



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

Application Number: 3011025
Applicant Name: Broderick Smith, for Second & Pike LLC
Address of Proposal: 1430 2nd Avenue

SUMMARY OF PROPOSED ACTION

Land Use Application to allow an interim use parking lot with active uses along property lines in conformance to SMC 23.40.050.

The following approval is required:

SEPA - Environmental Determination, pursuant to SMC Chapter 23.05

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

BACKGROUND DATA

The proposal site is located at the southeast corner of 2nd Avenue and Pike Street in downtown Seattle. The area is bounded on the east by an alley and across the alley by the Kress Building, a mixed-use structure. The parcel abutting the site to the south is occupied by a parking garage. Across Pike Street to the north is located another parking garage. Across 2nd Avenue to the west is the Newmark Building, a mixed-use structure. The site is zoned DMC 240/290-400. The parcel size is 19,062 square feet. The current use of the site is as a surface commercial parking lot.



Proposal Description:

The existing use and proposed interim use are the same, as a commercial parking lot. MUP #3009156, a Land Use Application to allow a 35 story structure with 290 residential units above 14,850 square feet of retail and restaurant space, below-grade parking for 389 vehicles, has been published (10/3/2011) for the site. That proposal would include the removal of the 78 current surface parking spaces.

In March 21, 2011, the City Council approved, and on March 31, 2011, the Mayor signed Ordinance 123566 which would establish a pilot program to revitalize vacant and underused lots in zones including Downtown and provide for a waiver of development standards.

The purpose of the Vacant and Underused Lot Pilot Program is to provide for the location of uses on vacant and underused lots that encourage pedestrian activity and to allow parking on an interim basis on lots that incorporate uses that encourage pedestrian activity.

The applicant has applied for an interim use permit under this provision in the Code and in compliance with SMC 23.40.050. The project as proposed and approved (a Type I decision, approved as project #6288867), will provide 65 surface parking stalls and an active use area along Pike Street as required by the Code. The site and required landscaping will comply with the requirements of SMC 23.40.050.

Public Comment:

No public comments were received regarding the proposed interim parking use.

ANALYSIS – SEPA

An Environmental (SEPA) Checklist was submitted by the applicant. Disclosure of the potential environmental impacts from this project was made in that environmental document.

Seattle Municipal Code (SMC) Section 25.05.660 provides that proposals can be conditioned or denied in order to mitigate environmental impacts. All conditions must be related to impacts identified in the environmental documents, based on adopted policies, and must be reasonable and capable of being accomplished. This proposal is reviewed under that substantive SEPA authority.

Disclosure of the potential environmental impacts from this project was made in the environmental document listed above. This information, supplemental information provided by the applicant (plans, written descriptions of the project, environmental documents), and the experience of this agency with review of similar projects form the basis for this analysis and conditioning.

The SEPA Overview Policy (SMC 25.05.665) establishes the relationship between codes, policies, and environmental review. Specific policies for specific elements 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 certain limitations/circumstances, (SMC 25.05.665 D 1-7) mitigation can be considered. Thus a more detailed discussion of some of the impacts is appropriate.

Compatibility with Existing Land Use

No land use impacts are expected to be created with the conversion of the existing surface parking lot containing 78 parking stalls to a parking lot containing 65 parking stalls and an active use area along Pike Street as required and anticipated by the Code provision. No impacts to land use have been identified and no mitigation measures are required.

Air Quality

No demolition or grading activities which may create adverse air quality impacts in the surrounding area are anticipated. The surface of the existing parking area will remain unaffected. Existing regulations are sufficient to control any short-term air quality impacts expected from the project and no further condition is warranted.

Construction Noise

There will be no construction activities as such conducted on site. The limitations imposed by the Noise Ordinance, appear to be adequate to protect adjacent neighbors. No further conditioning under SEPA authority appears warranted.

Light and Glare Impacts

Light and glare impacts from auto parking or leaving the lot should be decreased by the decrease from 78 to 65 parking spaces on site. In addition, SMC 23.42.038, C2 specifically requires “measures ...to shield vehicle lights to minimize glare on nearby uses.” No further mitigation measures for light and glare are required.

CONDITIONS - SEPA

None.

Signature: _____ (signature on file) Date: June 14, 2012
Michael Dorcy, Land Use Planner
Department of Planning & Development

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