



## City of Seattle

Gregory J. Nickels, Mayor

### Department of Planning and Development

Diane M. Sugimura, Director

## NOTICE OF DETERMINATION OF SIGNIFICANCE, SCOPING OF ENVIRONMENTAL IMPACT STATEMENT AND PUBLIC MEETING

**Application Number:** 3009681  
**Applicant Name:** Krista Blackburn of Lorig Associates for QFC  
**Address of Proposal:** 2746 NE 45<sup>th</sup> Street

### **SUMMARY OF PROPOSED ACTION**

Land Use Application to allow 31,000 sq. ft. of new retail, 350 residential units, structured parking for 700 vehicles, and tenant improvements to an existing grocery store in an environmentally critical area. Approximately 360 existing surface parking stalls and a 14,000 square foot maintenance facility building will be demolished.

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

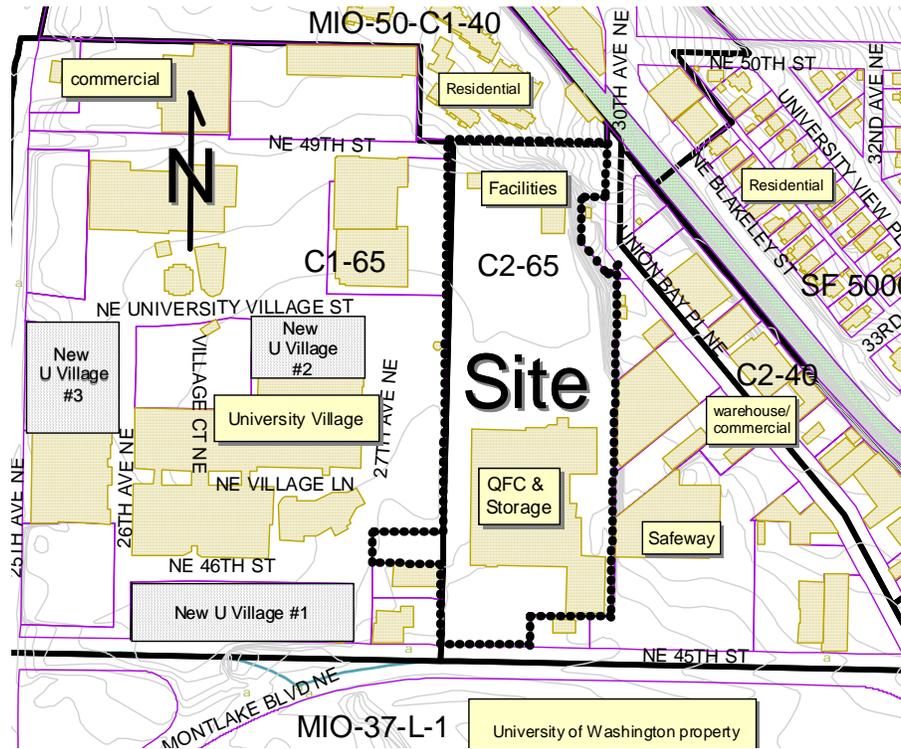
### **BACKGROUND DATA**

#### Site and Vicinity Description

The approximately 383,446 square foot QFC site is located on a number of parcels bound on the south by NE 45th St and on the east by a portion of Union Bay Place NE. The site is occupied by one large retail and storage facility (QFC with associated retail and storage) near the south end of the site, and a facilities building near the north end of the site. The remainder of the site is occupied by surface parking and some loading areas. The heights of the structures range from one to two stories.

The site includes steeply sloped developed areas at the north and east borders but is nearly completely flat in all other areas. The site is zoned Commercial 2 with a 65' height limit (C2-65). This zoning continues to the southeast. Less intensive Commercial 1 zoning with a 65'

height limit is located to the west. Lower height commercial zoning (C2-40) and Single Family Residential (SF 5000) zoning is located to the east. Lower height commercial zoning regulated under the University of Washington Major Institution Overlay (MIO-50-C1-40) is located to the north. Multifamily Lowrise 1 zoning, also within the University of Washington Major Institution Overlay (MIO-37-L-1) is located to the south across NE 45th St.



Surrounding uses are a mix of commercial and residential. Commercial areas flank Union Bay Place NE and NE 45th St near the site. Multifamily residential development is located just north of the site. Nearby single family residential development is located primarily to the east of the site on the other side of Union Bay Place NE. Open space is located to the south across NE 45th St.

*For illustrative purposes only*

Most of the nearby retail and single family structures are 1-2 stories tall. Newer multi-family residential structures are around 4 stories tall. The subject property is located in a low spot between the hill to the west and the hill to the east.

The area includes sidewalks and nearby transit stops. Bus stops are located on 25th Ave NE and NE 45th St. Parking is predominantly in private surface parking lots, with some below grade and structured parking. There are no alleys adjacent to the site.

NE 45th St on the side of the subject property includes a sidewalk with no vegetated buffer. There is no sidewalk on Union Bay Place NE near the northeast corner of the site, but there is a walkway from that street along the north border of the subject property

### Proposal Description

The proposal includes the construction of a 6-story mixed-use multi-family residential and commercial structure with two levels of structured parking. Parking would be accessed from several proposed points along the north and west facades. Commercial entries would face west. The applicant has noted that the primary residential entry may be located at the northeast corner.

The proposal includes approximately 350 residential units, 31,000 square feet of commercial area at the street level, and a net increase of 290 structured above-grade parking stalls (410 existing, 700 proposed on site).

### Public Comment

Members of the public, affected tribes and agencies are invited to comment on the scope of the EIS. You may comment on alternatives, mitigation measures, probable significant adverse impacts, and licenses or other approvals that may be required. Written comments may be submitted through **March 16, 2009**, and should be mailed to: Department of Planning and Development, Attn: Shelley Bolser, Senior Land Use Planner, 700 Fifth Avenue, Suite 2000, PO Box 34019, Seattle, Washington 98124-4019.

### ANALYSIS – SEPA

The Department has determined this proposal is likely to have a significant adverse impact on the environment. An environmental impact statement (*EIS*) **is required** under RCW 43.21C.030 (2)(c) and will be prepared. The Early Design Guidance (Design Review) submittal can be reviewed at the Public Resource Center, 700 Fifth Avenue, Suite 2000 Key Tower.

*The Department has identified the following areas for potential discussion in the EIS: **Parking, and Traffic and Transportation.***

Traffic and Transportation impact analysis will be a primary element of the EIS. The analysis is expected to examine background traffic volumes, trip generation, trip distribution, trip assignment associated with the proposal, and study impacted intersections in the surrounding area. The final scope of the EIS and the traffic analysis will not be determined until completion of the scoping period that begins with the publication of this determination.

### Other Elements of the Environment

As the project is subject to SEPA review, the Department has determined this proposal is not likely to have significant adverse impacts on noise, light and glare, and other environmental elements, but may have adverse impacts, which need to be disclosed, analyzed and potentially mitigated. Construction impacts and other elements may be included as a result of comments received during the scoping period.

### Alternatives

The EIS shall discuss reasonable alternatives including, but not limited to, the proposed project, and no action. Reasonable alternatives shall include actions that could be feasibly attained or approximate the proposal's objective, but at a lower environmental cost. The design alternatives could consist of proposals with less overall lot coverage, improvements to pedestrian and vehicular traffic operations—e.g. change in access; changes in the location, number of curb cuts and driveways; and/or street widening—in proportion to the impacts of the project. The no action alternative would examine impacts as if there was no project.

**DECISION – SEPA**

The responsible official on behalf of the lead agency made this decision after review environmental information available to department and the applicant's application for Early Design Guidance. 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.

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).

Signature: \_\_\_\_\_ (signature on file) \_\_\_\_\_ Date: February 19, 2009  
Shelley Bolser, Senior Land Use Planner  
Department of Planning and Development

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