



City of Seattle

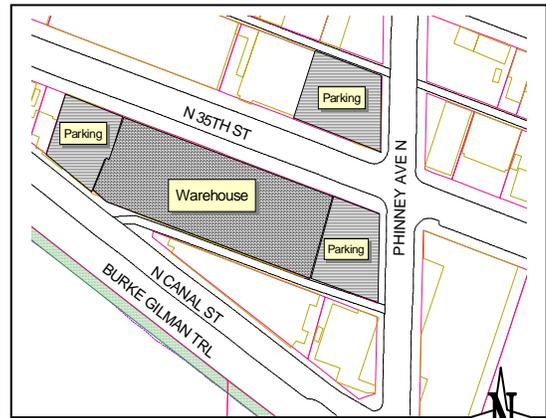
Gregory J. Nickels, Mayor
Department of Planning and Development
D. M. Sugimura, Director

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

Application Number: 3006300

Contact Person: Curtis Boozer

Address of Proposal: 155 North 35th Street



SUMMARY OF PROPOSED ACTION¹

Land Use Application to change use of a 43,364 square foot warehouse containing light manufacturing to an entertainment and craft work use. Parking for 94 vehicles is to be provided.

The following approval is required:

SEPA - Environmental Determination - Chapter 25.05, Seattle Municipal Code.

SEPA DETERMINATION: [] Exempt [] DNS [] MDNS [] EIS

[X] DNS with conditions

[] DNS involving non-exempt grading or demolition
or involving another agency with jurisdiction

BACKGROUND DATA

Site Description

The site is zoned Industrial General 2, with a height limit of 65 ft. (IG2 U/65). The southerly portion of the site is located within an Urban General (UG) Shoreline Environment. The site is developed with a warehouse currently being used as a motion picture studio and entertainment.

¹ Several updates were made to Chapter 23 of the Seattle Municipal Code in March of 2007 which affected the subject proposal. These updates reduced the off-street parking requirement and definition of uses. The parking requirement was reduced from 128 to 94 and the use category for motion picture studio changed from light manufacturing to craft work.

Surrounding Area Description

The surrounding areas are zoned IG2 U/65 and the areas to the south have an UG Shoreline Environment designation. There are a variety of commercial and industrial uses in the surrounding area.

Proposal Description

Land Use Application to change use of a 43,364 square foot warehouse containing light manufacturing to an entertainment and craft work use. 28,545 square feet of the structure will be used for craft work (motion picture studio) and 14,819 square feet of the structure will be used as an entertainment use. Parking for 94 vehicles will be provided.

The motion picture studio host a full scale television broadcast production with green and blue screen production capabilities as well as traditional soundstage for production of TV, video and DVD Media. The normal weekday studio operations will typically consist of 30 guests or less. The space is also designed as a professional DVD production facility for corporate seminars and non-profit events requiring higher quality technical support, expertise and production services for their media needs. Many of these events will be held on holidays, in the evenings and on weekends with an average duration of 4 hours. These private and public events outside of normal studio operations will occur approximately 24 times per year with an attendance of 500 to 1500 guests as well as larger events 4 times per year with an attendance of approximately 3,000 guests.

The proposed parking spaces will be located in three different areas. The area directly to the west (Parcel # 1972203995) will contain 13 parking spaces, the area to the east (Parcel # 1972204070) will contain 34 parking spaces, the areas to the north (Parcel #'s 1972203935, 1972203950) across North 35th Street will contain 44 parking spaces and a building nook accessed off the alley will have two spaces located inside the structure and one outside.

The total building height and the footprint would remain the same. No major structural expansion is proposed, the proposed change of use will only involve interior alterations. A shoreline exemption was granted for the re-stripping of the parking area to the west (Parcel # 1972203995) and for the interior work within the building.

Public Comments

The application was deemed complete on December 21, 2006 and notice of application was sent on February 1, 2007. The 14-day public comment period ended on February 14, 2007. One public comment was received through the public notice process.

ANALYSIS – SEPA

The initial disclosure of the potential impacts from this project was made in the annotated environmental checklist (dated, November 30, 2006), and supplemental information in the project file submitted by the applicant's agent. The information in the checklist, the supplemental information, and the experience of the lead agency with the 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 such limitations/circumstances (SMC 25.05.665 D1-7) mitigation can be considered. Thus, a more detailed discussion of some of the impacts is appropriate.

Short-term Impacts

Construction activities for the interior tenant improvements could result in the following adverse impacts: decreased air quality due to increased dust and other suspended air particulates during construction; increased noise and vibration from construction operations and equipment; and increased traffic and parking demand from construction personnel. These impacts are not considered significant because they are temporary and/or minor in scope.

Compliance with existing ordinances, such as the Street Use Ordinance and the Noise Ordinance will provide sufficient mitigation. The other impacts not noted here as mitigated by codes or conditions (e.g., increased traffic and parking demand from construction personnel) are not sufficiently adverse to warrant further mitigation by conditioning. No significant impacts are anticipated and no mitigation of construction impacts under SEPA is warranted.

Long-term Impacts

Long-term or use-related impacts anticipated by the proposal include: potential increased parking demand and vehicle and pedestrian traffic. These long-term impacts are not considered significant because the impacts are minor in scope and occur on a limited basis throughout the year. However, these intermittent impacts warrant further discussion and review.

Parking, Traffic & Pedestrian Impacts

For normal weekly studio production with smaller attendance, typically 30 or less, guests will park in one of the code required off-street parking areas. Fremont Studios will also host approximately 24 private and public events a year with an attendance of 500 to 1,500 guests and 4 larger events per a year with an attendance of approximately 3,000 guests. For events over 500 people, a mandatory shuttle service to and from satellite parking will be provided. The applicant indicates there are three satellite parking areas currently available in the general area at the intersection of Stone Way North and North 35th Street (lots C, D and E) and are located approximately ½ mile away with approximately 700 parking spaces. The shuttles depart every 5 minutes or less. The applicant can also accommodate valet parking if requested and parking for large buses if groups of people are being driven in. The transportation information is available on the company's website (jonasjensen.com). Patrons will be made aware of the information found on the company's website prior to the event. For events not hosting corporate or non-profit clientele or open to the general public, one security professional per 100 customers shall

be required for crowd management and two off-duty police officers for events over 1,000 customers.

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 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 43.21C.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).

CONDITIONS

1. For special events over 500 guests, shuttle access to and from satellite parking shall be provided.
2. For events not hosting corporate or non-profit clientele or open to the general public, one (1) professional security personnel per 100 patrons shall be required for the entire duration of the event.
3. For events not hosting corporate or non-profit clientele or open to the general public, two off-duty police officers for events over a 1,000 patrons shall be required.
4. Special events outside of normal studio operations shall be limited to the following occurrences; events with an attendance of 500 to 1,500 guests shall be limited to 24 times per year and larger events with an attendance of more than 1,500 guests shall be limited to 4 times per year.

Signature: (signature on file) Date: September 3, 2007
Mark Taylor, Land Use Planner
Department of Planning and Development

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