



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: 3008106
Applicant Name: Patrick Chatfield for Pacific Commercial Development, LLC
Address of Proposal: 240 2nd Ave S

SUMMARY OF PROPOSED ACTION

Land Use Application to alter the 2nd and 3rd floor of the Corgiat and Furuya Buildings for offices and to construct a 12,602 sq. ft. office addition to the Furuya Building. Project includes establishing use of below grade restaurant and ground floor retail in both buildings.

The following approval is required:

SEPA – Environmental Determination- Chapter 23.05 Seattle Municipal Code

Additional approval required: Department of Neighborhoods, Certificate of Approval.

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

BACKGROUND DATA

Site & Area Description

The subject site is located on the north side of S. Main Street, between 2nd Avenue S. and the alley connecting S. Main Street with 2nd Avenue Extension S. in the Pioneer Square Neighborhood. The development site will combine two parcels: # 5247800900 and

5247800910. There are two existing buildings (Furuya and Corgiat), currently address as 220 2nd Ave S. and 222 2nd Ave S., respectively, on the site which is zoned Pioneer Square Mixed (PSM 100).

The site is nearly rectangular in shape, with S. Main Street bounding the site on the south, 2nd Ave S. bounding it on the west and an alley running from the diagonal of 2nd Avenue Extension S. to S. Main Street bounding it on the east. The subject site is essentially flat and is not located in a mapped environmentally critical area. The existing Furuya building is three story sandstone clad building and is currently used for retail occupancy. The existing Corgiat building is a three story brick structure and currently houses a drinking establishment/comedy club and an architect's office. The two upper floors, initially used as a Single Room Occupancy (SRO) hotel, have been vacant for approximately half a century.

Proposal

The proposed project is a seismic upgrade and renovation of two historic buildings in Pioneer Square, as part of a substantial alteration. Currently separate buildings on adjacent lots, the buildings will be provided with common services, utilities, vertical transportation and means of egress and will function as a single building.

The existing Furuya building will have two new stories be added on to it as a historic reconstruction, replication the two stories removed during the 1940's. Proposed work will include new floor area, seismic upgrade, new mechanical and electrical systems, new restroom and circulation core (tied to the Corgiat Building). New uses will include office (floors 2-5, 32,136 square feet), retail (ground floor, 9,767 square feet) and restaurant (basement, 9,767 square feet.)

The existing Corgiat building is a three story brick structure. Proposed work will include seismic upgrade, new mechanical and electrical systems, new restroom and circulation core (tied to the Furuya building). New uses will include office (floor 2-3) retail (ground floor) and restaurant (basement).

Public Comment:

Date of Notice of Application: December 5, 2007
Date End of Comment Period: December 19, 2007
No comment letters where received for this project.

ANALYSIS - SEPA

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant (dated October 19, 2007) and annotated by the Land Use Planner. The information in the checklist, the supplemental information submitted by the applicant 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) 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) mitigation can be considered.

Short-term Impacts

Construction activities could result in the following adverse impacts: construction dust and storm water runoff, erosion, emissions from construction machinery and vehicles, increased particulate levels, increased noise levels, occasional disruption of adjacent vehicular and pedestrian traffic, and a small increase in traffic and parking impacts due to construction workers’ vehicles. Existing City codes and ordinances applicable to the project such as: The Noise Ordinance, the Storm-water Grading and Drainage Control Code, the Street Use Ordinance, and the Building Code, would mitigate several construction-related impacts. Following is an analysis of the air, water quality, streets, parking, and construction-related noise impacts as well as mitigation.

Construction is expected to temporarily add particulates to the air and will result in a slight increase in auto-generated air contaminants from construction worker vehicles; however, this increase is not anticipated to be significant. Federal auto emission controls are the primary means of mitigating air quality impacts from motor vehicles as stated in the Air Quality Policy (Section 25.05.675 SMC).

There are no short term impacts identified with the addition and seismic upgrades to this site. Short term impacts are associated with the construction of the structures and have been analyzed and discussed with no further conditioning is warranted. No unusual circumstances exist, which warrant additional mitigation, per the SEPA Overview Policy.

Long-term Impacts

Long-term or use-related impacts are also anticipated from the proposal: increased bulk and scale on the site; increased demand on public services and utilities; increased light and glare; loss of vegetation; and increased energy consumption. These long-term impacts are not considered significant because the impacts are minor in scope.

The long-term impacts are typical of commercial structures and will in part be mitigated by the City’s adopted codes and/or ordinances. Specifically these are: Stormwater, Grading and Drainage Control Code (stormwater runoff from additional site coverage by impervious surface); Land Use Code (height; setbacks; parking); and the Seattle Energy Code (long-term energy consumption). Additional land use impacts which may result in the long-term are discussed below.

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves resulting 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. Longer term impacts, including operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to 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.

Height, Bulk, and Scale

The design of the buildings is that of a historic reconstruction of two floors of the Furuya building. The addition to the building will attempt to match the historic materials in texture and appearance. Painted cast stone will be used for the Furuya building to match the texture and appearance of the sandstone below.

The four story building across 2nd Ave S will no longer have a limited view over the roof of the proposed project, due to the historic reconstruction of two floors of the Furuya building. With the addition of two floors on the Furuya building, the proposed project will reconstruct the historic façade that was removed for the building in the 1940's. These features proposed no adverse impacts.

The highest point to the new Furuya historic renovation cornice line of the new addition will be approximately 78 feet above street level. Elevator/stair overrun at core of building will be approximately 83 feet above street level. No additional height, bulk, or scale SEPA mitigation is warranted pursuant to the SEPA height, bulk and scale policy.

Traffic and Transportation

There is no parking or vehicular access onto the site. There is existing street parking on adjacent streets. The amount of traffic expected to be generated by the proposed project is within the capacity of the streets in the immediate area, so no SEPA mitigation of traffic impacts is warranted.

Parking

The parking policy in Section 25.05.675M of the Seattle SEPA Ordinance states that parking impact mitigation may be required only where on-street parking is at capacity as defined by the Seattle Transportation Department or where the development itself would cause on-street parking to reach capacity. Parking utilization in the vicinity appears to be below capacity and on-street parking can be found during the daytime or evening hours. Therefore, no mitigation of parking impacts is necessary pursuant to SEPA.

CONCLUSION - SEPA

In conclusion, several adverse effects on the environment are anticipated resulting from the proposal, which are non-significant. No conditioning pursuant to SEPA is warranted.

Conditions

None.

DECISION - SEPA

This decision was made after review by the responsible official on behalf of DPD as the lead agency of the 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 with respect to transportation, circulation, parking. An EIS limited in scope to this specific area of the environment was therefore required under RCW 43.21C.030(2)(C).

Signature: _____ (signature on file) Date: May 8, 2008
Laura Kim, Land Use Planner
Department of Planning and Development
Land Use Services

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