



City of Seattle

Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3004551
Applicant Name: Dennis T. Su, Architect for Dr. Austen Chan, owner
Address of Proposal: 605 8th Avenue South

SUMMARY OF PROPOSED ACTION

Land Use Application to construct a six-story mixed-use building with ground floor retail (approximately 525 sq. ft.) medical services and administrative offices on floors 2, 3 and 9 residential units on floors 4, 5, and 6 (approximately 4,256 square feet per floor). Parking for 10 vehicles will be provided within the structure at ground level. The existing warehouse building will be demolished. A Certificate of Approval from the Department of Neighborhoods is required. (Note: This project description is revised from the original which proposed a six-story administrative office building with medical services and one residential unit in a rooftop penthouse with approximately the same square footage for all floors.)

The following approvals are required:

SEPA - Environmental Determination - (SMC 25.05)

Certificate of Approval – International District Special Review Board (SMC 23.66)

SEPA DETERMINATION: Exempt DNS MDNS EIS
 DNS with conditions
 DNS involving non-exempt grading, or demolition, or another agency with jurisdiction.

BACKGROUND DATA

The proposal is located at the southwest corner of the intersection of 7th Avenue South and South Weller Street. The proposal is located in the International District Mixed (IDM) zone and has a

75-foot height limit or 85 foot limit if at least 50 percent of the gross floor area comprises residential units, per SMC 23.49.208. Since the proposal meets the Code's residential criteria, an 85-foot height limit is permitted. The immediate area is marked by a variety of land uses including light industrial, warehousing, administrative offices, residential (International District Village Square, the Mosaic), and park land (International Children's Park).

With the exception of the newer residential structures, the buildings in this portion of the International District are one and two stories high and light industrial in character. Two designated City of Seattle Landmarks, the Hudson and Eastern Hotels, hotel and apartments (mixed use) respectively, are located approximately one block to the north.

The development area of the project consists of approximately 4,636 square feet. The site slopes approximately six to eight feet from the northeast corner to the southwest corner.

Public Comments

The two-week public comment period ended on June 21, 2006. No comments were received during or after that time. Additional notice concerning the review of the project also occurred through the International Special Review Board.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated May 12, 2006 (with updated information on July 10 2007 to reflect the change in project scope) and annotated by the Department. The information in the checklist, supplemental information provided by the applicant, project plans, and the experience of the lead agency with review of similar projects form the basis for this analysis and decision.

The SEPA Overview Policy (SMC 25.05.665 D) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, certain neighborhood plans and other policies explicitly referenced may serve as the basis for exercising substantive SEPA authority. The Overview Policy states in part: "where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation" (subject to some limitations). Under certain limitations/circumstances (SMC 25.05.665 D 1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

Demolition and construction activities could result in the following temporary or construction-related adverse impacts:

- construction dust and storm water runoff,
- increased traffic and demand for parking from construction equipment and personnel;
- increased noise levels,

- occasional disruption of adjacent vehicular and pedestrian traffic,
- decreased air quality due to suspended particulates from building activities and hydrocarbon emissions from construction vehicles and equipment;
- increased noise; and

Several adopted codes and/or ordinances provide mitigation for some of the identified impacts: The Noise Ordinance, the Stormwater Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code. The Stormwater, Grading and Drainage Control Code regulates site excavation for foundation purposes and requires that soil erosion control techniques be initiated for the duration of construction. The Street Use Ordinance requires debris to be removed from the street right-of-way, and regulates obstruction of the pedestrian right-of-way. Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality. The Building Code provides for construction measures in general. Finally, the Noise Ordinance regulates the time and amount of construction noise that is permitted in the city. Compliance with these applicable codes and ordinances will reduce or eliminate the anticipated short-term impacts to the environment, therefore no conditioning for short-term impacts is warranted.

Long-term Impacts

Long-term or use-related impacts are also anticipated as a result of approval of this proposal including: increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; and increased light and glare.

Several adopted City codes and/or ordinances provide mitigation for some of the identified impacts. Specifically these include: the City Energy Code will require insulation for outside walls and energy efficient windows, the Land Use Code that controls site coverage, setbacks, building height and use and contains other development and use regulations to assure compatible development, the Certificate of Approval process from the International District Special Review Board, which includes code provisions to address materials, bulk and scale and other features of the built environment. Compliance with these applicable codes and ordinances is adequate to achieve sufficient mitigation of most long-term impacts.

Traffic and Parking

A review by DPD's transportation planner indicated that the anticipated total vehicle trips generated and PM peak hour trips will have no appreciable impact on the surrounding area's traffic flow or capacity, therefore no conditioning for traffic impacts is warranted.

The project includes 10 proposed parking spaces. Based on no minimum parking requirements for residential uses downtown and exemptions for commercial uses, the zoning code requires no parking for the proposed building. Given the building's neighborhood oriented focus, the proposed number of parking spaces should adequately address any parking needs. Furthermore, SEPA policies preclude mitigation of parking impacts in this zone if any adverse parking impacts had been identified.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirements of the State Environmental Policy Act (RCW43.21C), including the requirement to inform the public agency decisions pursuant to SEPA.

- [X] Determination of Non Significance. The proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21C.030 2c.
- [] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21.C.030 2c.

CONDITIONS – SEPA

Prior to Issuance of the Master Use Permit

1. Comply with all outstanding zoning requirements in the June 26, 2007 Zoning Correction Notice. Update all plan sets to reflect these changes and updated project description.

Signature: _____ (signature on file) Date: August 2, 2007
Art Pederson, Land Use Planner

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