



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

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

Application Number: 3010100
Applicant Name: Edward Hewson for Roosevelt Development Group
Address of Proposal: 6501 15th Ave NE

SUMMARY OF PROPOSED ACTION

Land Use Application for environmental review of future anticipated rezone of properties bounded by 12th Ave NE, 16th Ave NE, NE 64th St, and NE 68th St. Existing zoning ranges from SF 5000 to NC2-40. Future anticipated rezone includes a range of SF 5000 to NC3-160 zones.

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

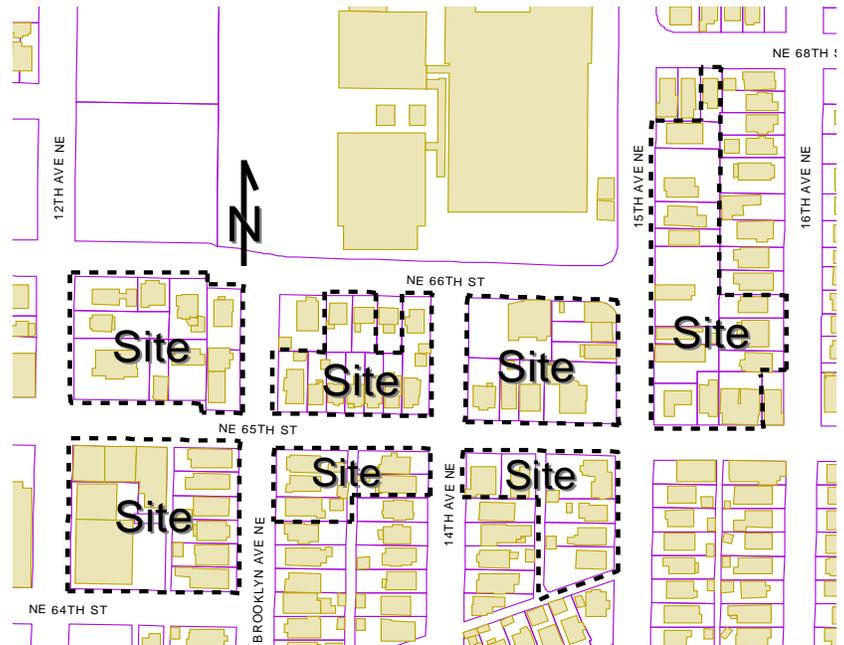
The site is located on a number of parcels and blocks approximately bounded on the south by NE 64th St, on the west by 12th Ave NE, on the north by NE 68th ST, and on the east by 16th Ave NE. The site is occupied by several residential and commercial structures. The heights of the structures range from one to two stories.

The site slopes slightly from the east to the west and includes the following zones:

- SF5000 (Single Family Residential with a minimum lot size of 5,000 square feet).
- LDT (Multi-family Lowrise Duplex Triplex).
- L-2 (Multi-family Lowrise 2).
- NC2-40 (Neighborhood Commercial 2 with a 40' height limit).

Surrounding uses are a mix of commercial and residential and public school (Roosevelt High School). Commercial and multifamily residential development near the site primarily borders NE 65th St and 12th Ave NE. Single family residential development is located north, south, and east of the site. Roosevelt High School is located immediately to the north, and is an historic landmark.

The area includes sidewalks and nearby transit stops. Bus stops are located on 12th Ave NE, 15th Ave NE and NE 65th St. Parking is predominantly in private surface parking lots and on-street. There are no alleys adjacent to the portions of the site north of NE 65th St.



For illustrative purposes only

Proposal Description

The applicant proposes environmental review of an anticipated future rezone. The environmental review may include five possible anticipated rezone alternatives:

- Alternative 1: No action.
- Alternative 2: range of SF 5000 to NC2-40 zones (from the Roosevelt Neighborhood Plan).
- Alternative 3: range of L-3 (Multi-family Lowrise 3) to NC3-85 (Neighborhood Commercial 3 with an 85' height limit).
- Alternative 4: range of NC2-30 (Neighborhood Commercial 2 with a 30' height limit) to NC3-125 (Neighborhood Commercial 3 with a 125' height limit).
- Alternative 5: range of NC2-30 (Neighborhood Commercial 2 with a 30' height limit) to NC3-160 (Neighborhood Commercial 3 with a 160' height limit).

The applicant has not yet submitted a rezone application. A rezone or contract rezone approval will be required to rezone any of the properties. The environmental impact statement review (EIS) will consider the environmental impacts of rezone alternatives.

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 **June 9, 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.

On June 9th, 2009, a Scoping meeting will also be held at the Calvary Christian Assembly in Room 312/314 from 6:00 pm to 8:00 pm to discuss which environmental impacts and issues should be addressed in the Environmental Impact Statement.

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: **Height, Bulk and Scale; Housing, Land Use, Parking, Shadows on Open Spaces, and Traffic and Transportation.***

The analysis is expected to examine potential impacts of height, bulk and scale, impacts of removal and provision of housing, impacts to land use patterns, shadows on the Roosevelt High School playfield, 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 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 one alternative, 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 were no project.

DECISION – SEPA

The responsible official on behalf of the lead agency made this decision after review environmental information available to 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.

- 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)
Shelley Bolser, Senior Land Use Planner
Department of Planning and Development

Date: June 24, 2010