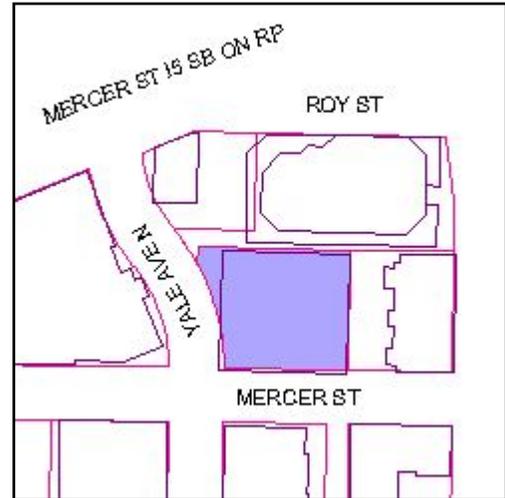


The site is currently developed with a two-story commercial building with no accessory parking. The building was constructed in 1959 and currently supports office use, with accessory workshop, and warehouse use. This structure does not appear to meet standards for landmark designation per LPB 3/07.

The subject site is essentially built out with an existing structure and paved surface areas with areas of landscaping around the site's perimeter. The site slopes moderately downward approximately 18 feet from its east frontage to its west frontage, with a modest cross slope heading downward towards the northwest corner. Zoning in the immediate vicinity includes SM-75, supporting a number of commercial uses (including; office, manufacturing, and warehouse) and residential uses. To the southwest, across the intersection of Mercer and Yale, the zone changes to Seattle Mixed, Residential zone, with a height limit of 55 and 75 feet (SM/R 55/75). The SM/R zone limits commercial development to a height of 55 feet, while encouraging residential development above 55 feet. The streets fronting the development site are fully improved with sidewalk, curbs, and gutters.



Development in the vicinity features a mix of office, warehouse, and similar commercial uses with a number of residential uses located throughout. Immediately abutting the development site to the east is an apartment building that has been designated as a historical landmark building (Jenson Block building) with surface parking adjacent to the shared property line. The number of surface parking lots in the immediate area indicates underdevelopment for this sector in the South Lake Union area. The Interstate Five (I-5) corridor limits access to the development site from the north (I-5 off and on-ramps), and to the east (I-5 freeway). Mercer is a primary arterial street for vehicle traveling to and from the site. Mercer Street intersects Eastlake Avenue East to the east, connecting Downtown and the University District to this area of South Lake Union. The older structures in the area range in height from one to six stories, with brick and concrete facades dominating the streetscape. Landscaping in the rights-of ways is limited in the immediate area.

Proposal Description:

The applicant proposes to change the use of an existing administrative office building that will include remodeling the existing ground floor level. The project includes changing the existing (administrative office) use to 2,308 square feet of restaurant, 3,933 square feet of customer service office use, and the remaining area set aside for accessory parking for 25 vehicles.

Public Comment:

Date of Notice of Application:	December 14, 2006
Date End of Comment Period:	December 27, 2006
# Letters	0
Issues:	No comment letters were received for this project.

SEPA DETERMINATION

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), WAC 197-11, and the Seattle SEPA Ordinance (Seattle Municipal Code Chapter 25.05).

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated November 27, 2006. The Department of Planning and Development has analyzed and annotated the environmental checklist submitted by the project applicant; reviewed the project plans and any additional information in the file; and pertinent comments which may have been received regarding this proposed action have been considered. As indicated in the checklist, this action may result in adverse impacts to the environment. However, due to their temporary nature and limited effects, the impacts are not expected to be significant.

Historic and Cultural Preservation:

Construction staging area related activities which include increased noise, dirt and truck traffic could impact The Jensen Block which has been designated a historic landmark building within the City of Seattle. In accordance with the *Department of Planning and Development – Department of Neighborhoods Interdepartmental Agreement on Review of Historic Building during SEPA Review*; the planner referred approval to the Historic Preservation Officer. The Historic Preservation Officer evaluates criteria for development occurring adjacent to or across the street from landmark structures," in response to the SEPA Historic Preservation Policy (SMC 25.05.675.H.2.d). The review of the impacts associated with the proposed project does not require further design mitigation, as determined by the Landmarks Preservation Board, (LPB 3/07) in a letter dated January 4, 2007.

Codes and development regulations applicable to this proposed project will provide sufficient mitigation and no further conditioning or mitigation is warranted pursuant to specific environmental policies or the SEPA Overview Policy (SMC 25.05.665).

DECISION

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 requirement of the State Environmental Policy Act (RCW 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

[X] Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An EIS is not required under RCW 43.21.030(2)(C).

Signature: (signature on file)
Bradley Wilburn, Land Use Planner
Department of Planning and Development
Land Use Services

Date: January 15, 2007