



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: 3002898
Applicant Name: Leslie Csokasy, Great Dog Daycare
Address of Proposal: 11325 Roosevelt Way NE

SUMMARY OF PROPOSED ACTION

Land Use Application to change the use of an existing structure from warehouse to retail sales and service (pet daycare). Two surface parking and two surface loading spaces for vehicles to be provided on the site.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05 SMC

SEPA DETERMINATION:

- DNS MDNS EIS
- DNS with conditions
- DNS involving non-exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Site & Vicinity Description:

The site is located on the west side of Roosevelt Way NE one block north of its intersection with Pinehurst Way NE in the Northgate Overlay area. The 20,000 sq. ft. site is developed with a 12,689 sq. ft. multi-tenant building and perimeter parking areas. Roosevelt and Pinehurst are both designated arterial streets and Roosevelt is also designated a special landscaped street.



The site is zoned Neighborhood Commercial 3 with a 40 foot height limit (NC3-40). This zoning continues across 113th to the south and across Roosevelt to the east. The adjacent properties to the west and across Roosevelt to the northeast are zoned Single Family (SF7200). The property across 114th to the north of the site is zoned Lowrise 3 and is developed with a residential condominium.

Proposal

The proposal is to gain approval for change of use of a portion of an existing structure from warehouse to retail sales and service (pet daycare). The use has been in place at this location since 2001 and recent code changes have allowed the use, pet daycare, to be legally established. The southern edge of the site will be reconfigured to provide surface loading spaces for two vehicles. Two existing spaces along the east edge of the site will remain. Future interior work to accommodate additional retail is proposed.

Public Comment

No comments were received during the comment period, which ended on December 5, 2007.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant dated November 6, 2007 and reviewed 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 23.05.665) discusses the relationship between the City's code/policies and environmental review. 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". The Policies also discuss in SMC 23.05.665 D1-7, that in certain circumstances it may be appropriate to deny or mitigate a project based on adverse environmental impacts. This may be specified otherwise in the policies for specific elements of the environment found in SMC 25.05.675. In consideration of these policies, a more detailed discussion of some of the potential impacts is appropriate.

Short-term Impacts

The only construction involved in the proposal is the modification of an existing fence to accommodate two loading spaces. This minor change is not expected to create any temporary construction-related impacts.

Long-term Impacts

Traffic

Long-term traffic impacts created by the past change of use from warehouse to retail (pet daycare) and office likely included increased traffic due to greater numbers of employees and customers and increased airborne emissions resulting from additional traffic. However, the increase in trips does not appear to have been significant, and there were likely no discernable impacts on traffic operations or intersections in the immediate vicinity. The long-term impacts

are minor in scope considering the proposal involves the reuse of an existing structure and very limited construction activity.

Parking

The change of use also likely resulted in greater parking demand since demand for parking and loading spaces for the daycare use is greater than for a warehouse use. However current code waives up to 20 parking stalls required by a new non-residential use in an existing structure, SMC 23.54.015 G. The applicant proposes to provide two off-street loading spaces, as well as the existing on-street space. If spillover parking occurs it is likely that the nearby streets will be able to absorb any spillover parking related to this use.

Noise

Hours of operation for the daycare and retail operation are from 7 AM to 7 PM on weekdays, with limited overnight boarding within the building. Training classes are held from 7 PM to 9 PM on weekdays. On weekends the retail space is open and classes are offered from 9 AM to 6 PM on Saturday and 10 AM to 5 PM on Sunday. All training classes are held within the building.

The applicant states that noise control measures such as training, supervision, screening and signage along the fence lines to advise pedestrians to stay away from the play yard limit the amount of barking by the dogs. These measures are adequate for the daycare use, however weekend classes with unfamiliar dogs and owners may create greater impacts during the time that the adjacent residences would be more sensitive to disturbance. No public comments regarding noise or other impacts of the use were received, indicating that the current operations are not perceived to have an adverse impact. However these operating hours should not be expanded in the future.

No SEPA conditioning for construction, traffic or parking is necessary. Hours of operation should be limited to the existing times to limit potential noise impacts.

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 (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 significant adverse impacts upon the environment. An EIS is not required under RCW 43.21C.030.(2) (c).

[] Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

CONDITION – SEPA

For the Life of the project

Hours of operation for the pet daycare and training classes may not be expanded beyond the current times of:

7 AM to 9 PM on weekdays

9 AM to 6 PM on Saturday

10 AM to 5 PM on Sunday

Signature: _____ (signature on file) Date: February 28, 2008

Nora Gierloff, Land Use Planner

Department of Planning and Development

NG:lc

H:\My Documents\DoggieDaycare\3002898Decision.doc