



City of Seattle

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: 3009608
Applicant Name: Craig Kolbitz for Security Properties
Address of Proposal: 815 Pine Street

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a temporary surface parking lot (two years) for 26 vehicles.

The following approval is required:

Administrative Conditional Use – To establish a temporary parking lot in a Downtown Mixed Commercial zone, Seattle Municipal Code (‘SMC’) Chapters 23.49.045, 23.49.046.

SEPA DETERMINATION: Exempt DNS MDNS EIS

DNS with conditions

DNS involving non exempt grading or demolition or involving another agency with jurisdiction.

BACKGROUND DATA

Proposed Description

The applicant proposes to utilize a temporary surface parking lot comprising 26 spaces for two years. A portion of the property on tax parcel 0660000920 contains a non-conforming lot that contains space for 14 vehicles. The pre-existing lot, located behind the former Pande Cameron building, has been in operation since at least 1966. No city records show that the pre-existing lot

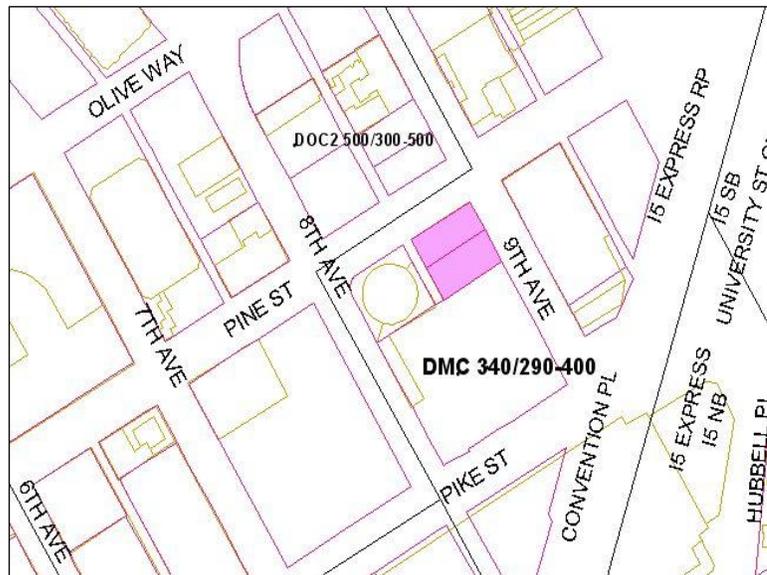
was required as accessory parking for the businesses that operated on the property. The use of the pre-existing lot has neither been discontinued nor altered.

With the demolition of the Pande Cameron building, the applicant graded and striped the lot (tax parcel 0660000915) initiating a principal use parking lot. The lot received a Notice of Violation from the City of Seattle due to the owner's lack of permits. The subject application intends to rectify the violation by applying for a permit for the use of a two year temporary surface lot.

The existing lot, accessed from Ninth Avenue, a designated green street, lies a plinth two to four feet above the remainder of the property and the abutting alley. The proposed lot, a "L" shape configuration borders Ninth Ave. Pine Street and a north/south bound alley separating the 801 Pine St. apartment tower. Access to the proposed lot would occur from the alley.

Site and Vicinity Description

The proposal site, zoned Downtown Mixed Commercial (DMC) 340 / 290-400 with a height limit of 290 to 400-foot depending upon uses, sits between the Paramount Theater to the east and the 801 Pine St. apartments, a cylindrical structure in the style of Chicago's Marina Towers on its west. The rear of the Washington State Convention Center backs up to the site on the south. A restaurant and a retail store at street level of the Convention Center face Ninth Ave. Other significant structures and uses in the vicinity include the Convention Place Transit Center, the Elliott Grand Hyatt hotel, Qwest Communications (office), and Pacific Place (retail) along Pine St. Several new developments either recently constructed or with approved MUPs comprise the Olive 8, a hotel/condominium structure at Eighth Ave. and Olive Way, the Olivian, an apartment building to the east of Olive 8 and the Ava at 802 Pine with a MUP permit.



Ninth Ave., Pine Street and a public alley delineate the property on three edges. Ninth Ave., a green street, travels one-way south bound, and Pine St., a principal transit street and a Class I Pedestrian Street, carries traffic one-way west bound. Pine also serves as a significant view corridor. The 16 foot wide alley, which runs beneath the Convention Center, received an aerial vacation. The site ascends approximately 12 feet diagonally across from the intersection of Pine St. and the alley to the site's southeastern corner. The project area is well served by transit. In addition to surface bus routes, the property lies catty-corner from the Transit Tunnel Convention Center Station.

Public comments

Notice of the proposed project was published on March 11, 2010. No comments were received by the end of the public comment period, March 24, 2010.

ANALYSIS - ADMINISTRATIVE CONDITIONAL USE

Pursuant to SMC Section 23.49.045A2, principal use long-term and short-term surface parking areas may be permitted as administrative conditional uses in Areas show on Map 11, pursuant to Section 23.49.046.

The subject property at Ninth Avenue and Pine Street lies within the map designated area.

Pursuant to SMC 23.49.046A, all conditional uses shall meet the following criteria:

- 1. The use shall be determined not to be materially detrimental to the public welfare or injurious to property in the zone or vicinity in which the property is located.*
- 2. In authorizing a conditional use, adverse negative impacts may be mitigated by imposing requirements or conditions deemed necessary for the protection of other properties in the zone or vicinity and the public interest. The Director or Council shall deny the conditional use if it is determined that the negative impacts cannot be mitigated satisfactorily.*

Given that an operating parking lot in existence for more than 40 years comprises a portion of the property, it does not appear that an additional 26 spaces would pose difficulty or obstacles to the public welfare or injurious to property in the zone or vicinity. The parking lot would add more available parking to the Denny Triangle area of downtown.

Meeting the landscape requirements for surface parking lots downtown (23.49.019I) will contribute to a pedestrian friendly environment and thus be of public interest.

Per SMC 23.49.046, temporary surface parking area may be permitted as administrative conditional uses according to the following standards.

- 1. The standards stated for garages in subsection B of this section are met;*
 - a. Traffic from the garage will not have substantial adverse effects on peak hour traffic flow to and from Interstate 5 or on traffic circulation in the area around the garage; and*
 - b. The vehicular entrances to the garage are located so that they will not disrupt traffic or transit routes; and*
 - c. The traffic generated by the garage will not have substantial adverse effects on pedestrian circulation.*

The 26 additional parking spaces would generate approximately .4 trips per space during peak hour. The additional 10 trips, considered a minor contribution to the number of trips on Pine St., would have a minor impact on traffic circulation in the vicinity and on the traffic flow to and from I-5. Proposed vehicle entrance on the alley would represent the safest location for pedestrians and would have the least impact on traffic or transit routes along Pine St.

2. *The lot is screened and landscaped according to the provisions of Section 3.49.019. Parking quantity, access and screening/landscaping requirements.*

The importance of Pine St. as both a significant pedestrian and vehicle corridor and as entry into downtown warrants compliance with landscape standards as a contribution to the quality of Seattle's civic space.

3. *Permits for temporary surface parking lots may be issued for a maximum of two (2) years.*
 - a. *Renewals shall be permitted only for those temporary surface parking areas which were in existence on or before January 1, 1985. Renewal of a permit for a temporary surface parking area on a lot which became vacant as a result of a City-initiated abatement action shall not be renewed; and*
 - b. *Renewal shall be for a maximum of two (2) years and shall be subject to conditional use approval. The Director must find that the temporary surface parking area continues to meet applicable criteria; and*
 - c. *The applicant shall post a bond in an amount adequate to cover the costs of removing the physical evidence of the parking area, such as curb cuts, paving, and parking space striping, when the permit expires. Landscaping need not be removed when permits expires; and*
 - d. *Signs at each entrance to the parking area stating the ending date of the permit shall be required.*

The applicant will need to meet the requirements regulating renewals, landscaping removal and signage.

DECISION

The requested use is **CONDITIONALLY GRANTED.**

CONDITIONS – ADMINISTRATIVE CONDITIONAL USE PERMIT

Prior to issuance of the MUP

The owner(s) and/or responsible party(s) shall:

1. Revise plans to show a permanent metal sign at the entrance to the lot stating the ending date of the parking lot use authorization.

2. Post a bond or letter of credit in an amount sufficient to remove the physical evidence of the parking area such as curb cuts, paving, parking space striping, etc., when the parking permit expires. The cost estimates shall be provided to DPD. Evidence of bond or letter of credit in such amount shall be submitted to the undersigned Land Use Planner (or successor) prior to final sign-off of the Master Use Permit.
3. Revise plans to show screening and landscaping consistent with Section 23.49.019.

Prior to occupancy and for the life of the project

4. The owner(s) and/or responsible party(s) shall install and maintain all project elements, including signage, screening and landscaping features per plan.

Signature: _____ (signature on file) Date: April 1, 2010
Bruce P. Rips, Sr. Land Use Planner
Department of Planning and Development

BPR:bg