to landfill every week or so



Project Need

- Meet the recent Washington State Biosolids Regulation (WAC 173-308-205)
- Replace critical infrastructure
 - Screenings facilities have reached end of useful life

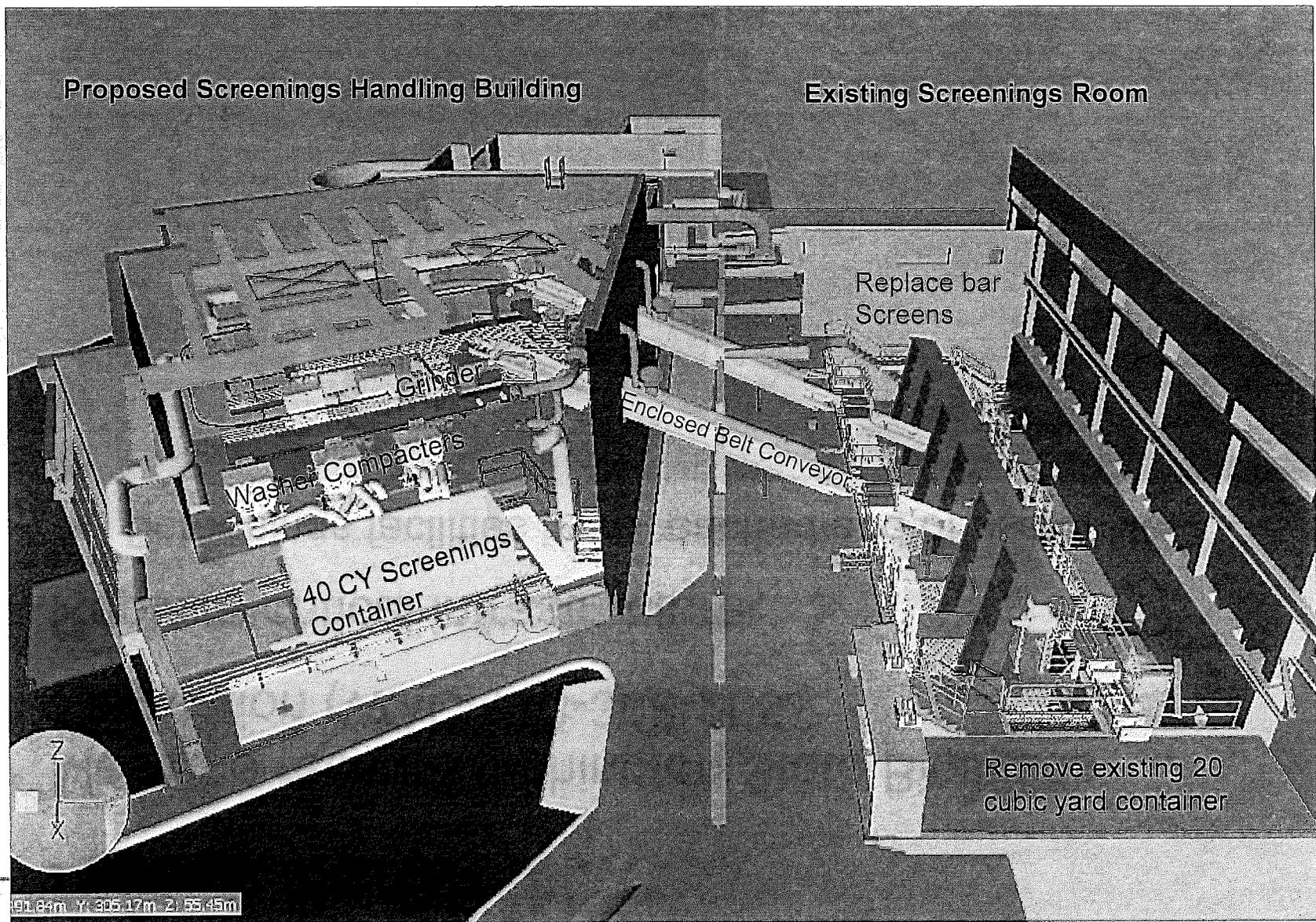


Existing bar screens are warped and deformed from years of heavy service



Inert material bypasses screens and clogs pipes & pumps and takes up digester capacity

Proposed Project

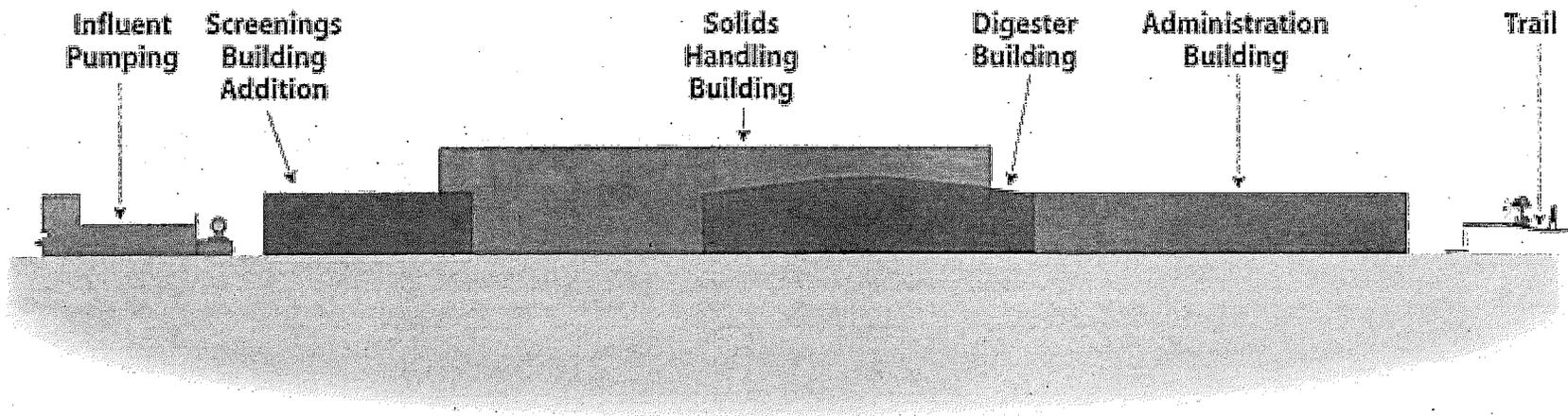
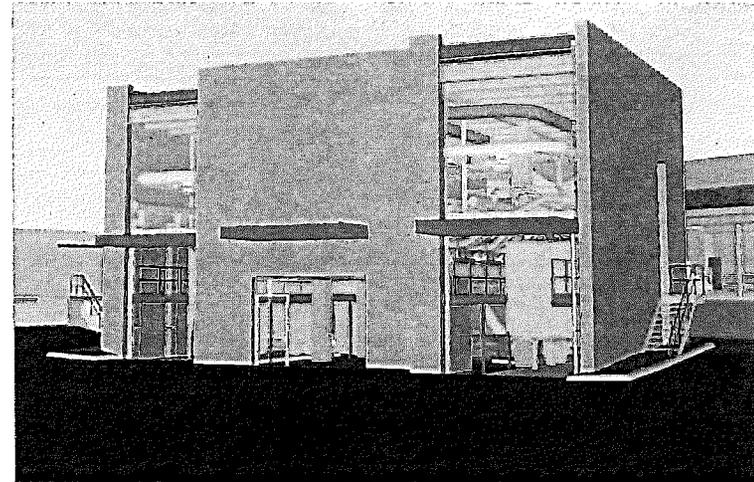


Major Land Use Issues

SMC 23.51A.002: Public Facilities in Single Family Zones

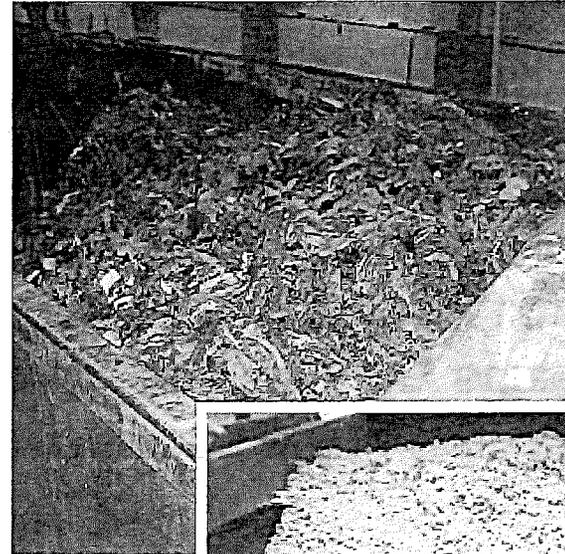
Visual Impacts

- No view impacts to the community
- New building is lower than most adjacent buildings
- New building will not affect views from trails in Discovery Park

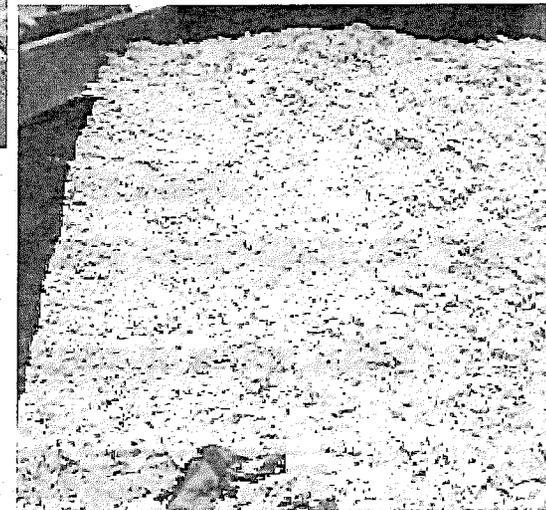


Odors

- Much less potential for nuisance odors
- Currently, odors from screenings and raw influent can escape during container change-outs, which can take 2 hours
- After project implementation, screened material will be much dryer and cleaner
- Stored in new building – no odors from raw influent
- Container change outs will occur much quicker because containers are on wheeled chassis



Existing



Future

Truck Trips

During Construction

(20-month period)

- 800 truck trips total (400 round trips)
- 40 vehicle trips per day (20 round trips)

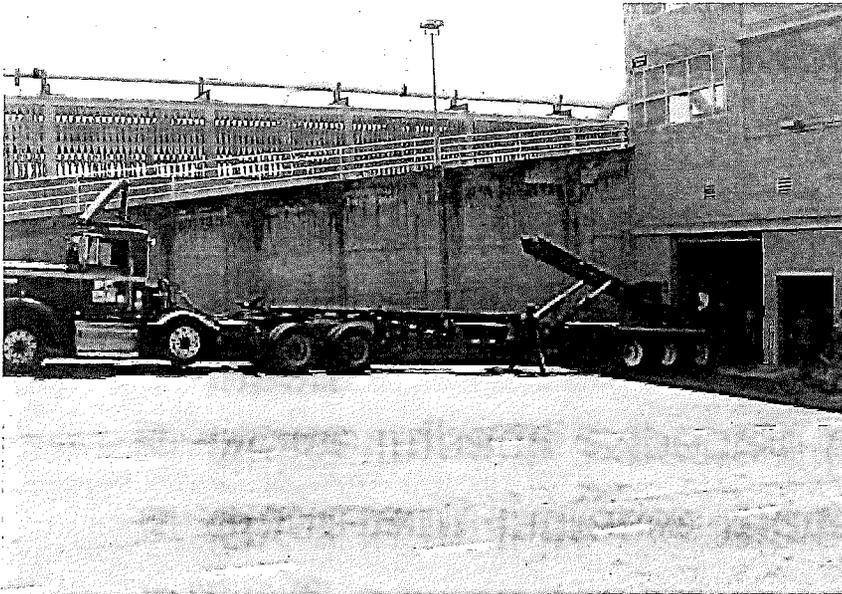
After Construction

(Overall reduction in truck trips)

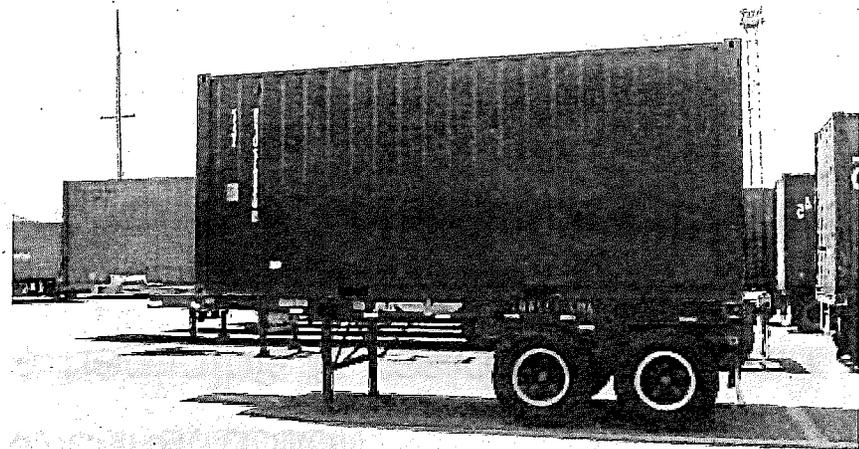
- Expected net reduction of 280 total trips per year
- More inert solids leaving the plant as clean, dry screenings than as relatively wet biosolids
- No increase in employee commuter traffic

New screenings trucks much shorter overall

New screenings trucks will be about half the length of the existing trucks



Existing screenings trucks have double trailers



New screenings trucks will have single trailers

Noise

- During Construction
 - Short-term increase related to construction
 - Noise impacts expected to be negligible to residents and park users
 - Construction noise and working hours in compliance with City of Seattle noise ordinance
- After Construction
 - No increase in noise expected
 - New bar screens will generate the same or less noise
 - Machinery in screenings handling building is totally enclosed
 - Machinery not inherently noisy

Keeping the community informed

- Community meeting, events and briefings
- Newsletters and press releases
- Work with Friends of Discovery Park and Seattle Parks Department
- Project website -

<http://www.kingcounty.gov/environment/wtd/About/System/West/Plant/Projects/Screenings>



West Point Treatment Plant Project Update

Let us take a moment to thank you for your interest in the West Point Treatment Plant and Waterline Treatment System. We are currently reviewing your comments and will contact you if we need any additional information.

Waterline Treatment System - The waterline treatment system is currently under construction. The system will be completed by the end of 2014. The system will be used to treat wastewater from the West Point area and will be used to supply water to the West Point area.

Energy Efficient Fluorescent Replacement Project - The project is currently under construction. The project will be completed by the end of 2014. The project will be used to replace existing fluorescent lights with energy efficient fluorescent lights.

West Point Office Space Construction - The project is currently under construction. The project will be completed by the end of 2014. The project will be used to provide office space for the West Point office.

What the community can expect during construction:

- Construction April 2013 to December 2014
- Traffic – approximately 40 vehicular trips per day
- Noise – minimized due to location behind retaining wall and vegetated hillside, will comply with City of Seattle noise ordinance
- Contact WTD with construction concerns or complaints



King County

Department of Natural Resources and Parks

Wastewater Treatment Division

King Street Center, KSC-NR-0505

201 South Jackson Street

Seattle, WA 98104

Environmental Checklist

for the

West Point Influent Screenings Improvement Project

October 25, 2011

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).

ENVIRONMENTAL CHECKLIST

A. BACKGROUND

1. **Name of proposed project, if applicable:**
West Point Influent Screenings Improvement Project
2. **Name of applicant:**
King County Department of Natural Resources and Parks
Wastewater Treatment Division
3. **Address and phone number of applicant and contact person:**
King County Department of Natural Resources and Parks
Wastewater Treatment Division
201 South Jackson Street
Seattle, WA 98104

CONTACT: Katherine Fischer, Telephone: 206-263-3197
Email: katherine.fischer@kingcounty.gov
4. **Date checklist prepared:**
October 14, 2011
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 is anticipated to begin in the second quarter of 2013 and be substantially completed by December 2014.
7. **Do you have any plans for future additions, expansions, or further activity related to or connected with this proposal? If yes, explain.**
No.
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**
 - Screenings Improvement Project Geotechnical Report, Jacobs Associates, June 2010
9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

No.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

City of Seattle

Construction Permit

Council Conditional Use Permit

Mechanical, Electrical, Plumbing, Fire Permits

State Department of Archaeology and Historic Preservation

Archaeological Excavation Permit

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description).**

New Washington State biosolids regulations require that treatment facilities "significantly remove manufactured inerts" from the waste stream in order to protect the quality of biosolids. There is insufficient space in the existing Raw Sewage Pump Building at the West Point Treatment Plant to accommodate the equipment required for WTD to meet the new state regulations. The proposal is to construct a new approximately 5,600 square foot building adjacent to the existing Raw Sewage Pump Building to house new screenings handling equipment. This new equipment includes conveying, grinding, washing, compacting and loading equipment.

The existing 5/8 inch bar screens housed within the existing Raw Sewage Pump Building will be replaced with four 3/8 inch and two 1/4 inch multi-rake bar screens. These finer screens will result in the removal of approximately five times more material from the waste stream. The new grinding, washing and compacting equipment will result in the production of screenings material that is drier, cleaner and less odorous than the existing material.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

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

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. **General description of the site (circle one):** Flat, rolling, hilly, steep slopes, mountainous, other _____.

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

The treatment plant site is generally flat.

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

A geotechnical boring in the proposed building location revealed the following soil conditions. The upper 15 feet of soil in the project location is engineered fill consisting of medium dense, light brown, slightly gravelly, silty sand. This fill was imported to the site during the secondary treatment plant upgrade in the early 1990s. Below the fill layer from 15 to 24 feet is loose to medium dense brown, slightly gravelly sand with trace fines, scattered shell fragments and pockets of organic silt. From 24 to 52 feet original beach deposits are present.

- d. **Are there surface indications or 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 source of fill.**

Approximately 2,600 cubic yards of soil will be excavated from the site in order to construct the new building. This soil will be removed from the site and reused or disposed of at an approved location. The type of foundation proposed for the new building will require excavation to a depth of approximately 7 feet, within the known layer of engineered fill. In addition, if proofrolling of the subgrade identifies soft or unstable areas, overexcavation of an additional two feet may be required. Trenches for sewer lines will be excavated to a depth of approximately 10 feet but still within the engineered fill.

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

A minor amount of erosion could occur during construction of the proposed project. Construction will occur within the boundaries of the treatment plant so any erosion related to exposed soils would enter the existing drainage system on site and be directed to the treatment plant process.

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

The project will not result in an increase in impervious surfaces.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Project construction activities would utilize construction-related Best Management Practices (BMPs) such as temporary erosion and sediment control measures. Typical BMPs that could be utilized to minimize the potential for erosion include:

- Installation of filter fabric fences and use of hay bales;
- Covering soil stockpiles and exposed soils;
- Regular inspection of erosion and sediment control measures;
- Use appropriate means to minimize tracking of sediment onto public roadways by construction vehicles.

Temporary erosion and sediment control measures would be identified in the project plans and specifications and would be implemented as required by the City of Seattle.

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile emissions, 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 would temporarily be an increase in exhaust emissions and fugitive dust from construction vehicles and equipment operating at the site.

During operations, the ventilation system in the new building will increase airflow through the existing odor control system by approximately 8,500 cubic feet per minute. The existing odor control system for the treatment plant has adequate capacity to handle the increased airflow from the new building. There will be no effective change in odor impacts as a result of this project.

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

No.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Ventilation air for the new building will be treated by the existing odor control scrubbers at the treatment plant. There are a number of elements of the project design that will reduce odor generation from overall screenings operations:

- Removal of the open dumpster containing raw screenings from the existing screening building.

- Eliminating the need to open the bay door in the existing screening building to change out the dumpster containing raw screenings.
- New screenings handling equipment that will quickly remove raw screenings from the existing screening building for treatment in the new screenings handling building.
- Increased screenings handling equipment capacity that will significantly decrease the likelihood of backups and overflow of raw screenings on the floor during peak flow events.
- Production of a much drier and cleaner product screenings product that will generate significantly less odor during handling, storage, and transport.

Short-term construction-related emissions will be reduced by requiring proper maintenance of equipment, avoiding prolonged idling of vehicles and equipment and utilizing best management practices to manage dust during excavation activities.

When the project is in operation, it will reduce the number of truck trips to and from the plant by up to 280 trips per year (see Transportation section below for details). This will eliminate the exhaust emissions from these 280 trips. The reduced truck trips are expected to decrease CO2 emissions alone by up to 300 metric tons per year.

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, or 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 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 would 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 material.**

None.

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

No.

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

No.

- 6) Does the proposal involve any 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 groundwater? 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 (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). 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) are expected to serve.

None.

c. Water Runoff (including storm water):

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

Storm water runoff from the project site during construction and following completion of the project will be routed through the treatment plant process as it currently is elsewhere at the treatment plant.

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

No, runoff from the project site will be routed through the treatment plant process.

d. Proposed measures to reduce or control surface, ground and runoff impacts, if any:

Runoff will be directed to the treatment plant process.

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

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

None.

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

None.

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:**

None proposed. The existing site is paved and located within the West Point Treatment Plant.

5. **Animals**

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

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: bass, salmon, trout, herring, shellfish, other: _____

b. **List any threatened or endangered species known to be on or near the site.**

Threatened or endangered species that have been observed in adjacent Discovery Park and/or Puget Sound include Marbled Murrelet, Peregrine Falcon, Chinook Salmon and Bull Trout. No impacts to threatened or endangered species are anticipated as a result of the proposed project.

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

The entire Puget Sound area is part of the Pacific Flyway for migratory birds.

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

None proposed.

6. Energy and Natural Resources

a. What kinds of energy (electric, natural gas, oil, woodstove, 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 would primarily utilize electricity, but the new screenings handling building would be heated by the plant's existing hot water heat loop.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

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

The project incorporates the following energy conservation features:

- Use of the treatment plants existing hot water loop to provide heat for the new screenings handling building.
- The use of natural light to minimize artificial lighting.
- Use of variable speed drives on equipment motors for energy efficiency
- The new grinders and washers are expected to return a much higher degree of organics to the plant effluent, which will increase the amount of biogas generated by the plant by 420 million kilojoules per year—an increase in biogas production at West Point of approximately 0.1 percent. This biogas is used to generate electricity.
- Reduction of up to 140 truck trips per year and associated fuel usage. The reduced truck trips are expected to decrease CO2 emissions by up to 150 metric tons per year.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, 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) **Proposed measures to reduce or control environmental health hazards, if any:**

None proposed.

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 a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.**

Short-term construction related noise is anticipated to occur during the project. The main source of noise would be construction equipment performing activities such as pavement sawcutting, excavation, removal of spoils, etc. These types of equipment typically generate noise in the range of 70 to 85 dBA at a distance of 50 feet. Construction related noise should not be detectable beyond the boundaries of the treatment plant.

There will be no long-term increase in noise levels related to the proposed project. The new building is completely enclosed and new equipment will include noise attenuation features. New bar screens and belt conveyors installed in the existing building will generate noise that is similar (or slightly less) than existing equipment.

- 3) **Proposed measures to reduce or control noise impacts, if any:**

Construction activity associated with the project would be limited to the days and hours specified by the City of Seattle.

8. Land and Shoreline Use

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

Current use of the site is as a wastewater treatment plant. Discovery Park is located east of the site and a US Coast Guard lighthouse, walking trail and public beach are located directly west.

- 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 a wastewater 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?

N/A.

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

Yes. The proposed site is within a documented liquefaction zone.

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. Staff would access the building routinely as they do other buildings on the treatment plant site.

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

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

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

The proposed project is consistent with the use of the site as a treatment plant.

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.**

N/A.

- c. **Proposed measures to reduce or control housing impacts, if any:**

None.

10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennae; what is the principal exterior building material(s) proposed?**

The tallest height of the new building would be 38 feet and the principal exterior building material would be concrete.

- b. **What views in the immediate vicinity would be altered or blocked?**

None.

- c. **Proposed measures to reduce or control aesthetic impacts, if any:**

None proposed.

11. Light and Glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?**

The building will include interior and exterior lighting but would not produce any glare.

- b. **Could light and 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. **Proposed measures to reduce or control light and glare impacts, if any:**

None proposed.

12. Recreation

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

The City of Seattle's Discovery Park is located immediately east of the West Point Treatment Plant. There is a public beach 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. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:**

None proposed.

13. **Historic and Cultural Preservation**

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

The West Point Lighthouse located west of the treatment plant site is listed on the National Register of Historic Places.

- b. **Generally describe any landmarks or evidence of historic, archaeological, 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 in the 1990's. The proposed project will not disturb either of these known archaeological sites.

- c. **Proposed measures to reduce or control impacts, if any:**

No impacts to cultural resources are anticipated during construction of the proposed project due to the shallow depth of the foundation for the building. Excavation is anticipated to occur exclusively in fill imported to the site during the West Point Secondary Treatment Facilities Project. Monitoring of excavation activities by a professional archaeologist would occur as specified in the Archaeological Excavation Permit obtained for the project.

Construction specifications will include language providing for proper treatment of historic or archaeological materials if they are encountered. If artifacts are uncovered during excavation, 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 Utah Street West.

- b. **Is 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 one mile east of the treatment plant.

- c. **How many parking spaces would the completed project have? How many would the project eliminate?**

The proposed project would eliminate approximately 21 parking spaces within the treatment plant. Because there is a surplus of parking areas within the treatment plant, elimination of these spaces will not result in an overall reduction in parking at the treatment plant below the minimum required by the City.

- d. **Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).**

No.

- e. **Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No.

- f. **How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.**

Overall the project will decrease truck trips to and from the treatment plant (total truck trips) by up to 280 trips annually. Under existing conditions material screened from the wastewater entering the treatment plant is collected, dewatered, compacted and loaded in 20 cubic yard containers for transport to the landfill. Currently there are approximately 140 total truck trips per year to dispose of screenings.

Following installation of the new finer screens, approximately five times more material will be removed from the wastewater liquid stream. Because of the new screenings handling equipment being installed as part of the project, this screened material will be drier, cleaner and more compact. In addition, the new building will be able to accommodate two larger 40 yard containers for future operations. The number of screenings truck trips is anticipated to increase by up to 200 total trips annually. However, the number of total biosolids truck trips will be reduced by up to 480 trips annually since less inert material will be entering the biosolids—an overall decrease of up to 280 truck trips per year to and from the treatment plant as a result of the proposed project.

Construction of the proposed project would generate approximately 800 total truck trips during the approximately 20 month construction period. In addition

approximately 20 vehicular trips per day would be generated by construction workers travelling to the treatment plant.

g. 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 describe.

No.

b. Proposed measures to reduce or control direct impacts on public services, if any:

None proposed.

16. Utilities

a. Circle the utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, 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: 10/17/11

DDP: JRB

King County Greenhouse Gas Emissions Worksheet—West Point Influent Screenings Improvement Project

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		0.0	39	1,278	257	0
Vacant		0.0	39	162	47	0

Section II: Pavement.....

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

0